

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Jason Bridges
Matt Fee
Kristie L. Ferrantella
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD MAY 26, 2021 - 5:00 PM REMOTE PARTICIPATION VIA ZOOM WEBINAR PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020 ORDER REGARDING OPEN MEETING LAW NANTUCKET, MASSACHUSETTS

YOU TUBE LINK:

<https://youtu.be/JyE043SOJVk>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_v3FsgLWHRkOy-7SMpQA6eQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. 2021 Committee/Board/Commission Vacancies; Announce Applications Received for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery Commission, Coastal Resiliency Advisory Committee, Conservation Commission, Contract Review Committee (Human Services), Council for Human Services, Council on Aging, Cultural Council, Finance Committee.
3. 2021 Annual Town Meeting is Saturday, June 5, 2021 at 9:00 AM Outdoors at Nantucket Public Schools Backus Playing Field, Backus Lane (RAIN DATE: Sunday, June 6, 2021 at 9:00 AM).
4. Surfside Road Sewer Improvements Project on Surfside Road between Miacomet Avenue and Vesper Lane Ongoing through Friday, June 25, 2021 - Road Blockings and Detours:
 - 4:00 PM to 2:00 AM, Mondays through Thursdays
 - 9:00 AM to 2:00 PM, Fridays

Second Phase is Surfside Road between Bartlett Road and First Way.

<https://www.nantucket-ma.gov/2106/Surfside-Road-Sewer>

IV. COVID-19 WEEKLY UPDATE

1. Public Comment.
2. Report from Public Health Director.
3. Other Reports/Comments/Updates.

V. PUBLIC COMMENT* FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of May 19, 2021 at 5:00 PM.
2. Approval of Treasury Warrants for May 26, 2021.
3. Approval of Pending Contracts for May 26, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. REPORTS

1. Our Island Home Stakeholder Input Sessions Report.
2. Update Regarding Millie's Restaurant and Associated Plans/Review of Issues for Summer 2021.

IX. REAL ESTATE ITEMS

1. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Parcel D, Proprietors Road as Shown on 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 and Recorded with Nantucket County Registry of Deeds as Plan No. 2014-78, Pursuant to Vote on Article 99 of 2014 Annual Town Meeting.
2. Request for Approval and Execution of Modification of Subdivision Restriction for 73 Milk Street.

X. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Portions of North Road, Siasconset as Shown as Lots A, B and C on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Unconstructed 'North Sias Road'," Dated March 25, 2021, Prepared by Bracken Engineering, Inc. 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, as Authorized by MGL Chapter 79 and Vote on Article 107 of 2020 Annual Town Meeting.

2. Public Hearing to Consider Application for New Entertainment License for White Heron Theater Company Stage Plays to be Held at the Oldest House, 16 Sunset Hill Lane, June 21 - August 16, 2021.
3. Public Hearing to Consider Application for New Seasonal Wine and Malt Beverages Package Store License for The Green Market LLC, Jenny Bence, Manager, for Premises Located at 4 India Street; Request for Determination that the Premises Licensed to Sell Alcoholic Beverages is Not Detrimental to the Spiritual Activities of a Church Pursuant to Section 16C of MGL Chapter 138.

XI. TOWN MANAGER'S REPORT

1. Update on Town Project Bids: Nobadeer Field House; Harbormaster Building.
2. Pre-Season Beach Update (Tabled from May 19, 2021).
3. Monthly Town Management Activity Report.

XII. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XIII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Select Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with state and federal free speech laws:

- The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.
- All speakers are encouraged to present their remarks in a respectful manner.
- All remarks will be addressed through the Chair of the meeting.
- The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not constitutionally protected because it constitutes true threats, incitement to imminent lawless conduct, comments that were found by a court of law to be defamatory, and/or sexually explicit comments made to appeal to prurient interests. Verbal comments may also be curtailed if they exceed three (3) minutes and to the extent they exceed the scope of the Board's authority.

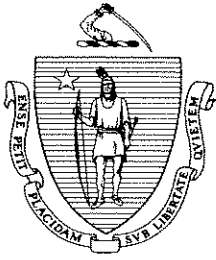
Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of constitutional free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

New Business: For topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved on February 17, 2021



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

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

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

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

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

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

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

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

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

NOW THEREFORE, I hereby order the following:

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

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

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

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

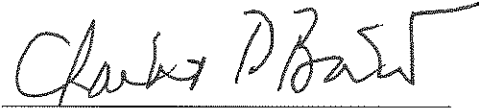
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

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

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

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

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive style with a large, sweeping "C" and a distinct "B".

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

**Select Board
Committee Appointments 2021 Timeline
As of 5/18/2021**

April 14 – Select Board review list of openings.

April 20 – Notify members of committees whose terms are expiring.

April 22 and 29; May 6 and 13 – Advertise committee openings in newspaper and on Town's website; put on Select Board agenda as announcement starting mid-April.

May 21 at 12:00 PM – Deadline for submitting applications for committee openings that will be reviewed on June 2 to Town Administration office. This includes applications for:

- Agricultural Commission;
- Airport Commission;
- Board of Health;
- Capital Program Committee;
- Cemetery Commission;
- Coastal Resiliency Advisory Committee;
- Conservation Commission;
- Contract Review Committee, Human Services;
- Council for Human Services;
- Council on Aging;
- Cultural Council;
- Finance Committee.

May 26 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

June 2 – Meeting for above listed committee applicants to introduce themselves and review their applications.

May 28 at 12:00 PM – Deadline for submitting applications for committee openings that will be heard June 9 to Town Administration office. This includes applications for:

- Historic District Commission Associate;
- Nantucket Affordable Housing Trust;
- Nantucket Historical Commission;
- Nantucket Historical Commission Alternate;
- Planning Board Alternate;
- Real Estate Assessment Committee;
- Roads and Right-of-Way Committee;
- Scholarship Committee;
- Steamship Authority Port Council Member;
- Tree Advisory Committee;
- Zoning Board of Appeals; and
- Zoning Board of Appeals Alternate.

June 2 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

June 9 – Meeting for above listed committee applicants to introduce themselves and review their applications.

June 23 – Committee appointments.

2021 Committee Openings Information
As of 5/4/2021

Committee	# seats open	Term Expiration	Notes
Agricultural Commission	2	2022	vacant
Agricultural Commission	2	2023	vacant
Agricultural Commission	1	2024	vacant
Airport Commission	2	2024	
Board of Health	1	2024	
Capital Program Committee	1	2024	
Cemetery Commission	2	2024	
Coastal Resiliency Advisory Committee	1	2022	vacant
Conservation Commission	2	2024	
Contract Review Committee, Human Services	1	2024	
Council for Human Services	1	2022	*only if A. 72/2021 ATM is approved to increase to 9 members
Council for Human Services	1	2023	*only if A. 72/2021 ATM is approved to increase to 9 members
Council for Human Services	2	2024	
Council on Aging	1	2023	vacant
Council on Aging	3	2024	
Cultural Council	1	2022	vacant
Cultural Council	2	2024	1 vacant
Finance Committee	3	2024	
Historic District Commission Associate	1	2024	
Nantucket Affordable Housing Trust	1	2023	2-year term; at-large
Nantucket Historical Commission	3	2024	
Nantucket Historical Commission Alternate	1	2024	
Planning Board Alternate	1	2024	
Real Estate Assessment Committee	2	2024	
Roads and Right of Way Committee	3	2024	
Scholarship Committee	1	2022	vacant
Scholarship Committee	3	2024	
Steamship Authority Port Council Member	1	2023	2-year term
Tree Advisory Committee	1	2024	
Zoning Board of Appeals	1	2026	5-year term
Zoning Board of Appeals Alternate	1	2024	3-year term

May 26, 2021 - Committee Applicants:

Agricultural Commission

5 Seats Available, 1 Applicant

2 Seats Terms End 2022
2 Seats Terms End 2023
1 Seat Term Ends 2024

Current Committee Members:

VACANT	2021
VACANT	2022
VACANT	2022
VACANT	2023
VACANT	2023

Applicants:

Posie Constable – new applicant

Pursuant to Article 61 passed by 2018 Annual Town Meeting, the Agricultural Commission shall be comprised of “three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming.”

Airport Commission

2 Seats Available, 3 Applicants

2 Seats Terms End 2024

Current Committee Members:

Daniel W. Drake	2021 – not reapplying
Andrea Planzer	2021 – applied
Jeanette Topham	2022
Anthony Bouscaren	2023
Arthur D. Gasbarro	2023

Applicants:

Ray Kairawicz – new applicant
Philip Marks III – new applicant
Andrea Planzer – incumbent

Pursuant to MGL Chapter 90, Section 51E, “Of the members appointed [to the Airport Commission] at least one shall be a person having experience in aeronautics.”

Board of Health

1 Seat Available, 2 Applicants

1 Seat Term Ends 2024

Current Committee Members:

Melissa Murphy (SB rep)	2021
James A. Cooper	2021 – applied
Malcolm W. MacNab, MD, PhD	2022
Meredith (Meri) Lepore	2023
Stephen J. Visco	2023

Applicants:

James A. Cooper – incumbent
Ann Smith – new applicant

May 26, 2021 - Committee Applicants:

Capital Program Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

Peter T. Kaizer (At-Large)	2021 – applied
Stephen Welch (At-Large)	2022
Christy Kickham (At-Large)	2023
Richard J. Hussey (At-Large)	2023
Jason Bridges (SB Rep)	2021
Peter McEachern (Fin Com Rep)	2021
Kristie Ferrantella (NP&EDC Rep)	2021

Applicants:

Peter T. Kaizer – incumbent

Cemetery Commission

2 Seats Available; 2 Applicants

2 Seats Terms End 2024

Current Committee Members:

Lee W. Saperstein	2021 – applied
Frances Karttunen	2021 – applied
Barbara A. White	2022
Scott McIver	2023
Allen Reinhard	2023

Applicants:

Frances Karttunen – incumbent
Lee W. Saperstein – incumbent

Coastal Resiliency Advisory Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 6/30/2022

Current Committee Members:

Ian Golding (ConCom member)	6/30/2022
Fritz McClure (PB member)	6/30/2022
Matt Fee (SB member)	6/30/2022
Peter Brace (SHAB member)	6/30/2022
Jennifer M. Karberg, Ph.D (NCF designee)	6/30/2022
Gary Beller (ACNVT member)	6/30/2022
Sarah Bois (Member of the public)	6/30/2022
Mary Longacre (Member of the public)	6/30/2022
Graeme Durovich (Member of the public)	6/30/2022 – stepping down

Applicants:

Joanna Roche – new applicant

May 26, 2021 - Committee Applicants:

Conservation Commission

2 Seats Available; 7 Applicants

2 Seats Terms End 2024

Current Committee Members:

Ian Golding	2021 – applied
Joseph Topham	2021 – not reapplying
Seth Engelbourg	2022
David LaFleur	2022
Maureen Phillips	2022
Ashley Erisman	2023
Mark Beale	2023

Applicants:

Ian Golding – incumbent
William Cohan – new applicant
Linda Williams – new applicant
Joseph W. Plandowski – new applicant
Neil Foley – new applicant
David Golden – new applicant
Marcia J. Browne, MD – new applicant

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

John W. Belash (At-Large)	2021 – applied
Dorothy Hertz (At-Large)	2022
Linda Williams (At-Large)	2023
Brooke Mohr (CHS Rep)	2021
VACANT (CHS Rep)	2021
Jill Vieth (FinCom Rep)	2021
Bertyl Johnson (NP&EDC Rep)	2021

Applicants:

John Belash – incumbent

Council for Human Services

2 Seats Available; 1 Applicant

2 Seats Terms End 2024

Current Committee Members:

Athalyn Sweeney	2021 – no response
Daryl Westbrook	2021 – not reapplying
Vanessa Rendeiro	2022
Joseline Ramirez	2022
Claudia Valle	2023
Sindy Rivera	2023
Brooke Mohr	2023

Applicants:

Sue Mynttinen – new applicant

May 26, 2021 - Committee Applicants:

Council on Aging

3 Seats Available; 4 Applicants

3 Seats Terms End 2024

Current Committee Members:

Judith Perkins	2021 – applied
Vanessa Larrabee	2021 – applied
Linda Williams	2021 – applied
Alison K. Forsgren	2022
Kendra Lockley	2022
Diane Flaherty Secretary	2022
Mary Anne Easley	2023
VACANT	2023
Suzi Spring	2023

Applicants:

Vanessa Larrabee – incumbent
Judith Perkins – incumbent
Nancy Swain – new applicant
Linda Williams – incumbent

Cultural Council

3 Seats Available; 1 Applicant

1 Seat Term Ends 2022

2 Seats Terms End 2024

Current Committee Members:

John McDermott	2021 – no response
VACANT	2021
Jordana Fleischut	2022
Justin Cerne	2022
VACANT	2022
Michael Kopko	2023
Emma Young	2023

Applicants:

Tony Wagner – new applicant

Finance Committee

3 Seats Available; 3 Applicants

3 Seats Terms End 2024

Current Committee Members:

George Harrington	2021 – applied
Peter A. McEachern	2021 – applied
Peter N. Schaeffer	2021 – applied
Stephen Maury	2022
Christopher Glowacki	2022
Jill Vieth	2022
Denice Kronau	2023
Joanna Roche	2023
Joseph T. Grause, Jr.	2023

Applicants:

Peter N. Schaeffer – incumbent
George Harrington – incumbent
Peter A. McEachern – incumbent



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

MAY 18 2021

NANTUCKET TOWN ADMINISTRATION

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Posie Constable Home Phone: 646-483-7787

Mailing Address: PO Box 996 Alternate Phone: 508-228-3399

Email Address: posieconstable@gmail.com Date Submitted: 5/18/21

REQUESTING APPOINTMENT TO: Agricultural Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Please see attached typed responses

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

11

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

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Town of Nantucket
Committee Interest Form/New Applicant
Agriculture Commission

Reason for Committee Interest

I am the Managing Director of Sustainable Nantucket (SN), having moved to the island on March 13 of 2020. As a recent year-round resident, I have not attended a meeting of the commission before. Sustainable Nantucket manages an 8.5-acre mentored farm program, licensed to us by the Land Bank. With 5 farmers currently growing crops on the farm, they each manage their own full time growing enterprises and generally earn the majority of their livelihood from farming. We also have a mentored bee keeping program with a manager who provides tutelage to 8 bee keepers, helping to pollinate crops on the farm and produce honey for sale. SN's role is to administer the overall farming program, manage finances for the overall farm, submit for infrastructure grants to support farming, including irrigation, wells, fencing, the new farm stand, utilities and solar, cold storage, greenhouses and wash stations, and assist farmers in finding a market for their product. A primary source of retail sales includes the new farm stand which allows farmers to offer their fresh from the farm produce for sale 24/7 based on the honor system. Additionally, we manage the seasonal Farmers and Artisans Market which serves as a gathering point for locals and visitors in downtown Nantucket on a seasonal basis, generally each Saturday from Memorial Day through Indigenous People's Day. We have witnessed significant growth in our infrastructure this past year, as a farmer productivity has increased. With a new acre granted this year, we have received a grant from ReMain Nantucket for a tractor to create a template for larger based farming, in hope that we can secure more adjacent property from the Land Bank and generate more year-round food for the island.

I am interested in joining the Commission to see farming on the island brought to a larger scale.

I am prepared to commit to the meeting schedule of the commission.

Relevant Experience

With now a full year of managing Sustainable Nantucket under my belt, I have successfully led the organization through the difficult environment presented by the COVID pandemic. This includes holding 18 successful Farmers Markets through the 2020 season, procuring grants from the Massachusetts Department of Agricultural Resources in the amount of \$116,000 for Grow Local advertising and infrastructure (greenhouses and cold storage unit), an infrastructure grant from Community Preservation Corporation for \$59,000 (energy efficient irrigation well pumps, a new cold storage unit and a shed to house our bee yard storage and honey extraction equipment), and a \$53,000 grant from ReMain Nantucket for a John Deere tractor and a BCS walking tractor. I am fully engaged in the success of the farm and hope to integrate with the success of other farms on Nantucket.

Based on the amount of land that may become available as the Land Bank evaluates those of its properties that are best suited for farming, I would like to be part of a committee that helps to shape

best uses for such farm land and to provide help to attain infrastructure to assure maximum food production. While I am a huge advocate for open space, I am keenly aware of the food insecurity that exists on this island and the need to generate more food grown locally. I would strongly advocate for a deeper collaboration among current and future growers of all food stock (apiarists, poultry-eggs and broilers for slaughter, livestock-milk, dairy, slaughter, and shellfish to attain maximum production.

Potential conflicts of interest

Currently I serve as a non-resident member of the Neighborhood First Advisory Committee. However, as I have become a full-time resident, I intend to resign from that appointment. I serve as an advisor to Nantucket Community Sailing and am the Managing Director of Sustainable Nantucket, a 21-year-old 501c3.

None of my immediate family are employed by or receive any financial consideration from the Town of Nantucket.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: RAY KARAWICZ Home Phone: 508-228-7625

Mailing Address: 7 GLADLANDS AVENUE Alternate Phone: 203-217-4860

Email Address: RAY@KAROTECTINC.COM Date Submitted: 05.05.2021

REQUESTING APPOINTMENT TO: AIRPORT Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I HAVE ATTENDED SEVERAL AIRPORT Commission meetings
HAVE BEEN A PRIVATE PILOT AND AIRPORT TENANT FOR
MORE THAN 25 YEARS. I AM INTERESTED IN CONTINUOUS
IMPROVEMENT OF RACK AND WILL COMMIT TO THE MEETING
SCHEDULE

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

INSTRUMENT RATED PRIVATE PILOT FOR 30 YEARS.
HAVE FLOWN EXTENSIVELY AND VISITED MANY
AIRPORTS. I WOULD LIKE TO CONTRIBUTE MY EXPERIENCE
TO HELP KEEP RACK SAFE AND EFFICIENT.

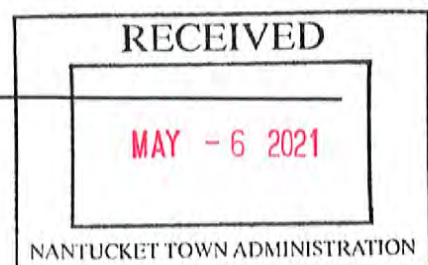
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

NONE

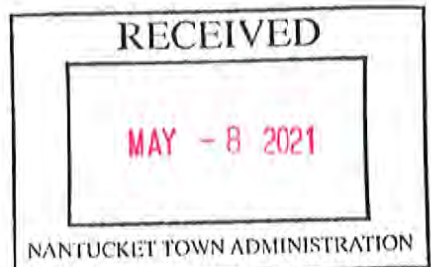
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Philip Marks III **Home Phone:** 508-228-4371

Mailing Address: 9 Mizzenmast Rd Nantucket, MA 02554 **Alternate Phone:** 508-221-1010

Email Address: phil@nantucketenergy.com **Date Submitted:** 5/8/2021

REQUESTING APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Yes
- Why are you interested in this committee/board/commission? I am a Pilot and would like the board to have this perspective.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I am a current Private Pilot operating out of the T Hangers located at the North Ramp. I am also a tenant on Bunker Road. I have been in business on Nantucket for the last 20 years and I hope to work on the Commission to keep tenant relations positive and improve the General Aviation relationship with the Commission. I also will learn more about the commercial side of aviation and airport operations to continue to improve the airport.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Admiralty Club, NHA
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Andrea Planzer **Home Phone:** 508 901-5016
Mailing Address: 22 Bluebird Lane
Nantucket, MA 02554 **Work Phone:** cell 202 489-5277
Email Address: andreaplanzer@me.com **Date Submitted:** May 17, 2021

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?
I have attended 95% of Airport Commission meetings during my term. In addition to scheduled Commission meetings I meet with the Airport Manager weekly to understand and gain insight into problems facing the airport.

I want to continue serving the Nantucket community by volunteering in a role where I have in-depth expertise. I was an aviation attorney for the FAA for 21 years. I have both defended the FAA and prosecuted violations of the Federal Aviation Regulations (FAR). While at the FAA I drafted Investigative and Enforcement Procedures used in airport compliance actions. My career with the FAA gave me direct and valuable experience on the issues we face on the Airport Commission.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
My experience and knowledge of FARs, aviation, airport operations, aviation law and the FAA enables me to provide valuable insight on key issues before the Airport Commission. I am a pilot and own an airplane based at ACK.

My aviation background enables me to contribute to solutions that benefit the Nantucket community especially when dealing with government regulators. My experience and insight with FAA land use regulations enabled Nantucket to become the only airport allowed to use airport property for residential purposes. I maintain positive relationships with the FAA in Washington, DC and in the New England Regional Office.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
None
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

Town and County of Nantucket
Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Jason Bridges
Matt Fee
Kristie L. Ferrantella
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

May 4, 2021

Daniel W. Drake
PO Box 194
Nantucket, MA 02554

Dear Dan:

Our records indicate that your term expires June 30, 2021 for your seat on the Airport Commission. If you are interested in being considered for re-appointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 21, 2021**. If you chose not to apply for re-appointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that applicants will have the opportunity to review their applications with the Select Board on **Wednesday, June 2, 2021 at 5:00 pm** via Zoom Webinar pursuant to Governor Baker's March 12, 2020 Order regarding the Open Meeting Law. Information on viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. Committee appointments are scheduled for June 23, 2021. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

Sincerely,

Erika Mooney
Operations Administrator

Enclosure

☐ I do not intend to apply for reappointment.

Signature

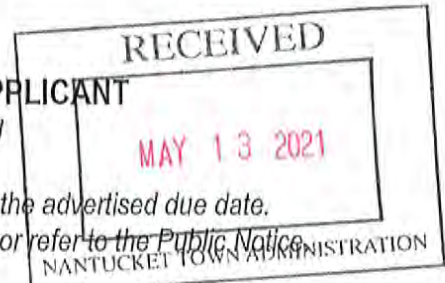
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MAY 19 2021

NANTUCKET TOWN ADMINISTRATION



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: James A. Cooper Home Phone: 508-280-7584

Mailing Address: PO Box 1344, Nantucket, MA 02554 Alternate Phone: _____

Email Address: jimcooperack@gmail.com Date Submitted: 05/12/2021

REQUESTING APPOINTMENT TO: Board of Health

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? **Yes all but one.**
- Why are you interested in this committee/board/commission? **to improve public health & awareness**
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have served on the Board of Health for eleven years. I have been a dedicated and consistent board member having only missed one meetings in all that time. I bring knowledge and respect other opinions and seek a variety of option to solve issues and concerns.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission? **Having owned several island businesses and being a licensed plumber, real estate agent and caretaker I have learned much about what our island needs to maintain and improve the health or safety of island residents and visitors. I would like to continue the work we started since the board began 11 years ago and see us through the current pandemic. I prepare for every meeting with knowledge of the issue and concerns. I remain consistent with voting for whatever policy has been set and follow what is in the best interest and fairness for all.**

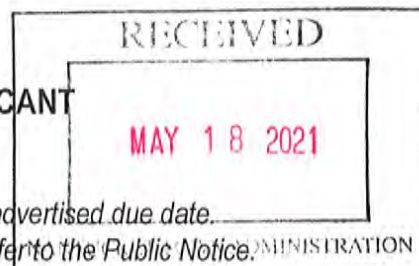
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. **This is my only municipal board and I have no family members on any other boards. I am an active member of my homeowners assoc.**
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? **no**

Thank you for your consideration of reappointing me.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Ann Smith **Home Phone:** (508) 228 - 9502

Mailing Address: 10 Milk Street, Nantucket **Alternate Phone:** (917) 207- 0254 cell

Email Address: mumpers1@gmail.com **Date Submitted:** May 18, 2021

REQUESTING APPOINTMENT TO: Board of Health

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? **Yes, several via Zoom.**
- Why are you interested in this committee/board/commission? **See below.**
- Are you prepared to commit to the meeting schedule of the committee/board/commission? **Yes.**

As a nurse practitioner and nurse midwife (licensed in MA and NY), the health of Nantucket residents is very important to me. The actions of the Board of Health can make a huge difference to the welfare of the Island.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I am a life-long seasonal resident, and now a year-round resident. I am a nurse practitioner with a deep interest and knowledge of women's health and mental health. Until last year I was the President of Post Partum Support International, the leading international non-profit organization serving mothers with the challenges of post partum depression (now referred to as perinatal mood disorder).

I am very concerned about Nantucket's large under-served population, and hope the Board of Health can widen its reach to address their health needs, both physical and mental. This is something that affects all of us, too.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Vice Chair, Fairwinds; Mission Committee of St. Paul's Church - we have arranged and personally delivered more than 100 dinners every Wednesday evening this past winter to residents suffering financially due to COVID.*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? **No.**

*** My husband, Phil, is on the Roads and Right of Way Committee. He is also on the vestry of St. Paul's Church and the boards of Nantucket Community Sailing, Fairwinds and the Nantucket Shellfish Association.**



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 13 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

NANTUCKET TOWN ADMINISTRATION

Name: Peter T. Ihaizer

Home Phone: 508-560-8625

Mailing

Address: 8 N. Beach St, Nantucket, MA 02554

Work Phone: 508-247-1777

Email Address: PTIhaizer@GMAIL.COM

Date Submitted: 5/10/21

REQUESTING RE-APPOINTMENT TO: Capital Program Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I rarely have missed meetings throughout my first and second terms on the CapComm. It's a committee that takes time to get familiar with, understand existing and ongoing projects, and future needs, as well as to build a report with staff and department heads. I've developed these familiarities and want to keep serving the town.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

• Finance, economics and management background, as well as 6 years of understanding the CapComm structure and process

• My background, age, and network within the local Year Round Community give me a unique perspective from which I can contribute to CapComm's Goals/Mission.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**

For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Frances Karttunen

Home Phone: 508-332-8494

Mailing Address: 67 Center Street

Work Phone: Same

Email Address: karttu@comcast.net

Date Submitted: May 8, 2021

REQUESTING RE-APPOINTMENT TO: Cemetery Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? None missed
- Why do you want to continue serving on the committee/board/commission?

We have work in progress
that I would like to see
through to completion.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I am author of a book about
Nantucket's Cemeteries. As a
Commissioner, I have provided
accurate historical background
to projects involving the 9 Town Cemeteries.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

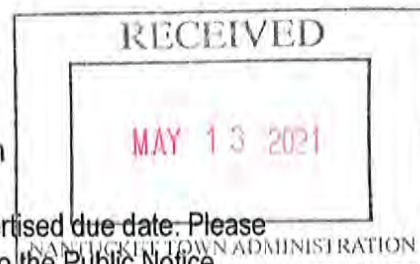
NHA, Maria Mitchell Assn.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO



TOWN OF NANTUCKET COMMITTEE
INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Lee W. Saperstein Home Phone: 1-508-680-1337

Mailing Address P.O. Box 1408, Nantucket, MA 02554 Work Phone: 1-573-578-7750 (cell)

Email Address: saperste@mst.edu Date Submitted: May 12, 2021

REQUESTING RE-APPOINTMENT TO: Cemetery Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
High. I have only missed a meeting when I was off Island for medical reasons and could not connect to Zoom..
- Why do you want to continue serving on the committee/board/commission?
There are on-going projects on which I have taken a lead that are going slowly and need to be finished: Newtown Cemetery determination of its final boundaries and the Polpis Cemetery land swap; there are also projects involving cemetery maintenance plans, cemetery history, record keeping, and brochures and web pages to which I can contribute substantially. My surveying background enables me to read plans and deeds, including very old ones, and that has been helpful in researching cemetery history. As much as I like the service element of this committee, I enjoy serving on it. Currently, I am Commission Secretary; if re-appointed I will volunteer again for this position.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
Past experience in writing state and local regulations for environmental control of natural resource extraction; surveying and mapping, which I taught to undergraduates; use of GIS systems; knowledge of dimension stone: the material used for monuments; and a growing awareness of Nantucket's human history including use of the NHA Research Library collection of burial records and the Registry of Deeds.
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
I believe that my knowledge and experience as detailed above have contributed strongly to the efforts described in the first section. I enjoy getting out into the cemeteries and applying my skills directly to their betterment. The Commission works together harmoniously; thus, we all contributed to the achievements listed above. I do believe, though, that I played a part in them.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Roads and Right of Way Committee, Secretary; Real Estate Assessment Committee, Nantucket Scholarship Committee, Nantucket Civic League Executive Committee; Nantucket Town Association, Secretary
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Erika Mooney

From: Graeme Durovich
Sent: Monday, April 12, 2021 12:37 PM
To: Vincent Murphy; Erika Mooney
Cc: graeme16@uw.is
Subject: Re: CRAC appointments

Good afternoon,

I have greatly enjoyed the opportunity to serve on CRAC these past couple years. At this point with various life changes, I need to step back from my appointment to the committee at the end of my 2021 term unfortunately. I have sincerely appreciated being part of this important effort and look forward to supporting Nantucket's coastal resilience efforts in other ways in the future.

Thank you very much,
Graeme

From: Vincent Murphy
Sent: Friday, April 9, 2021 11:43 AM
Subject: FW: CRAC

Hi All CRAC members,
Forwarding a previous email from Erika Mooney, with a message from Mary. Confirmed that this is now an agenda item for SB on Wednesday.
Vince.

From Mary,
As noted below, the Select Board will be considering the Town Manager's recommendation to extend the terms of the CRAC members by one year, so that the appointments expire on 6/30/22 rather than 6/30/21. For CRAC members who are representatives of other organizations, this has little impact, since your organization can choose a new representative at any time if you do not want to continue serving on the Committee.

However, for the At-Large members who are appointed by the Select Board, if you do not wish to extend your term, please notify Erika and Vince so that the Select Board can advertise the CRAC vacancy along with the openings available on other Committees.

I look forward to working with all of you for another year!

From: Erika Mooney
Sent: Wednesday, April 07, 2021 12:55 PM
To: Mary Longacre (ML@marylongacre.com) <ML@marylongacre.com>

Cc: Vincent Murphy <vmurphy@nantucket-ma.gov>

Subject: CRAC

Hi Mary:

FYI – I finally finished the committee timeline and recommendations for annual appointments yesterday, and wanted to give you a head's up that Town Administration is recommending to the Select Board to extend the terms of all CRAC members from 6/30/2021 to 6/30/2022. The thought process is that it will give the Board time to decide if CRAC has accomplished its mission or if they would like to make it a standing committee. The committee information is being presented to the Select Board at its 4/14/2021 meeting. Attached are the documents that I have drafted with input from the Town Manager. Please let me know if you have any questions.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554
508-228-7266
508-228-7272 Fax

This email was scanned by Bitdefender



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

MAY 20 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joanna Roche Home Phone: 4134414531

Mailing Address: PO Box 3772 / 02584 Alternate Phone: _____

Email Address: januaryjo29@gmail.com Date Submitted: 5/19/21

REQUESTING APPOINTMENT TO: Coastal Resiliency Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? YES
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

I believe this is a critical step for Nantucket + want to be part of the process of making sure we do everything we can to protect the island + prepare for the impact of climate change.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I run a non-profit that is focused on sustainability education + have been very involved in developing standards for the hospitality industry. My experience on FINCOM + within town govt would be helpful as well as my background in communication, consensus building and public relations.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

FINCOM

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

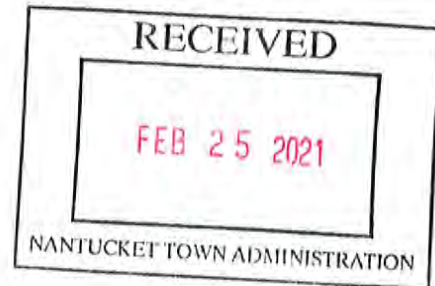


TOPHAM DESIGN

February 25, 2021

Mrs. Dawn Hill-Holdgate, Chair
Town of Nantucket
Board of Select Board
16 Board Street
Nantucket, MA 02554

RE: Conservation Commission Seat



Dear Mrs. Hill-Holdgate,

After great deliberation, I have decided not to reapply for the next three-year term as a commissioner for the Conservation Commission. I have been an active participating member of this commission for the last six years, and as a native Nantucketer, I am proud and have enjoyed my tenure very much. I have been passionate about the projects and applications presented to the commission and feel that this has been a wonderful way to help protect our small island community. The commission has great diversity in its membership which has led to many robust conversations for the betterment and the future of the environment of our island wetlands. My reason for reaching out now is to give the Select Board ample opportunity to find a my replacement.

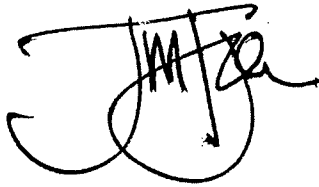
I would like to personally thank the Select Board, past and present board members for giving me the opportunity to serve the Town of Nantucket. Next, working with the Natural Resources Director Jeff Carlson and Natural Resources Coordinator Joanne Dodd has been a pleasure. Their preparation for our bi-monthly meeting is exemplary, because of their knowledge of state and local rules, regulations, legal guidance to the board, etc., and equals to no other town board. One more unsung and noteworthy Nantucket staffer is minute-taker Mrs. Terry Norton. Her work is superior.

I want to thank my current and former Conservation Commissioners. At the beginning of my tenure, I had the very good fortune of first being seated next to Andy Bennett (Chair 2016-19), later Ernie Steinhauer (Chair 2010-16), whom both shared their insight, knowledge, and expertise they gained over the many years they service on the board. I am incredibly grateful to them both. Also, thanks to Ben Champoux with his infinite plant-based knowledge along with landscape installation and construction knowledge. To my current board members, again, thank you. Over my six years of my working relationship has a growing respect for each person and their unique skill set they bring to the table, which has developed into a bond, kinship, and has started some new friendships.

I would be remiss if I didn't acknowledge the respect, curiosity, and professionalism displayed by the applicants, wetland experts, surveyors, and attorneys to my fellow board members and me over the years.

Thank you for the opportunity to contribute to the Town of Nantucket. I have genuinely valued my time.

Sincerely,

A handwritten signature in black ink, appearing to read 'JMT', with a large, stylized flourish extending from the bottom.

Joseph M Topham

Topham Design, LLC
18 Hummock Pond Rd
Nantucket, MA 02554
joseph@tophamdesignack.com
www.tophamdesignack.com

cc: Jeff Carlson, Natural Resources Director
Ashley Erisman, Chair of Conservation Commission
Erika D. Mooney Operations Administrator



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Ian Golding **Home Phone:** 508.325.0562

Mailing Address: Box 2883, Nantucket MA 02584 **Work Phone:** 617.791.1551

Email Address: almac1@comcast.net **Date Submitted:** May 6, 2021

REQUESTING RE-APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?
Continuous, either in person, by Zoom or, on a few occasions, by teleconference.
I hope that the experience that I have gained in the past nine years, and the knowledge I have accrued, would be helpful both to the Commission and the Town going forward should the Select Board decide to reappoint me.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Life-long association with the island, family involved in the genesis of the Conservation Foundation, resident for the past forty-one years, have served on the Energy Study Committee, the NHC and the CPC, current member of CRAC and BPAC, also served as an evaluator for the Sustainable Planet Grants Committee of the Threshold Foundation.

I have tried to serve on ConCom with diligence, patience, courtesy and moderation, and have done my best to balance the competing interests before the Commission as far as the regulations, as I have understood them, allow.

Potential Conflicts of Interest

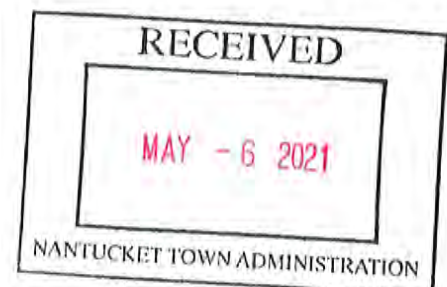
- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

ConCom; CRAC; BPAC; Threshold Foundation

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Endorsed by the Board of Selectmen April 26, 2006.





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

PO Box 7618
Siasconset MA
02564

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: William D. Cohan Home Phone: 508 257 0004
Mailing Address: 81 Baxter Rd Siasconset Alternate Phone: 646 924 8980
Email Address: wdcohan@yahoo.com Date Submitted: 5/14/21
REQUESTING APPOINTMENT TO: Conn Com

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

- ① Yes.
- ② Nothing is more important to me than preserving the natural and physical beauty of Nantucket. The Conn Com has a central role in making that happen. I am especially interested in preventing further erosion, across the island, if possible.
- ③ Yes.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- ① As a former banker and (still) best-selling writer and journalist, have worked with people from all walks of life and learned how to get along with them and get them to trust and confide in me. I am a goal oriented and get things done. I love Nantucket and want to preserve it!
- ② An island-wide solution to erosion and other consequences of global warming.

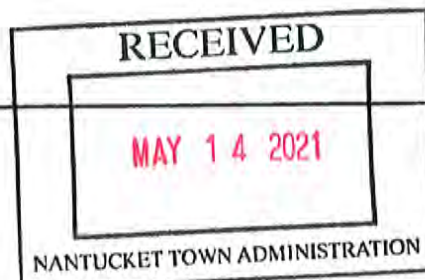
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

on the board of the Nantucket Athenaeum
former board member Lifesaving Museum

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Board of Selectmen

RECEIVED

MAY 18 2021

NANTUCKET TOWN ADMINISTRATION

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Linda Williams

Home Phone: 508-228-4556

Mailing Address: PO Box 1446, Nantucket, MA 02554

Alternate Phone: 508-221-0432

Email Address: czarinalinda@comcast.net

Date Submitted: 05/17/2021

REQUESTING APPOINTMENT TO: Conservation Commission position

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Yes
- Why are you interested in this committee/board/commission? Have been interested in conservation issues for decades as many of the matters I dealt with as a member/staff member of the Zoning Board of Appeals, the Historic District Commission and Planning Board involved conservation issues as well. In addition to my life-long love of the Island. I am a policy/rules/regulations "wonk". There are very few, if any, parts of the island that after 65 years here, I have not some familiarity with.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
An experienced perspective, see attached
- What would you hope to accomplish on the committee/board/commission?
A fair consideration of applications without personal bias or pre-prejudice as well as ability to use my extensive experience in land use issues. In addition, I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I am a stickler for open meeting law and ethics adherence.
I understand the Commission's mission is to apply both the state and local laws to any application in a fair and judicious manner. I have a great capacity for, and history in, applying applicable laws from 25 years at the ZBA and 10 at the Planning Board. The HDC had a bit more room for interpretation. For this board I would offer another objective voice, firmly anchored in and guided by the language of the applicable laws, not the emotion surrounding a given issue.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
See attached
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Name: Linda Finney Williams

Children: Aryn (43), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (35) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (24) graduated from Nantucket High School; had five foster children, three continue to be family members, two out of the system.

Years on Nantucket: 48 year-round, 18 years summers prior to that

Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.

Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian, German.

Recent Work Experience: Former Town of Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator/ad support for *Nantucket Independent* newspaper 2009-2010 and reporter for 21 years of features and sports articles; independent land use/permit consulting business 2007-present.

Current Volunteer Experience:

Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Government Study Committee; Council on Aging; Contract Review Committee; various volunteer activities – Holidays for Heroes, Summer Grove at the Boys & Girls Club, Nantucket Comedy fest, House Manager, etc.

Past Volunteer Experience:

Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); EMT with Nantucket Fire Department; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes.

Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman);



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

MAY 18 2021

NANTUCKET TOWN ADMINISTRATION

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Joseph W. Plandowski **Home Phone:** _____

Mailing Address: 10 Thistle Way, Nantucket **Alternate Phone:** cell 847-840-3077

Email Address: jwpmall@gmail.com **Date Submitted:** May 19, 2021

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
 - No to Conservation Committee but Yes to many ZBA meetings
 - For Nantucket, conservation is critical. Global warming will present challenges to Nantucket beaches, wetlands, residences and commerce
 - Yes, a year-round Nantucket resident

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?
 - Have a BS in Mechanical Engineering and a Masters in Business Administration.
 - Appreciation for water and the need for its conservation
 - Owned a sailboat for 20 years
 - Portaged in a canoe through the boundary waters between the US and Canada
 - Bring common sense to regulations based on science and economics

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
 - Nantucket Lightship Basket Museum
 - Nantucket Historical Association
 - Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
 - No
-



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Town Manager

Please return this form to the Town Administration offices by the advertised due date.

Name: Neil Foley

Home Phone: (518) 866-2066

Mailing

Address: PO Box 2181, Nantucket MA 02584

Alternate Phone: _____

Email Address: neilfoley2012@gmail.com

Date Submitted: May 19th 2021

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

One of the core reasons that I kept returning to the island as a seasonal employee was the diversity and beauty of Nantucket's wetlands and the organisms that live there. Since making the transition to year-round residency in 2019, I have taken steps to attend in person and remotely watch the ConCom meetings as a matter of pride that my new home takes care and serious measure with the enforcement of the Wetland Protections Act. As someone who has spent a decade monitoring, studying, and protecting wetland species I believe the goals of this committee align well with my interests and skillset. The thesis for my Masters of Science degree in Conservation Biology was focused on studying the ecology of species on this island, and I believe that I am well-suited and prepared to give back to this community by serving on this important committee. I am prepared to commit to the established meeting times, research requirements, and additional sessions for the upcoming term appointment.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have spent my career in pursuit of understanding and protecting natural systems as well as native, a significant amount of which has been focused on Nantucket. I hold a B.S. in Environmental Biology from the SUNY College of Environmental Science & Forestry (class of 2012) as well as a M.S. in Conservation Biology from Central Michigan University (Completed December 2018). These academic degrees acquainted me with the background of environmental protection and legislation as well as theoretical approaches to evaluating development plans and providing recommendations. Outside of academia, my career has been spent studying ecological relationships in rare habitats and conveying these concepts to the general public. I have years of experience protecting the flora and fauna of Nantucket through informed action and enforcement of the underlying legislation which ensures their continued stewardship. As a member of this committee would bring these years of experience to evaluate each application and provide contextual recommendations when necessary. In doing so, I hope to contribute to the enduring health and diversity of Nantucket's wetlands.

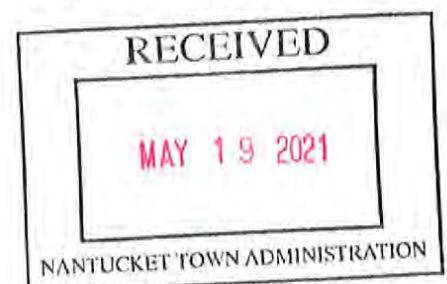
Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen or the Town Manager, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Employee of the Nantucket Conservation Foundation

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

MAY 20 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: David Golden

Home Phone: 415-519-9474

Mailing Address: P.O. Box 932
Siasconset, Mass. 02564

Alternate Phone:

Email Address: david@goldensf.com

Date Submitted: May 20, 2021

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

While I have not attended a Commission meeting in person, I have followed the Commission's activities as a Sconset homeowner, and I do believe that the Commission would benefit from such a perspective. I have no pre-conceived agenda; I just believe that the challenges facing the Commission are only going to intensify in the years ahead — some we can anticipate and some we cannot. I would look forward to participating and learning for the course of my term (and at meetings).

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My professional skills include legal training (Harvard Law) and practice (for five years commencing in the 1980s) and over 30 years in financial services, including corporate finance and venture capital. I was a Vice Chairman at JPMorgan and ran the Tech/Media/Telecom investment banking practice globally, and for the past fifteen years I have been a partner at Revolution Ventures (co-founded with Steve Case, the founder of AOL) investing in early-stage technology companies around the country. I have served on over a dozen for-profit boards (private and publicly-traded) and several non-profit boards; I believe I work well with others and help drive consensus. I see this as an opportunity to "give back" to the community as it wrestles with challenging environmental issues in the years to come.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

My wife and I are members of the Siasconset Casino Association, the Sconset Trust and the Sconset Civic Association

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

None



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Marcia J Browne, MD **Home Phone:** 617-939-4139

Mailing Address: 16 Circuit Rd Chestnut Hill, MA 02467 **Alternate Phone:** 508-257-0149

Email Address: mbrowne@mgh.harvard.edu **Date Submitted:** 5/19/21

REQUESTING APPOINTMENT TO: Conservation Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? I listened in on Zoom 5/18.
- Why are you interested in this committee/board/commission? see below
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes- schedule very flexible.
Environmental issues have been very important to me throughout my adult life but because I was working full time, I was involved mostly as a donor to these causes. Now that I have more time, I am interested in giving my time and energy to these issues that I care deeply about. I have loved Nantucket for its natural beauty for many years, and have found it sustaining to visit here. During the time I worked at Nantucket Cottage hospital (4 years as an oncologist from Mass General Hospital), I was privileged to get to know the residents of Nantucket and to hear their perspective on many topics. I now wish to devote my new found time and my energy to help to sustain Nantucket environmentally as best as it can be done in the upcoming years.

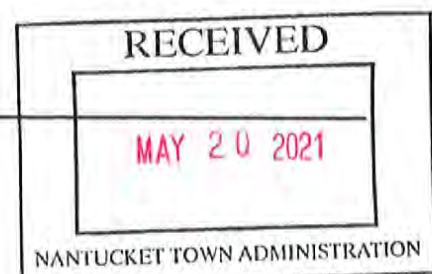
Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? see below
- What would you hope to accomplish on the committee/board/commission?
During my career as an oncologist, I have learned to problem solve in the best way for all the parties involved. Caring for patients takes objective analysis of scientific data, incorporation of data with patients' personal needs and desires and working with a multidisciplinary team to devise the optimum approach to treatment. I believe this experience can be applied to many situations, particularly to conservation issues where there are scientific facts to incorporate but also realistic life issues to take into account.

I would hope to accomplish, as part of a team, an approach to preserving Nantucket as the island we all love in the face of a challenging climate environment over the next years

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. American Society of Clinical Oncology; Global Oncology, American Association for Cancer Research International Rescue Committee, advisory board.
I am not on any local committees or boards.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 11 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JOHN BELASH

Home Phone: 508-228-4003

Mailing Address: 6 FARMER St, Nantucket

Work Phone: _____

Email Address: john.belash@live.com

Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Contract Review Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

close to 100%

wish to continue to help see that the funds contributed by the town are well-spent and accounted for.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Long involvement with the CRC ; committed interest in the human service needs served by the organizations which receive financial support from the town of Nantucket; analytical skills of a 40-year legal career

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am President of the 2 Center Street Restoration Project, Inc. wife: Advisory committee to Nantucket Cottage Hospital; trustee-elect Nantucket Athenaeum

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

**Town and County of Nantucket
Select Board • County Commissioners**

Dawn E. Hill Holdgate, Chair
Jason Bridges
Matt Fee
Kristie L. Ferrantella
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

May 4, 2021

Daryl Westbrook
PO Box 262
Siasconset, MA 02564

Dear Daryl:

Our records indicate that your term expires June 30, 2021 for your seat on the Council for Human Services. If you are interested in being considered for re-appointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 21, 2021**. If you chose not to apply for re-appointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that applicants will have the opportunity to review their applications with the Select Board on **Wednesday, June 2, 2021 at 5:00 pm** via Zoom Webinar pursuant to Governor Baker's March 12, 2020 Order regarding the Open Meeting Law. Information on viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. Committee appointments are scheduled for June 23, 2021. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

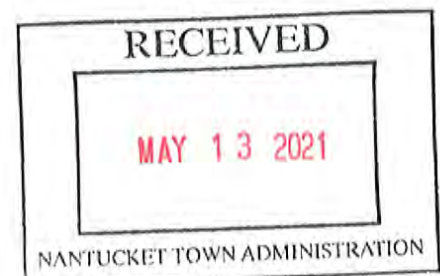
Sincerely,

Erika Mooney
Operations Administrator

Enclosure

☒ I do not intend to apply for reappointment.

Signature





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice

Name: Sue Mynttinen

Home Phone: 508-257-0344

Mailing Address: PO Box 2849, Nantucket, MA 02584

Alternate Phone: _____

Email Address: suemynttinen@gmail.com

Date Submitted: 5/19/2021

REQUESTING APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have recently attended my first meeting of this Council, and I make a point of viewing the meeting agendas regularly and watching meetings on YouTube. I have worked in Human Services on Nantucket since 2013 and I am passionate about providing and advocating for programs for our community and making services equitably accessible. I am fully prepared to commit attending and actively participating in all Council meetings and activities.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Besides my professional experience mentioned above, I have a Master's degree from the Heller School of Social Policy with a focus on Children, Youth and Family programs. I am also a Commissioner for the Cape Cod & Islands Commission on the Status of Women where I advocate for and represent Nantucket women's needs. I am also currently serving on a steering committee that is working on a vision for a Community Center. On this Council I hope to continue the work to create greater awareness access to the island's currently available services and help assess what gaps exist and reduce silos that currently exist. I also would like to work towards the reduction of stigma attached to accessing human services, to change the culture that portrays asking for help as a weakness.

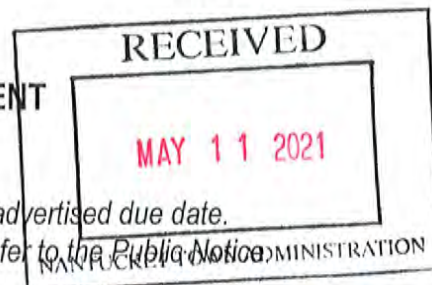
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
I am currently an employee of NAMI on Nantucket working on Substance Misuse Prevention, and the Unitarian Universalist Meeting House.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My husband has a part-time position at the Nantucket Community School.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Vanessa Larrabee

Home Phone: 5089015479

Mailing Address: P.O. Box 3113

Work Phone: 508-825-6802

Email Address: Vanessa.Larrabee@gmail.com

Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Council of Aging

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

about 2/3rd year

I feel that working at Sherburne Commons, I can address the needs of the senior community to the COA

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As the youngest member, it is the experience of the other members of the COA that I look forward to learning from.

Covid has hurt everyone. I hope that we can get back to normal

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Senior Center Committee
PediPFAC @ NCH

Cyrus Peirce
Middle School Council

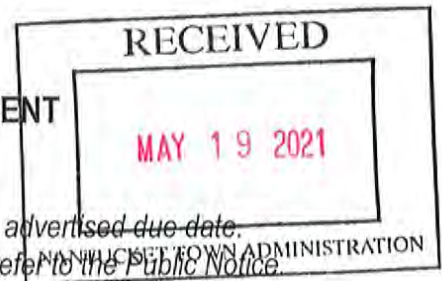
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Parent Rep



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Judith Perkins

Home Phone: 508 228 5909

Mailing Address: PO Box 432 02554

Work Phone: _____

Email Address: judperkins@comcast.net

Date Submitted: MAY 19 2021

REQUESTING RE-APPOINTMENT TO: COUNCIL ON AGING

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I attend most all meetings

good things are happening with this board with an enthusiasm to get things done. I enjoy being part of this.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I joined COA after complaining about the landscape mess around the Saltmarsh center. After chatting it up a bit and getting others on board, JOE Aquilar got it done. Now I'd like to see a Senior Interest column in the Inky, much like the cooking, wine and gardening columns. We have the support and excitement of Markkinne's support. We are just waiting to find someone who will take on writing this column. I really want to see this happen.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. _____
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

MAY 20 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Nancy SWain Home Phone: 508-901-7106

Mailing Address: 19 Friendship Lane Alternate Phone: 508-364-2921

Email Address: SWAINcottages@yahoo.com Date Submitted: MAY 19-2021

REQUESTING APPOINTMENT TO: NCOA - Council on Aging

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? -yes
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I AM interested in NCOA, AS I have been ASSOCIATED with the SALT MARSH since 1997. And have an understanding of the needs of our Seniors -

I CAN attend to the best of my ability All Scheduled meetings

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I feel I CAN identify our Seniors needs And CAN venture into our community to Achieve Support.

I hope to RESEARCH and implement programs that will encourage community participation

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I served on NCOA during the late 1990's - I WAS President of NCOA in 2015

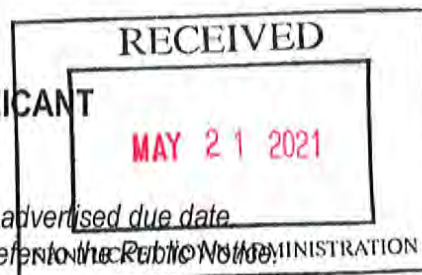
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

I AM currently employed by the TOWN OF NANTUCKET as an aerobic instructor AT the SALT MARSH, And receive a Salary.



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT**

For Appointment by the Board of Selectmen



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Linda Williams

Home Phone: 508-228-4556

Mailing

Address: PO Box 1446, Nantucket, MA 02554

Alternate Phone: 508-221-0432

Email Address: czarinalinda@comcast.net

Date Submitted: 05/17/2021

REQUESTING APPOINTMENT TO: COUNCIL ON AGING

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? **INCUMBENT** Yes
- Why are you interested in this committee/board/commission? I am a current member and would like to continue my membership on the Council.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
See attached
- What would you hope to accomplish on the committee/board/commission?
Continue to promote services for the large elderly population

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
See attached
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
No

Name: Linda Finney Williams

Children: Aryn (43), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (35) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (24) graduated from Nantucket High School; had five foster children, three continue to be family members, two out of the system.

Years on Nantucket: 48 year-round, 18 years summers prior to that

Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.

Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian, German.

Recent Work Experience: Former Town of Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator/ad support for *Nantucket Independent* newspaper 2009-2010 and reporter for 21 years of features and sports articles; independent land use/permit consulting business 2007-present.

Current Volunteer Experience:

Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Government Study Committee; Council on Aging; Contract Review Committee; various volunteer activities – Holidays for Heroes, Summer Grove at the Boys & Girls Club, Nantucket Comedy fest, House Manager, etc.

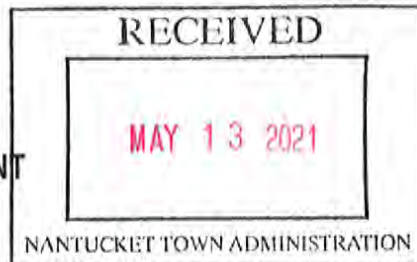
Past Volunteer Experience:

Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); EMT with Nantucket Fire Department; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes.

Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman);



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Tony Wagner

Home Phone: 202-390-1680

Mailing

Address: 41 Surfside Road, Nantucket, MA 02554

Alternate Phone: _____

Email Address: tonyrwagner@gmail.com

Date Submitted: 5/13/21

REQUESTING APPOINTMENT TO: Cultural Council

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

While new to the island, my wife and I are committed to being a part of and helping in the development of our community. In her role as the Chief Nurse at the hospital and mine as Executive Director of the Nantucket Community Music Center, we are using our skills and experience to make a difference.

The Cultural Council is of significant interest to me because of it's role in promoting the vitality of Nantucket cultural resources and ensuring that they are equitably shared throughout our community. While my particular interest is in music, I have broad understanding and appreciate for the arts and how they impact both our individual and community lives.

While I haven't yet had the opportunity to attend a meeting directly, I have kept up with Council agendas and minutes. I am fully prepared to attend meetings of the Council.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I bring to the Cultural Council significant non-profit arts management and programming experience. I am well versed in project funding and grants development and management as both a grantor and a recipient. I have a thorough understanding of the ways in which a successful and well-championed cultural program can make a real difference in the community. I previously served as an advisor to the Columbia Pike Redevelopment Organization while a resident of Virginia as a business owner and community advocate.

As a member of the Cultural Council I would work diligently on behalf of the community to make sure that the cultural resources of Nantucket are shared broadly around the community, and I'd work to increase the partnerships between the relevant stakeholders in order to expand community access to culture and the arts.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

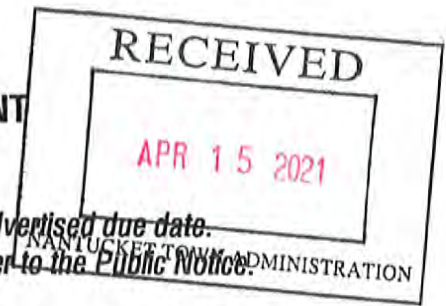
I currently serve as the Executive Director of the Nantucket Community Music Center

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Peter N Schaeffer

Home Phone: 973-570-7632

Mailing Address: PO Box 755, Sconset 02564

Work Phone: 983-570-7632

Email Address: pnschaeffer@gmail.com

Date Submitted: 4/13/2021

REQUESTING RE-APPOINTMENT TO: FINANCE COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

A. I believe that I have attended all but one meeting.

B. It takes at least one season to get your footing on the Finance Committee (FinCom). Thus, my real participation with FinCom didn't happen until my second year. I feel that, at times I add a different perspective to FinCom and I truly believe that contrast and discussion are healthy for community growth. I look forward to meeting in person, discussing the articles once again, and offering our opinion as to the many issues currently impacting the town.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As my wife and I are in our third year living fulltime on Nantucket, I have seen many of the major town issues up front rather than reading about them in the Inky, as we did when we lived off-island. I believe that my insight has been enhanced by over twenty years as a senior retail executive and a similar stint on Wall Street. My insights have been valuable during the pandemic and my time on the Economic Recovery Committee and the Senior Center Committee, both of which I was the representative of FinCom.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
I am a member of the Senior Center, and Economic Recovery Committees. My wife is a member of the NHA, Hospital Thrift Shop and the Immigration Resource Center.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 11 2021

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice ADMINISTRATION

Name: George Harrington

Home Phone: 508-228-2394

Mailing Address: 12 Evergreen Way, Nantucket

Work Phone: 508-221-2222

Email Address: ghack@comcast.net

Date Submitted: 5/7/2021

REQUESTING RE-APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

During my time on the committee I have attended all but one meeting

I wish to continue as a member because I'm ~~there~~ thoroughly aware of the changes Nantucket has experienced during the last 50 years

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My experience has ranged and encompassed work in the building trade, marine industry, substitute teaching, 20 years in the food service business, 10 years in computer system installation and maintenance, and 15 years in the propane gas field and 4 years with Toyota Motor Vehicle USA

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

None that I know of

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My wife, Maere Danna Harrington is a teacher in the intermediate school

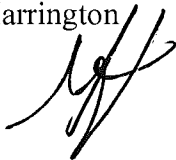
05/07/2021

Dear Town Management Staff,

As you will certainly have noticed my lack of coherent writing ability, this addendum should serve as a readable version of the scribble I provided on the Committee Interest Form.

Thanks for Your patience,

George Harrington

A handwritten signature in black ink, appearing to be 'GH' with a large, sweeping flourish extending from the bottom right.

Reasons for Committee Interest:

Level of attendance:

During my time on the Committee I believe have attended all but one meeting.

Why do I wish to continue serving:

I wish to continue as a member because I'm thoroughly aware of the changes Nantucket has experienced during the last 50 years, and feel that my perspective can help inform other committee members in our deliberations.

Relevant Experience:

My experience here ranges and encompasses work in the building trades, marine industry, substitute teaching at the High School level, 20 years in the foodservice distribution business, 10 years of experience installing and maintaining computer hardware and software, and 15 years of delivery and maintenance in the propane gas industry.

I have also worked for Toyota Motor Sales USA for 4 years in several Field management roles throughout New England.

Potential Conflicts of Interest:

Participation in other committee appointments, local agencies, and non profit organizations: None

Family member employed by the Town of Nantucket:

Yes, my wife, Maeve Barnes-Harrington is employed as a teacher in the Intermediate School.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 13 2021

NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Peter A McEachern

Home Phone: 508-228-4037

Mailing Address: 2 Seikinnow Pl

Work Phone: 508-228-1400

Email Address: pete@nantuckityachtdub.org Date Submitted: 5/11/21

REQUESTING RE-APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

17 OF 22 Capital Committee
all but 3 FIN Com

The TOWN needs A citizen who understands
operational management on said boards

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

operational management - running a business in
the Commonwealth.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Sustainable Nantucket

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? N/A

Surfside Road Area Sewer System Improvements Project

NOTICE OF CONSTRUCTION

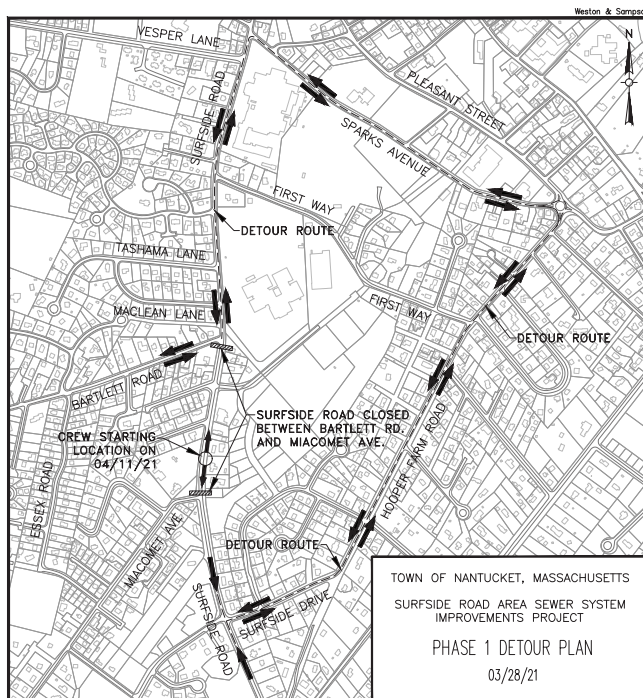
Construction of the Surfside Road Area Sewer System Improvements Project is scheduled to commence on Sunday, April 11, 2021. The scope of work includes the replacement of the Surfside Road Pump Station and the installation of approximately 3,800 linear feet of gravity sewers tributary to the new Surfside Road Pump Station. The installation of gravity sewers includes Surfside Road from Miacomet Avenue to Vesper Lane and Bartlett Road from Surfside Road to approximately 250 feet west of the Surfside Road intersection.

Construction will commence on the evening of Sunday, April 11, 2021 on Surfside Road between Miacomet Ave. and Windy Way. Considering the depth of excavation in some areas and the significant vehicular and pedestrian traffic volume along Surfside Road, particularly during school drop off and pick up hours, the Nantucket Select Board has granted a waiver of the Town Noise Bylaw to allow work in the evening hours (4pm-2am) until June 25, 2021 to complete the gravity sewer installations within the roadways.

Full road closures will be in effect during construction activities to maintain the greatest level of safety for the construction crew and public. Police detail officers and a resident engineer from Weston & Sampson will be on site throughout to assist abutters with access to and from their properties and manage the detour route around the work zone. Trench paving activities are scheduled for Fridays between 9am-2pm, which will require one

lane closures with alternating traffic. All traffic is advised to seek alternate routes to mitigate traffic delays through the project corridor. The figure above depicts the approved detour route and Surfside Road closure locations planned for Phase 1 of the roadway work, which includes all pipeline installations between Miacomet Ave. and Bartlett Road. The Nantucket Sewer Department can be reached at (508) 228-7200 x7800 with any questions.

Residents are encouraged to visit the project webpage on the Town's website at <https://www.nantucket-ma.gov/SurfsideRoadSewer> for weekly updates on the progress of construction and the proposed schedule.



**TOWN OF NANTUCKET, MASSACHUSETTS
SURFSIDE ROAD AREA SEWER SYSTEM IMPROVEMENTS PROJECT**

CONSTRUCTION SCHEDULE – WEEKLY UPDATE

Date Submitted: May 21, 2021

Weekly Construction Hours:

Monday-Thursday evenings: 4pm-2am

Fridays: 9am-2pm (trench paving)

Current Road Closures:

Monday-Thursday evenings: Full road closure between Bartlett Rd. and Miacomet Ave.

Fridays: Single lane closure during trench paving activities

One Week Look Ahead (5/24 thru 5/28)

- Monday thru Thursday:
 - Continue installation of gravity sewers, progressing north on Surfside Road from #34 Surfside into intersection of Surfside Rd. & Bartlett Rd.
****Intersection of Surfside Rd. & Bartlett Rd. blocked Wednesday****
 - Commence force main installation in roadway between pump station site (near Windy Way) and Miacomet Ave.
- Friday:
 - Trench paving

Two Week Look Ahead (6/1 thru 6/4)

- Monday thru Thursday:
 - Complete force main installation to Miacomet Ave.
 - Continue installation of gravity sewers, progressing north on Surfside Road from Bartlett Road towards First Way
****Phase 2 Road Closure and Detour in place****
- Friday:
 - Trench paving

Three Week Look Ahead (6/7 thru 6/11)

- Monday thru Thursday:
 - Continue installation of gravity sewers, progressing north on Surfside Road towards First Way
- Friday:
 - Trench paving

Please note that this is a projected schedule and will be adjusted accordingly based on Contractor's actual progress and potential weather cancellations.

Nantucket Island History and Preservation Associations
Collaborate to Create
An Exhibit and Symposium on the History and Future of Preservation on Nantucket
Expected opening: May 2023

[May 26, 2021] Nantucket's preservation and history organizations, both municipal and private, are collaborating to create an exhibit and symposium that will explore the past, present, and future of the preservation movement on Nantucket.

Participants in the Preservation Collaborative are: The Town of Nantucket Historical and Historic District Commissions and Department of Culture and Tourism, The Nantucket Preservation Trust, the University of Florida Preservation Institute Nantucket, The Nantucket Historical Association, the Nantucket Atheneum, the Museum of African American History, the 'Sconset Trust, and the Maria Mitchell Association. Every participating organization has appointed a staff member or board member to the collaborative. The exhibit and symposium will take place on Nantucket and is planned to launch during Preservation Month (May) 2023, at a still to be determined venue.

In 1955, Nantucket became one of the first two Historic Districts in the Northern United States. At the time, legal protection of historic resources was both visionary and uncommon. Today, nearly every town in Massachusetts has a Historical Commission and has taken steps to protect its cultural resources.

"What we take for granted on Nantucket today is the result of deliberate and difficult work dating as far back to the late 19th century and continuing through the 1970s. The exhibit and symposium will explore the history of the preservation movement, and how Nantucket has benefited from careful protection of historic resources," said Hillary Hedges Rayport, Chair of the Nantucket Historical Commission and Co-Chair of the Preservation Collaborative Steering Committee.

The exhibit will also explore the future of preservation. "In our lifetimes, we will need to make important decisions about what to save, and how to save it. This exhibit and symposium will help Nantucket understand and debate these important questions," said Marty Hylton, Historic Architect for Climate Change Adaptation, National Park Service, and former Director, Preservation Institute Nantucket. Mr. Hylton serves as Chair of the Preservation Collaborative Research Committee.

"Nantucket is blessed with a rich and fascinating history, and many active organizations dedicated to protecting and interpreting that history. A foremost objective of the Preservation Collaborative is to bring all of these organizations – municipal and private non-profit, together to tell a shared story," said Esta-Lee Stone, Project Manager and Co-Chair of the Steering Committee.

Updates will be forthcoming. Please contact Esta-Lee Stone estastone38@gmail.com with questions or comments.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
May 26, 2021

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Professional Service Agreement	IT	Dobbert Heating & Air Conditioning	\$9,800	Contract for repairs to AC unit at Wannacommet Water Co. server room	Article 10/2019 ATM	May 26, 2021 - June 30, 2021
Grant Award/Assurance	Airport	MassDOT	(\$947,969.82)	Safety & Security Equipment Phase II - A Portion of Project 1 and Project 2	State Grant	May 26, 2021 - June 30, 2022

Summary report of all Our Island Home Stakeholder Meetings

Date: May 26, 2021

Prepared by: Herb Taylor, Consultant

Core Values for Nantucket regarding Care for Older Adults

- On Island Care through end of life – valuing older adults connection to Nantucket
- Respect, Honor, Dignity
- Compassion and Quality care – holistic for body, mind and spirit
- Nantucket has the responsibility to take care of its oldest citizens
- Choice for older adults on how and where they will access services
- Need to understand diverse elder services needs and make decisions based on variety of services that are presently offered or could be offered.
- Privacy- places to visit with family members privately, own spaces (such as showers, bathrooms, bedrooms)
- Ability to remain as active as possible
- Value elders desire for as much independence as possible
- Home-like setting
- Access to and with community. Ensure Connectedness
- Continuation of involvement with/Ongoing Integration with community
- Opportunity to “Age in place”
- Continuum of care—multiple services options targeted to meet needs
- Space that meets Care needs – Medical, Memory Support, Socialization, Affordability
- Ensuring older adults are listened to, involved
- Island is a family/sense of interdependence
- Ongoing opportunity for socialization
- Right to self-determination: giving elders “voice and choice”
- Person-centered, personalized care
- Providing socialization, opportunities to access community
- Importance of involved, competent care team- value workforce caring for our elders
- Value diversity
- Families need support, guidance and communication
- Importance of a unified plan for all senior services
- Financial stewardship

Perspectives (Beliefs/Assumptions/Facts) that provide vital information to process

- There has long been conflict and tension about where to locate OIH
- Limited financial resources with multiple priorities for Nantucket
- OIH is a “catch-all” for older adults with a variety of needs
- Nantucket has changed a lot over the years

- Aging population
- Climate change and rising sea levels, especially for current OIH location
- Need to make decisions based on future demographic and aging services trends
- COVID is bringing continued change and learning opportunities
- Aging services are expensive for consumers
- Longer Nantucket delays doing something the more costs will increase
- Significant staffing challenges—population/isolation impacts this
- Nantucket is “resource scarce.”
- Wealthy community but wealth is inequitably distributed
- Not enough space in OIH for privacy, activities, storage, common space, etc.
- Layout of building is limiting
- Census of OIH is rarely at capacity
- Almost all bedrooms at OIH are shared and limited bathrooms. Two showers for all OIH
- Residents identify private showers and bedrooms as very important to them
- Staff is caring and passionate about work
- Mental Health services, especially for older adults on island is lacking
- Need for more dementia/Alzheimer care
- Local training opportunities for staff could be increased
- Need for more Spanish speaking health care providers
- Business model for a LTC facility on Nantucket cannot be the same as off-island
- Medical services in general are limited, off-island travel often necessary
- Medicare/Medicaid reimbursement does not take into account the high cost of living on Nantucket
- Lack of affordable housing/with oversight services for older adults
- Lack of affordable housing for broader community including staff of OIH
- Many community members have an attachment to the location/many other community members value space, services, quality of care over location
- Optics are confusing to some community members regarding high cost of community facilities, such as NCH and OIH, and appearance of less beds
- Nantucket has a Landbank which could be a resource for alternative location
- What are tax payers willing to bare?
- Nantucket doesn’t have same opportunity to “downsize” for older adults as other communities
- Uncertainty about “real” need for number of skilled nursing beds

Options/possibilities for future (Strengths and Weaknesses)

- **Build a new OIH in the current location**

Strength: Continuity. Nobody likes change. Keep the view/continuity. Proximity to town

Weakness: Climate change concerns. Expensive option. Increased risk. Space constraints and limitations would limit ability to meet broader needs. Climate concerns. current location has limitations. Disruption for current residents (potential relocation) and for staff. Phased build would be an increased cost and also be disruptive.

- **Build a new OIH in a new location**

Strength: Provide more space. Greater flexibility to meet needs. Can build easier to meet regulations. Opportunity to include more services. Synergies available and shared services. More likely can provide continuum of care. Potential for small house model easier. No disruption to current residents and staff. Likely less expensive. Most up-to-date regarding safety codes and infrastructure; Potentially less expensive. Most assume Sherburne Commons, but some thought there should be openness to other locations. How present OIH site is used is a factor - opens existing site for another use such as a senior center- more would be able to access the location than at present;

Weakness: lose view. People's inability to adapt to change. Potentially lose convenience. Could be traffic issues. Distance from center, Zoning challenges

- **Do Nothing**

Strength:

Weakness: There is sense of urgency to do something. This has been talked about for too long. Current issues would remain. Not an option

- **Renovate OIH**

Strength: keep present location

Weakness: Limiting. Expensive. Disruptive. Challenging. Infrastructure concerns,

- **Close OIH/Provide other home-based services/supports to assist families**

Strength: may allow residents to reside at home until end-of-life

Weakness: Will services really be available? Many may still require LTC facility level of care and are not able to remain at home, even with significant supports- would have to go off island; would not include islanders without housing security. Most see as not an option.

*Adding an Adult Day Center would be considered a strength of any option that has the ability to include it. Any option could include looking at affordable housing for staff

Amy Baxter
License Administrator
Nantucket.MA 02554

26 February 2021

Dear Ms Baxter,

As the Town enters the 2021 outdoor licensing process for restaurants under the ever-evolving Covid-19 restrictions, the Madaket Conservation Association wants to share our concerns with and suggestions for the operation of Millie's Restaurant and Millie's Market. Some of our requests are simply asking for the TON to enforce the existing special permit. Some are new, brought on by increased outdoor seating and popularity.

It's important to start with a bit of history, and a record of Millie's/Market permit.

On May 12, 2014, Millie's received permission from the Planning Board to increase seating capacity to **124 TOTAL SEATS**, with 55 SEATS AT PICNIC TABLES OUTSIDE. At an April 2014 hearing, Mr. Blair argued "if we're stuck and not able to grow or expand to 124 seats, we're not going to be able to operate Millie's past this season." He received approval, with multiple conditions: including hiring a parking attendant, a prohibition of on-site employee parking, NRTA bus passes to employees, and that the manager carry a dedicated cell phone number to receive complaints. Millie's owners also agreed to continue working to secure an offsite parking area on which to provide valet service from the restaurant. (I&M Archive: May 15, 2014) Clearly, Mr. Blair's prediction did not come true. He got the seats, but for 6 years, Millie's and Madaket residents have struggled with capacity and the health and safety issues that come with too many cars.

This year we want to focus on:

PUBLIC HEALTH:

Septic System:

The Board of Health keeps a close eye on all the Madaket Harbor Watershed septic systems. In 2014, Millie's septic system was upgraded to an Innovative/Alternative (I/A) system with the requirement that they install an additional I/A component within a (5) year window.. This year, the Board of Health gave notice to Millie's owner that he must comply with the 2014 requirement and install the Innovative/Alternative (I/A) additional component before opening for the 2021 season.

MCA Expectation:

The restaurant and market must upgrade its septic system as required by the BOH **before** issuing a Certificate of Inspection. Madaket is in a "nitrogen sensitive needs area" and the septic regulations are strict for a reason. Many Madaket residents have complied. Millie's should be no different.

PUBLIC SAFETY: TRAFFIC, PARKING, CAPACITY

Both Millie's and the Madaket beach draw crowds of people. Per Covid19 orders in 2020, the Town allowed Millie's to move all 124 permitted seats outside. Tents in the parking lot reduced parking. The Town permitted a few additional parking spaces nearby, but the overflow was excessive. Daily, we noted cars parked on the bike path, parked along both sides of Washington

Avenue from Ames Avenue all the way to D Street, even under the few No Parking signs, and cars squeezed into Macy Road behind the restaurant. Almost daily we saw cars “live parked” ON the Madaket Road with flashers on. We take photos (selection attached,) we call the police, and the problem persists. These are major safety concerns:

- Bike path is unsafe for walking or bicycling
- Pedestrians including entire families walk in the road
- Children enter the road from between parked cars. Surprised drivers, must brake fast!
- Cars “live park” on Madaket Road, waiting to turn into the parking lot; blocking all traffic headed West
- Two to three taxis “live park” on the Madaket Road to pick up or drop off customers, blocking traffic headed East
- Washington Avenue narrowed to one car narrow lane
- Road rage flourishes, the WAVE bus is delayed, and emergency vehicles cannot get through

MCA requests:

- Redefine capacity: the system serves seated dining patrons, patrons waiting for takeout, patrons waiting for seating, bar patrons, adjacent store patrons and combined staff. The system is designed for 124 people.
- Keep capacity limit as permitted in 2014: 124 total with 55 outside, with adjustments for outdoor seating as permitted by Covid 19. Currently with patrons allowed indoors; all 124 seats should not be outside as allowed in 2020.
- BOH make capacity inspections as was done in 2014
- With less people seated outside, allow fewer tents in the parking lot, and recover more parking.
- No designated parking at Madaket beach public lot for patrons or employees
- Consider the Police Logs for complaints; parking, traffic, noise, sanitation when making decisions for required conditions for Millie’s
- Require Millie’s to install a reservation only system like some other Nantucket restaurants did last year. Require customers to arrive not less than 10 minutes before, including for Take Out. This should help with live parking and control flow into/out of parking. No leaving your name on a waiting list.
- Require Millie’s to create a “curbside pick-up” lane for take-out orders.
- Require Millie’s to hire an off-duty police officer to direct traffic, and issue tickets. The young attendants do not have authority or training for patrons to respect. The result: cars parked/stopped illegally on bike path and roads.
- Do not allow employees to park on Macy Road, or within 1 mile. Save available parking spaces for patrons, not employees. “Customers first is good policy.” Provide employees with transportation (Wave, bicycle, Millie’s van, etc.) or designated off-site parking paid for by Millie’s. NB: this is a condition of Millie’s 2014 Planning Board permit.
- TON implement aggressive parking enforcement: Ticket illegally parked cars on the bike path and where parking is prohibited on Washington Avenue, Ames Avenue and Madaket Road. When Bartlett Farm Road by Cisco Beer was posted, tickets convinced drivers to park elsewhere.
- TON create a drop off/pick up parking zone for taxis for the beach.

TRASH:

During last year's Covid 19 season, we observed daily large groups with Millie's take out (the blue/white bags are distinctive) at the adjacent public beach. Once done, the trash went into the DPW bins, quickly overflowed, and the seagulls moved in. The DPW threatened to remove trash cans to force Carry In/Carry Out. MCA contacted Millie's who offered to pick up the trash at 3:00 and 9:00 PM, which they did. BUT the trash went into the Town trash bins, and the overflow issue continued. (photos attached)

MCA requests:

- Require Millie's to install and maintain three Millie's designated trash bins at the Madaket beach, empty them at 3:00 and 9:00 PM, refresh with bags, and take back their trash to their property, not the Town's. After all, in previous years, those customers would be eating on Millie's property and Millie's would be responsible for the trash.
- Require Millie's Market to install and maintain two trash receptacles. The Market area has tables, and customers generate trash. Our residents are kept busy picking up trash in the Market area on every morning walk.

Thank you for your attention, and assistance.

Sincerely,

Bill Grieder

Bill Grieder, President,
For the Madaket Conservation Association Board of Directors

Attachment (1)



Bike Path looking East



Washington Avenue looking West



Ames Avenue toward Madaket Road intersection



Ames Avenue looking toward Smith Point



Macy Road behind Millie's



Chicago St parking lot at Madaket Beach

Permitting relating to Millie's Restaurant and Millie's Market

02 MARCH 2021

Amy Baxter
License Administrator
Nantucket, MA 02554

RE: Permitting relating to Millie's Restaurant and Millie's Market

Dear Ms. Baxter:

I believe it is that time of year when applications for permitting restaurants and marketplaces that serve food or drinks is in process. Therefore, I am writing to you about both Millie's Restaurant and Millie's Market (Hither Creek, LLC).

At a June 15, 2020 Planning Board meeting, a Special Permit modification for Hither Creek, LLC (reference: PLSP_2020-05-0049) was approved subject to 11 conditions. I believe that Hither Creek, LLC failed to comply with some of those conditions, examples of which are as addressed below.

I live in Madaket. I am a member of the Madaket Conservation Association ("MCA"). However, this letter is submitted as a private citizen. I believe MCA has or will submit a separate letter to you. Although this is a single letter, I have compiled messages of concern from my neighbors, community residents, and others from whom I have received comments and concerns. My intent is to convey this information in one letter rather than having multiple letters or e-mails sent to you. What follows will address many of the concerns and offer a few suggestions for potential mitigation measures that many of us believe are reasonable and ought to be considered. I realize that some of what follows may not be directly in your area of jurisdiction but ask that you favorably consider what applies to your area and to also either pass this letter along to the other proper TON departments or staff that have jurisdiction or responsibility or to let me know which items need to be redirected.

I will address the following areas of concern:

- **Public Health and Safety – Septic System concerns, protection of the areas groundwater wells;**
- **Unsafe Traffic Conditions – Neighborhood Safety Concerns;**
- **Litter and Trash Issues;**
- **Change of Use by Millie's Market;**
- **Neighborhood Parking Enforcement;**
- **Parking Problems;**
- **Ignoring / Circumventing Nantucket's Single-Use Plastic Law;**
- **Violating Zoning Regulations; and**
- **Neighborhood Safety Concerns.**

Permitting relating to Millie's Restaurant and Millie's Market

Public Health and Safety – Septic System concerns, protection of the areas groundwater wells –

1. Septic system – Our community is aware of issues relating to the septic system that serves both the restaurant and the Market at the two properties (234 and 236 Madaket Road) leased from Anderson Grennan Trust, LLC. We understand from speaking with the Health Department that a letter was recently sent to the property owner (Anderson Grennan Trust) regarding the necessity to correct the septic system's deficiencies at this time.

UNCLEAR OCCUPANCY CAPACITY - We believe that the occupancy limit for the two businesses, Millie's, and Millie's Market, is currently capped at 124 according to a Special Permit, with conditions, granted by the Planning Board, although the 127 number was provided in a recent conversation with the Health Department. Because of some vague / confusing language it is unclear to some of us whether either occupancy number includes only patrons "seated" or if it includes people: seated; standing at tables; seated and standing at the two bars, at counters in the upstairs bar area, at outside decks, walkways, ramps or tables, picnic tables in the parking areas or at Millie's Market, people waiting for take-out orders, full and part time employees on both the restaurant and Market properties. According to Hither Creek, LLC's recent application to the Planning Board to modify its MCD Special Permit, "Currently, the Applicant's Certificate of Inspection (COI) provides it can seat up to one hundred twenty-four (124) patrons at a time." (my emphasis). Note that the COI does not address how many non-seated patrons are allowed (standing at one of the two bars or outside). Also, as evidenced by Hither Creek, LLC's claims to have 89 full time equivalent employees in its filing for PPP funding, it is important to be able to account for the number of employees physically present at both the Market and the Restaurant at any given time.

This last season employees refused to provide the required phone number for the manager on duty, which I believe is a requirement of the permit. The phone number ought to be clearly, predominantly, and permanently posted in public view. If the permitted occupancy capacity isn't increased, the occupancy limit should not be arbitrarily changed or exceeded. We believe the property must be required to meet health and building code regulations. The capacity limits as currently set forth at 124 total occupants ought to be enforced.

Requested mitigation – septic system

It would be appropriate to withhold any permits to occupy, prepare for opening or to operate Millie's or Millie's Market until such time as the septic system is certified as being in full compliance and the properties have been returned to safe conditions.

To protect the Madaket environment and our aquifer, we ask that prior to issuing any permits to operate either business that the Permitting Department, Select Board, Health Department, Building Department and/or any other required TON entities first assure that the septic system is fully and safely in compliance with all current requirements without any unresolved administrative consent order issues or other such items.

It is requested that the septic system capacity not be increased.

Requested mitigation – occupancy - Occupancy ought to be meant to be total occupants, patrons, and staff at the Market and at the Restaurant. The seating capacity

Permitting relating to Millie's Restaurant and Millie's Market

at the picnic tables in the Millie's outdoor dining area as well as those at the Market's two outdoor seating areas should be included in the occupancy tally.

Requested mitigation – readily answered phone number for manager – Millie's should provide the required phone number for the manager on duty, which ought to be clearly, predominantly, and permanently posted in public view. The phone number, when called, should not go to an answering service, answering devise or voice mail.

Unsafe Traffic Conditions - Neighborhood Safety Concerns –

I believe that Millie's caused unsafe conditions, endangering public safety by failing to comply with Planning Board conditions for their Special Permit. The community near Millie's has experienced unsafe conditions, unfortunately often daily. Millie's has created serious problems regarding their limited parking capacity, their inability/unwillingness to safely disperse their parking overflow while the resultant lack of safety is imposed on our community. Their parking capacity was often unable to handle overflow crowds. The west end of Madaket was left with significant parking overflow, unsafe traffic congestion, driving and parking on the bike path and traffic stoppage on Madaket Road, all created by Millie's failure to safely address the parking / traffic issues and its failure to comply with the Conditions set forth by the Planning Department.

According to those Conditions, Millie's was to "...post a paid parking attendant at the premises every night in July and August from 5 p.m. to 10 p.m. The parking attendant's function will be to direct patrons to legal parking on site and off, and to prevent patrons from parking on the bike path. The parking attendant will also survey patrons as to where they parked and will create a record of locations utilized for this business for off-site parking. This information will be provided at the October meeting..." "...with staff, a public hearing for the regularly scheduled October Planning Board meeting to report as to the level of success for these conditions..." We cannot find where this requirement was complied with.

These failures created public safety issues for families with children coming from the beach, families headed to Millie's, sunset viewers anxious to get there before the sun sets, bicyclists coming and going. Vehicles were often parked haphazardly in the neighborhood by patrons heading to Millie's because the parking lot was overflowing. These customers are often parked on the bike paths, in no parking zones, blocking residential driveways. There are often children dashing between cars in the Millie's two parking lots, which is dangerous. We believe that Millie's does not do enough to address safety.

The bike path was often jammed with parking late afternoon through dusk and into dark. This is, of course, unsafe, and likely not legal. It created public safety concerns for bikers and pedestrians who are forced onto Madaket Road, competing with cars while not being able to see them as they pull in and off the bike path.

Vehicles are simply stopping on Madaket Road in front of Millie's two leased properties waiting to enter the parking lots or to discharge or pick-up customers. I believe MCA has videos and photo screen shots demonstrating vehicles in full stop with their emergency flashers operating while standing at the intersection of Washington Ave. and Madaket Road.

There is significant Millie's related parking on the shoulder of Madaket Road, some vehicles parked there as early as 10 AM as employees park for their shifts, with vehicles partially on the

Permitting relating to Millie's Restaurant and Millie's Market

shoulder and partially on the roadway. This occurs from the intersection of Madaket Road with Baltimore St all the way to the where Madaket Road intersects with Ames Avenue. The public parking lot for Madaket Beach is being abused by Millie's and its customers to the point that there are parking overflow issues at the beach parking area onto and along Macy Rd, where some of Millie's employees also park for long work shifts.

Requested mitigation - Town enforcement of parking regulations at this area needs to be strengthened by active patrolling and issuance of violation summonses. If the regular patrolling officer(s) for the west end is otherwise occupied, it would be prudent for the public's safety if one or more of the ATV mounted seasonal patrols would have citation writing authorization and be stationed at the area each afternoon and into the sunset timeframe. Millie's should engage an off-duty NPD officer, with authority to issue summonses, to serve as their parking and traffic control agent during hours of operation.

Abate Unsafe Traffic Conditions - by using an advance reservation only system – We have requested, and the Madaket Conservation Association had made written requests that Millie's institute an advance reservation only system (on-line and over the phone).

MCA had requested to the Select Board that "...Millie's install a reservation only system, so customers will not live-park or congregate as they wait for a table. Past years prove that when this area of Madaket gets congested, parking infringes on bike paths, private property, etc." MCA further requested that "...customers placing take-away orders, except ice cream, be required to order in advance either on-line or by phone. Other restaurants have success pacing customers/parking with this method..."

Millie's objected about this request to the Select Board. The Select Board did not act upon the safety concerns expressed by the community. The result has been carloads of customers arriving to Madaket, parking in the nearby community, because no seating was available when they arrived. They left their name on long waiting lists, and then waited for table availability notices on their cell phones while at the beach, walking around the community, standing in the two bars or around the building with Millie's beverages in hand. The beverage single-use plastic cups, water bottles and glass bottles often ended up as litter in the surrounding community or at the beach parking area.

Requested mitigation - This disruption to the nearby community ought to be revisited by the permitting authorities, including the Select Board. Millie's should cooperate with Community safety concerns by implementing an advance reservation only system.

Litter and Trash Issues –

1) At the Madaket Beach parking area – Madaket Conservation Association previously had raised concerns about the excessive amount of Millie's logo'd trash, plastic eating utensils, takeout containers and the like at Madaket Beach and the beach parking area for at least two summers. DWP threatened to pull the TON trash bins at the parking area due to excessive overload caused by the Millie's related trash. Millie's was contacted and asked to help by periodically sending cleanup crews to the parking area to pick up the Millie's related trash and take it back to the Millie's trash bins on their property, thereby reducing the overload at the TON's beach bins. Millie's initially had agreed to pick up the litter at the area twice a day at 3PM and 9PM and bring it to their containers at the restaurant location. However, while that worked

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for a brief period, their crews soon opted to use the TON bins at the beach rather than bringing the collected trash to their own containers – resulting once again in overfilling of bins with trash, often just stuffing the trash into the wooden bin enclosures when the trash barrels were full. See photos provided by MCA.

Requested mitigation - Our suggestion is to have Millie's provide separate, dedicated enclosures at the beach parking area like the four enclosures provided by DWP, with TON permission, which would clearly identify the purpose as being for Millie's trash. This could presumably help to prevent filling up TON bins. Millie's should still periodically police up the parking area and remove the litter and trash to their containers so our DWP doesn't have to deal with the Millie's litter or their trash bins. Millie's should take responsibility for their takeout trash at the Chicago St parking area and along Macy Lane, where their employees park and cause litter. In previous years, those customers were eating and drinking indoors, and Millie's was responsible for the trash. At the very least, when they do their trash runs at the Chicago St beach parking area and the beach, rather than stuffing the Town receptacles, they should carefully remove the trash bags, replace the trash bags with new ones and take the filled bags back to Millie's with them. Be a good neighbor!

Millie's should provide the required phone number for the manager on duty, which ought to be clearly, predominantly, and permanently posted in public view. The phone number, when called, should not go to an answering service, answering device or voice mail.

2) At Millie's property and the Market – trash litters the ground, parking area, picnic tables and blows into neighboring property and along the bike path. This trash and litter are continuously cleaned up by members of the Madaket community early almost every morning. The Clean Team's volunteers also deal with the Millie's litter and trash that gets distributed along Madaket Road. I occasionally would bring collected trash and litter from the parking area into Millie's Market and the counter workers would help by taking it and dispose of it. However, a manager at the Market soon objected to this, telling me it wasn't their responsibility to pick up trash or dispose of trash and litter outside the market building. When I discussed this with the Millie's restaurant staff. They too stated it wasn't their duty to pick up trash in the Market parking area nor was grounds clean up priority. I asked them for the manager on duty's for a phone number. They refused to provide a contact phone number which is a violation of the Planning Board's Conditions. The litter and trash continued until they closed for the season.

Requested mitigation – Require that Millie's and/or Millie's market be required, as a condition to their permit approvals, on a daily basis to thoroughly and continuously police up the trash and litter at least every other hour and immediately after closing

3) Small pieces of trash blow into the surrounding properties. Litter is not picked up at the Millie's two parking areas. Unsanitary conditions are caused. Unsightly conditions are imposed on the neighborhood. These conditions are disrespectful of our Community and the neighbors.

Requested mitigation - One suggestion was to use a system where receipts would be printed on tapes with adhesive backing instead of loose papers being stapled to bags or taped to the packages. Some Starbucks use this system (see photo). Require that Millie's and/or Millie's market be required, as a condition to their permit approvals, on a

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daily basis thoroughly and continuously police up the trash and litter along the bike path from the Madaket Parking area entrance to the intersection with Baltimore Street at least every other hour and immediately after closing

Change of Use by Millie's Market - this area of our community is zoned VR. I believe that the presence of the Market is not a pre-existing use nor was it a use in operation when any previous zoning was in effect. The Market was installed with the community's tentative concurrence due to inducements made by the Owners that the basis for the community not objecting was that their proposed Market would serve the west end as a small, quiet west end market, offering a limited line of grocery products such as cheese; milk; soft drinks; pre-packaged ice cream containers and prepackaged "dixie" cups; cream cheese; breads; newspapers; some small, prepackaged food items, and the like; along with some beer and wine. This has now devolved, without any community input or consent, into something not originally presented, intended, or supported. The Market now primarily a vendor of only hard alcohol, beer, wine, premade and handmade ice cream cones / cups, single-use plastic products and has become a Millie's souvenir shop including the sale of clothing items; stickers; drink containers and the like. This use change has not been reviewed nor discussed with the community. It generates excessive amounts of traffic and litter in the parking area, the surrounding bike path, and the nearby beach parking area, which Millie's does not pick up. The use has changed. The market is not considered to be a pre-existing use. It was added to the property more recently based on what we now recognize to be a mis-represented purpose and other such representations.

Requested mitigation - The Market ought to revert to what the community originally was induced to believe was the basis for its consent or it ought to not be permitted to operate unless the current use is proven to be, or made to be, compatible with the existing VR zoning and approved by the required TON boards or commissions after public hearings.

Neighborhood Parking Enforcement – When the Millie's parking lots are full, patrons are then parking illegally in the community.

Requested mitigation – TON should be adding the patrolling of the area to the duties of police patrolling units and CSOs. The CSOs should have authorization to issue parking violation summonses. Enforce the No Parking areas at Madaket Beach parking area and along the neighborhood roads. Start the summer strong, with no nonsense ticketing.

Millie's should advise patrons about traffic and parking safety. Perhaps they ought to be made to install prominently visible signage in the restaurant "DO NOT park illegally or on the bike path. YOU WILL BE ticketed." We have seen this done effectively at off-Island businesses.

Millie's should engage an off-duty NPD officer, with authority to issue summonses, to serve as their parking and traffic control agent during hours of operation.

Parking Problems –

Parking problems for the neighborhood and the community were created when the Planning Board approved Hither Creek, LLC's application to grant it a parking waiver pursuant to Nantucket bylaw Ch. 139-18(d). Hither Creek, LLC's request was based, at least in part, on their statement that waiving the requirements "...would not be contrary to sound traffic, parking, or

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safety considerations." We now know from the experiences of this past season that the relief granted did, in-fact create traffic problems, parking issues and caused public safety problems.

1) Patron parking ought to be limited to the available parking spaces at only Millie's parking lots plus any additional off-site parking approved by TON. Experience has shown that the number of handicap parking spaces is insufficient. The two HC spaces are often used by non-handicap patrons.

Requested mitigation - There is normally a hostess kiosk right in front of these two HC spaces – the host / hostesses ought to monitor the inappropriate use of the HC spaces by simply notifying the non-HC permitted parkers to relocate. An off-duty NPD, hired by Millie's, could monitor parking in HC spaces and ticket violators.

Town enforcement of parking regulations at this area needs to be strengthened by active patrolling and issuance of violation summonses. If the regular patrolling officer(s) for the west end is otherwise occupied, it would be prudent for the public's safety if one or more of the ATV mounted seasonal patrols would have citation writing authorization and be stationed at the area each afternoon and into the sunset timeframe.

2) Millie's had agreed to properly monitor the overflow and dangerous parking situation in their lot, on the bike path and along the nearby roads. They have failed to do this. Instead of using an experienced, paid, off-duty NPD officers as a detailed parking officer with authority and willingness to address the many dangerous parking, traffic, and safety situations, Millie's instead used inexperienced, timid teenagers or other such person. Hiring a summer resident teenager and putting them in a safety vest is only mildly effective. Parkers do not respect such an attendant, and the person is unschooled in safe or effective traffic/parking control.

Requested mitigation - An off-duty NPD police officer is needed. This officer should have the authority to dispense parking violation tickets as well.

3) Lack of a designated pick up/ drop off area causes congestion and creates a safety issue. It has been too common to see vehicles sitting unsafely in traffic or on the bike path, not moving, as a group or family attempts to load boogie boards, strollers, towels, kids out of or into a taxi or other vehicle. Taxi's often stop smack dab in the middle of Madaket Road, blocking traffic, with other waiting taxis stopped behind each other.

Requested mitigation - Millie's ought to set aside a reserved, safe pickup/drop off zone for taxis, Uber, Lyft, passenger vehicles stopping to load or off load people. Perhaps this could be in the Millie's Market parking lot area with one way in and out curb cuts.

Ignoring / Circumventing Nantucket's Single-Use Plastic Law –

1) Millie's and Millie's Market have been using what they assert are compostable plastic or plant based plastic drinking glasses, lids and eating utensils. However, as Millie's managers have stated to me, these products are supposedly "compostable", so they feel they are appropriate. As we know, this is not so. These types of plastic products are only compostable at commercial facilities where special equipment is used. We have no such composting facility on Nantucket, nor is there such a commercial composting facility anywhere in South East Massachusetts. These single-use plastic products are a common source of area litter. The commercial use, sale and distribution of these single-use products is a violation of the Code of the Town of Nantucket.

Permitting relating to Millie's Restaurant and Millie's Market

Requested mitigation – Millie's and Millie's Market ceases use of all single-use plastic drinking containers, lids, plastic sauce and condiment containers, and the like, as set forth in the Code of the Town of Nantucket. There are sustainable alternatives that are not plastic. Examples are bamboo eating utensils, paper drinking cups and lids that are not plastic lined. TON has a website with guidance. Millie's should be made to fully comply with the sections of the Code that address Single-Use Plastics as a condition of their permits.

2) Millie's routinely dispenses plastic utensils with takeout orders, whether requested or not – these plastic utensils are not recyclable nor are they compostable. They are encased in a non-recyclable plastic package. If utensils are requested, they ought to be compostable. Sustainable alternate products are readily available and ought to be dispensed only when requested.

Requested mitigation – Millie's and Millie's Market should not dispense these single-use plastic products, whether requested or not.

3) Millie's market sells ice cream cones that are dispensed individually and also sells pre-made ice cream cones. The pre-made product (identified as "JOY") is wrapped in a non-recyclable and non-compostable paper wrapper. We requested that the wrapper be removed when dispensed. The Millie's Market manager asserted they were not allowed to touch the cone, but they do touch all their made-to-order cones. These Joy wrappers are a major source of litter for the community area.

Requested mitigation – If these paper-wrapped pre-made cones continue to be sold, the paper wrapper is to be removed prior to dispensing.

Violating Zoning Regulations –

Seemingly flagrant and intentional violation of the Madaket community's VR zoning as set forth in the Code for the TON, particularly Section 139-7A, is problematic for the residents of the community. Millie's (Hither Creek, LLC) owns two townhomes in Tristram's Landing (44 and 46 Arkansas Avenue) and leases nearby houses (232 Madaket Road last summer) for a month or so for use as dormitories for some of its employees. The VR zone does not permit dormitories. Misuse of the rental house resulted in litter, clothing, and other noisy, unhealthy and unsightly conditions at that properties, causing nuisance issues for the community.

Requested mitigation – dormitory use of owned or rented properties is prohibited in the VR locations. Such use should cease.

Thank you for your consideration of these issues when reviewing permit applications from Hither Creek, LLC or any other entity relating to Millie's Restaurant and Millie's Market. We are interested in participating in any public hearing(s) about the permitting for Millie's Restaurant and Millie's Market.

Respectfully,



Bruce Mandel

Ms. Amy Baxter
Licensing Administrator
Nantucket Police Department
abaxter@police.nantucket-ma.gov

April 8th, 2021

RE: Millie's Nantucket 2021 Outdoor Seating Plan

Dear Amy,

Thank you for your work over the last year fielding and digesting the requests, questions, and comments made by the various parties involved in this process, we appreciate your commitment to making it work fairly for everyone involved.

The health and well-being of our guests, staff, and neighbors is the absolute most important consideration in all of the operation choices made at Millie's Nantucket. Our request submitted to the Town is the exact same table and tent layout made and used in the 2020 season. As you know, this layout was pre-approved prior to us opening for outdoor dining per the State and Town rule changes made in 2020: all of our tables were spaced at least six feet apart, none of the tents ever had sides installed on them allowing for a full exchange of fresh air, there were never more than six people at any table at any given time, and neither bar had any patrons standing or sitting at any time. Even after the State permitted indoor dining, Millie's rarely utilized tables inside the restaurant at any time. We had no issues with guests complaining about the mechanics of visiting Millie's in 2020 as they understood the rules were meant to protect their safety and the safety of the other guests, staff, and neighbors. Throughout the summer, the Health Department visited our establishment on numerous occasions to conduct capacity counts and Millie's was never over our permitted occupancy.

As the Island continued to get busier into June and July, the volume of trash at Madaket Beach increased due to every business on the island utilizing takeout as their primary revenue source. Because Millie's trash was a component of that trash, we voluntarily would visit the beach trash cans every night and remove all of the trash from those trash cans as well as any trash strewn about by Beach patrons. This included all forms of trash, not just Millie's branded bags. It is our intent to operate the exact same way we operated during the summer of 2020 by collecting the trash each evening and bringing it to our dumpsters. We understand that we are an amenity to not only the West End residents and visitors but also the entire Island. We would like to request that the Town provide additional trash receptacles in the Madaket Beach parking area to prevent excess trash from being left in various areas around the parking lot.

We also understand that parking was an issue raised by many residents last summer. Millie's went ahead and contracted additional parking spaces with a private property owner in an adjacent lot however other neighbors complained that because we were paying for the use of that lot it constituted a parking lot which was not an allowable use per the zoning laws. Millie's had previously offered to assist in the expansion of the existing Beach parking lot. Millie's offered to expand the existing Beach parking lot but the town rebuffed that offer as they did not want to have an additional parking space.

The restroom capacity has been an issue since we opened. It is a known fact that if you do not want to use the lackluster facilities offered at the Beach, or anywhere in the West End, simply head to Millie's and use the restrooms there. An open restroom and general hospitality make it difficult to enforce the "restroom for patrons only" line.

Please feel free to contact us with further questions, comments or concerns and we look forward to working with you and the Town this Summer.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Cochran", written in a cursive style.

Chris Cochran Partner, Millie's Nantucket

Town of Nantucket Select Board:

Dawn E. Hill Holdgate, Chair

Jason Bridges, Vice Chair

Matt Fee

Kristie L. Ferrantella

Melissa Murphy

May 4, 2021

RE: Millie's Nantucket 2021 Outdoor Seating Plan

Dear Select Board,

Thank you for your work fielding and digesting the requests, questions, and comments made by the various parties involved in this process. We appreciate your commitment to making it work fairly for everyone involved.

The health and well-being of our guests, staff, and neighbors is the most important consideration in all of the operational choices made at Millie's Nantucket. Our request submitted to the Town of Nantucket (TON) for the 2021 season is the *exact same outdoor table and tent layout submitted, approved, and utilized during the 2020 season*. This included a tent over the front patio dining area and a tent in the parking lot that takes up 4 spaces for outdoor dining. This layout was pre-approved prior to us opening for outdoor dining per the State and TON rule changes made in 2020: All of our tables were spaced at least six feet apart, none of the tents ever had sides installed allowing for a full exchange of fresh air, there were never more than six people at any table at any given time, and neither bar had patrons standing or sitting at any time. After the State permitted indoor dining, Millie's rarely utilized tables inside the restaurant as the majority of guests preferred the proven safety of outdoor dining. This customer-driven push for outdoor dining will certainly continue through the 2021 season even as restrictions continue to loosen.

Below is an outline of our responses to the various comments made by both Bruce Mandel and the Madaket Conservation Association Board of Directors.

Septic System:

There is a new, upgraded, and fully compliant septic system currently being installed for the property per the TON's request.

Occupancy and Capacity Limits:

Millie's Nantucket understands that our capacity is 127. The Health Department visited our establishment on numerous occasions during the 2020 season to conduct capacity counts and Millie's was never over the permitted occupancy.

Unsafe Traffic Conditions:

From July through Labor Day, Millie's has dedicated parking staff tasked with managing parking in our lots and on the adjacent roadways and communicating any issues with the managers on duty IMMEDIATELY. All other staff are educated and encouraged to speak up and get assistance from a manager on duty with regards to issues related to parking and cars in adjacent right-of-ways.

Sunset viewing in Madaket was exceptionally busy during 2020 given the various rules and regulations instituted by the State and TON meant to encourage social distancing and discourage indoor gatherings. A Madaket Beach sunset is the ideal solution for families. Many of the issues related to parking along Ames, Macy, and Madaket Road are due to the sunset viewers during the evening. Due to the limited control Millie's has in enforcing traffic rules, Millie's supports the MCA's calls for stricter enforcement by the TON.

Litter & Trash:

As the island continued to get busier into June and July, the volume of trash at Madaket Beach increased due to every business on the island utilizing takeout as their primary revenue source. Because Millie's trash was a component of that trash, we voluntarily visited the beach trash cans and removed all of the trash from those trash cans as well as any trash

strewn about by Beach patrons. This included all forms of trash, not just Millie's branded bags. It is our intent to operate the exact same way we operated during the summer of 2020 by collecting the trash and bringing it to our dumpsters which are collected every morning. Additionally, our staff are tasked each morning with walking the property and adjacent areas and picking up any and all bits of trash that can be found.

Millie's Market Change of Use:

We have always and will continue to sell grocery items at Millie's Market notwithstanding the absence of consumer demand for those items.

Neighborhood Parking Enforcement and Parking Problems:

We also understand that parking was an issue raised by many residents last summer. Again, we deem this to be in part caused by the overwhelming number of visitors to Madaket Beach during sunset hours. This was likely exacerbated by the public and employees' reticence to use public transportation during the pandemic. Nonetheless, in an effort to abate the traffic concerns in 2020, Millies contracted additional parking spaces with a private property owner in an adjacent lot. However, we were unable to use these spaces because neighbors complained that due to the commercial use of that lot, it constituted a parking lot which was not an allowable use per the zoning laws. In addition, Millies had previously offered to pay for the expansion of the existing Beach parking lot, but the TON rebuffed that offer as they did not deem the use by Millies to be an allowed use under current restrictions.

For the 2021 season, we propose to add 4 spaces to the Market parking lot to replace the 4 spaces that are lost due to the erection of the tent near Millies restaurant entrance. Please see the attached sketch of the additional parking spaces. We feel this will mitigate some of the parking concerns while we continue to allow patrons to visit the restaurant while practicing safe social distancing. In addition, we will continue to purchase NRTA bus passes for employees living beyond Madaket and will demand that they use public transportation to the extent it is safe to do so.

Single Use Plastic Law:

We have always and will continue to follow the guidelines for single use plastic product set forth by the TON. In fact, the management **specifically requests** products used by other Island businesses to ensure compliance.

We understand that we are an amenity to not only the West End residents and visitors but also the entire Island. We had no issues with guests complaining about the mechanics of visiting Millie's in 2020 as they understood the rules were meant to protect their safety and the safety of the other guests, staff, and neighbors and will diligently maintain those rules through the 2021 season.

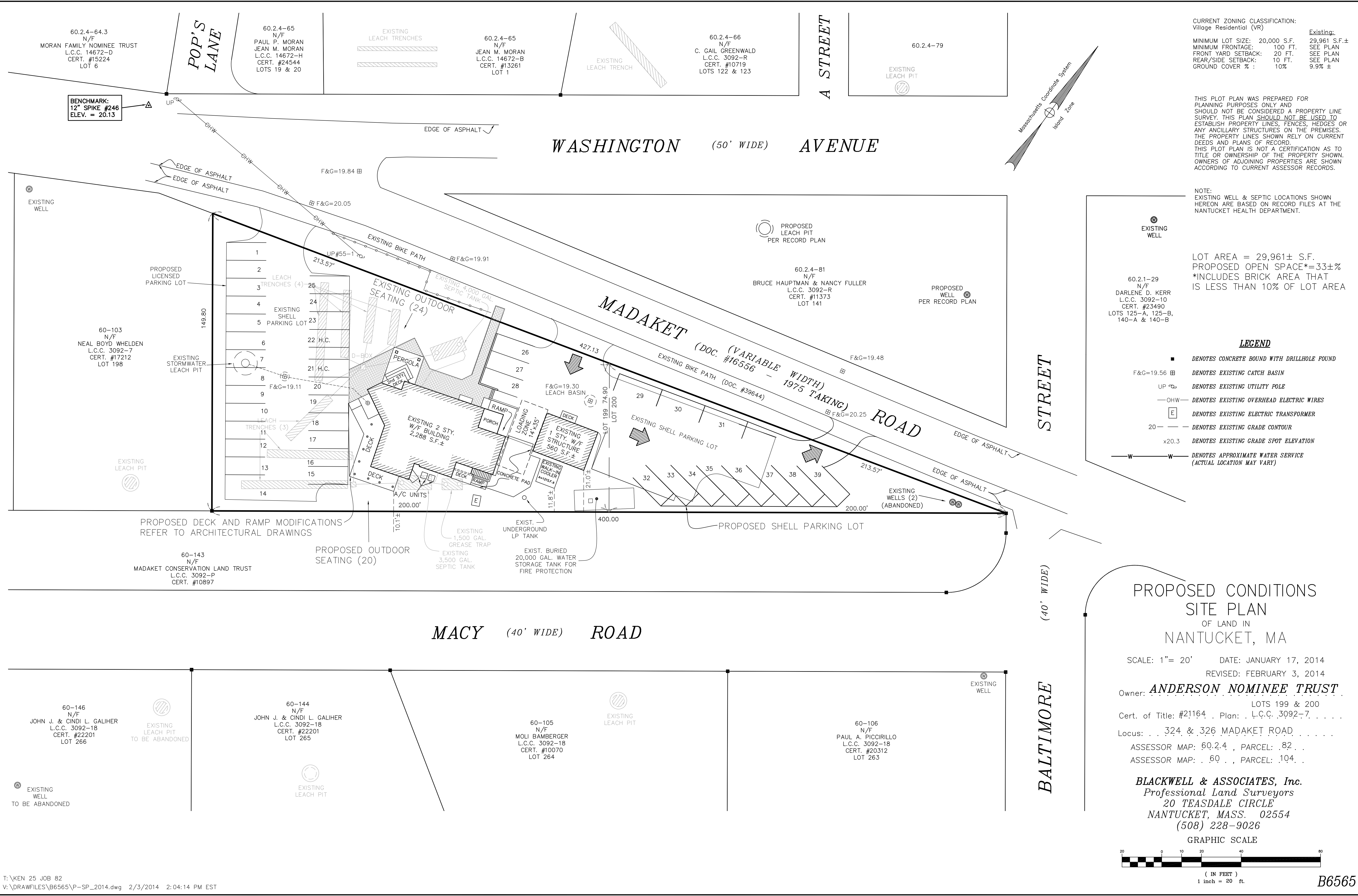
Please feel free to contact us with further questions, comments or concerns. We look forward to working with you and the Town this Summer.

Sincerely,



Chris Cochran, Partner, Millie's Nantucket

CC: Amy Baxter, Robert Blair



CURRENT ZONING CLASSIFICATION:
Village Residential (VR)

Existing:
29,961 S.F.±
SEE PLAN

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 10% 9.9% ±

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE:
EXISTING WELL & SEPTIC LOCATIONS SHOWN HEREON ARE BASED ON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.

LOT AREA = 29,961± S.F.
PROPOSED OPEN SPACE*=33±%
*INCLUDES BRICK AREA THAT IS LESS THAN 10% OF LOT AREA

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- F&G=19.56 ▨ DENOTES EXISTING CATCH BASIN
- UP ∞ DENOTES EXISTING UTILITY POLE
- OHW — DENOTES EXISTING OVERHEAD ELECTRIC WIRES
- [E] DENOTES EXISTING ELECTRIC TRANSFORMER
- 20 — — DENOTES EXISTING GRADE CONTOUR
- x20.3 DENOTES EXISTING GRADE SPOT ELEVATION
- W — W — DENOTES APPROXIMATE WATER SERVICE (ACTUAL LOCATION MAY VARY)

PROPOSED CONDITIONS
SITE PLAN
OF LAND IN
NANTUCKET, MA

SCALE: 1"= 20' DATE: JANUARY 17, 2014
REVISED: FEBRUARY 3, 2014

Owner: **ANDERSON NOMINEE TRUST**

LOTS 199 & 200
Cert. of Title: #21164 Plan: L.C.C. 3092-7

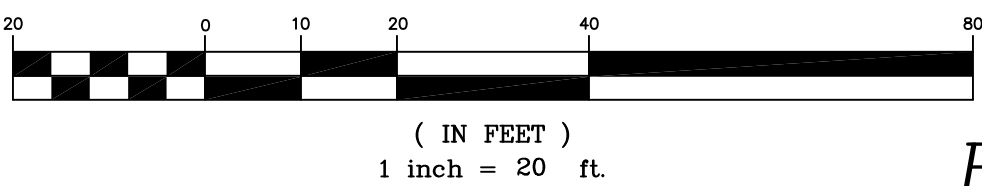
Locus: . . 324. & 326 MADAKET ROAD

ASSESSOR MAP: 60-2-4, PARCEL: .82. .

ASSESSOR MAP: . 60. ., PARCEL: .104. .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE





Agenda Item Summary

Agenda Item #	IX. 1.
Date	5/26/2021

Staff

Eleanor Weller Antonietti, Land Use Specialist/Zoning Administrator

Subject

Conveyance of portion of 33' wide Proprietor's Road in Pocomo to owners of abutting property to south.

Executive Summary

This unconstructed portion of an unnamed proprietor's road adjacent to 7 Pocomo Road was authorized for acquisition and disposition with passage of Articles 98 & 99 at the 2014 ATM. The Order of Taking was approved by the Select Board on September 10, 2014.

Staff Recommendation

Approve and proceed with the disposition per the agreement of Purchase and Sale prepared by Town counsel. REAC reviewed the disposition and recommended the conveyance at \$2/SF for a sale price of \$25,040 plus additional legal fees associated with preparing the closing documents.

Background/Discussion

Parcel D, shown on Acquisition and Disposition Plan No. 2014-78 with a lot area of 12,520 SF, will be merged with the Grantee's abutting property at 7 Pocomo Road, shown as Lot 1 upon Land Court Plan 38822-A. 7 Pocomo Road has an existing lot area of 179,992 SF in LUG-3 where minimum lot size is 120,000 SF.

Impact: Environmental ☐ Fiscal ☒ Community ☒ Other ☐

To complete the disposition and increase taxable land area.

Board/Commission Recommendation

REAC reviewed and approved at its meeting on February 3, 2021.

Public Outreach

Approved at 2014 Annual Town Meeting. Notice of taking published in paper and sent to abutters by certified mail.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Conforms with the intent of the Yard Sale Program.

Attachments

P&S, Quitclaim Deed, and Settlement Statement; plan



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
Cassandra Henderson, Tr.	7 Pocomo Rd.	14/66	179,992	Parcel D	Proprietors Road	12,520	LUG-3 120,000	3% 376 SF	2014-78	Doc 145759 2014 ATM Article 99	\$ 2.00	\$ 25,040.00
					TOTAL SF	12,520				Total Revenue	\$25,040.00	
					TOTAL Acres 0.72 acres							

PURCHASE AND SALE AGREEMENT

Agreement made this _____ day of _____, 2021.

1. PARTIES AND MAILING ADDRESSES

The Town of Nantucket, a municipal corporation acting by and through its Select Board, having an address of 16 Broad Street, Nantucket, Massachusetts 02554, hereinafter called the SELLER, agrees to SELL and Cassandra Henderson, Trustee of the Pocomo Hill Realty Trust under Declaration of Trust dated October 5, 2012, filed with Nantucket Registry District of the Land Court as Document No. 138553, having a mailing address of 2 Commonwealth Avenue, #9H, Boston, Massachusetts 02116, hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The premises are comprised of a certain parcel of land in Nantucket, Massachusetts shown as Parcel D, Proprietors Road, containing 12,520± square feet, 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 County Registry of Deeds as Plan No. 2014-78(the "Property" or "Premises"). The Premises is considered a non-conforming lot pursuant to the Town of Nantucket Code.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Intentionally Omitted (Vacant Land).

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Any liens for municipal betterments assessed after the date of this agreement;
- (b) Laws, by-laws, rules, and regulations, whether federal, state, or local, which affect the use of the Premises, including, but not limited to, rules and regulations of the Nantucket Conservation Commission, Nantucket Zoning By-Law, Nantucket Historic District Commission, Nantucket Building Department, Nantucket Planning Board and Nantucket Board of Health;
- (c) Real estate taxes for the then-current fiscal year and future periods, which are not due and payable at the time of delivery of the deed;
- (d) Any fee which may be imposed upon the transaction which is the subject of this

agreement by the Nantucket Land Bank Commission, which the Buyer agrees to pay at the time of delivery of the deed;

(e) Any right, restrictions or easements and reservations of record, if any, so long as the same do not prohibit or materially interfere with the use of said premises for residential purposes;

(f) Any public rights existing below mean high water, if applicable; and

(i) Said deed shall contain a reversion clause and a restriction set forth in Section 35 below to require the Premises to be used, and effectively merged with, the BUYER'S existing property known as 7 Pocomo Road, Nantucket, Massachusetts, which is shown as Town Assessor's Map 14 as Parcel 66, for residential purposes and permanently restricting any further division or subdivision of the Premises as combined with said existing property,

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the BUYER shall deliver such plan with the deed in a form adequate for recording.

6. REGISTERED TITLE

In addition to the foregoing, if the title to the said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title to said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is Twenty-Five Thousand Forty and 00/100 Dollars (\$25,040.00), of which

\$ 0.00	was paid as a deposit
\$ 25,040.00	is to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s) or by attorney's IOLTA check.

<u>\$ 25,040.00</u>	Total
---------------------	-------

8. TIME FOR PERFORMANCE; DELIVERY OF DEED

Said deed is to be delivered to BUYER at the Nantucket County Registry of Deeds at 1:00 P.M. on the 27th day of May 2021, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

9. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they are now, and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to personally inspect the premises prior to the delivery of the deed in order to determine whether the condition of the premises complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days. In the event that such an extension occurs, BUYER agrees to close prior to expiration of the extension period and as soon as reasonably possible after SELLER is prepared to deliver the Premises in compliance with this Agreement. In no event shall SELLER be required to expend more than a total of \$1,000.00 to clear title to and deliver possession of the Premises.

11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

13. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after delivery of said deed.

14. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15. INSURANCE

Intentionally Omitted (Vacant Land).

16. ADJUSTMENTS

A payment in lieu of taxes shall be paid in accordance with G.L. c. 44, § 63A as of the day of performance of this Agreement and the amount thereof shall be added to the purchase price payable by BUYER at the time of delivery of the deed.

17. ADJUSTMENT OF UNASSESSED AND UNABATED TAXES

Intentionally Omitted.

18. BROKER'S FEE

Intentionally Omitted.

19. BROKER'S WARRANTY

Intentionally Omitted.

20. DEPOSIT

All deposits made hereunder shall be held in escrow by Town Treasurer, as escrow agent in a non-interest bearing account subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by court order by a Court having competent jurisdiction.

All deposits made hereunder shall be placed in a non-interest-bearing account. The escrow agent hereunder shall not be liable for any loss suffered with respect to the escrow account or for any action or inaction taken by the escrow agent in good faith with respect to the account or deposit. The escrow agent may resign at any time by transferring the deposit to a successor escrow agent reasonably acceptable to SELLER and BUYER which successor agrees in writing to act as escrow agent. BUYER and SELLER jointly and severally agree to indemnify and hold the escrow agent harmless for any and all costs and expenses, including reasonable attorney's fees, incurred in connection with any such dispute.

21. BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages, which shall be the SELLER'S sole and exclusive remedy at law and in equity for a breach of this agreement.

22. RELEASE BY HUSBAND OR WIFE

Intentionally Omitted.

23. BROKER AS PARTY

Intentionally Omitted.

24. LIABILITY OF TRUSTEES, SHAREHOLDERS OR BENEFICIARIES

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER: NONE. SELLER and SELLER's agents have made no warranties or representations, express or implied, and BUYER is purchasing the premises in it's "AS IS" and without inspection.

26. MORTGAGE CONTINGENCY CLAUSE

None.

27. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER or their respective counsel. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. TITLE STANDARDS AND CONVEYANCING PRACTICES

Any matter relating to performance of this Agreement, which is the subject of a title, practice or ethical standard of the Real Estate Bar Association of Massachusetts shall be governed by such standard to the extent applicable.

29. NOTICES

All notices, demands, consents and approvals required or permitted hereunder shall be deemed to have been duly given if in writing addressed to BUYER or SELLER at:

In the case of BUYER:

Cassandra Henderson, Trustee of
Pocomo Hill Realty Trust
2 Commonwealth Avenue #9
Boston, MA 02116

With a copy to:

Steven L. Cohen, Esq.
Cohen & Cohen Law, P.C.
34 Main Street
P.O. Box 786
Nantucket, MA 02554
(508) 228- 0377
Facsimile: (508) 228- 0970

In the case of SELLER:

Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, MA 02554

With a copy to:

Vicki S. Marsh, Esq.
KP Law, P.C.
101 Arch Street, 12th Fl.
Boston, MA 02110
(617) 556-0007
Facsimile: (617) 654-1735

and shall be deemed delivered upon the earliest to occur of (a) receipt or refusal to accept delivery; or (b) upon delivery prior to 5:00 P.M. on any business day by telecopy evidenced by written or printed receipt confirmation, provided a copy of any such notice sent by telecopy is sent also by means of one of the above-described manners of delivery. BUYER and SELLER may change the address to which any notice is to be sent by giving reasonable notice to the other party of such new address in the manner specified.

30. NO BROKER WARRANTY

The parties warrant and represent each to the other that there is no broker involved with the transaction to which this agreement pertains. In the event of a breach of the foregoing

representation, the breaching party shall indemnify and hold harmless the non-breaching party for all expenses, including attorney's fees, which arise from such breach. The provisions of this section shall survive delivery of the deed hereunder.

31. SELLER'S CONTINGENCY

SELLER'S obligations hereunder shall be contingent upon SELLER complying prior to closing with the requirements of Massachusetts General Laws Chapter 30B concerning public procurement of the premises and obtaining all necessary authority to sell the premises, including but not limited to a declaration that the premises constitutes surplus property and an appropriate Town Meeting vote.

32. VENUE

The parties hereto agree that all actions on this Agreement shall be brought in the Superior Court Department of the Trial Court, Commonwealth of Massachusetts, Nantucket Division, to the extent that said Court shall have jurisdiction of the subject matter in any such action.

33. EXTENSION AUTHORITY

By executing this Agreement, Buyer and Seller hereby grant to their respective attorneys the actual authority to bind them by facsimile for the limited purpose of allowing them to grant extensions, and Buyer and Seller shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge that either party has disclaimed the authority granted herein to bind them.

34. CLOSING DOCUMENTS

BUYER agrees to sign at closing all forms reasonably required by SELLER including without limitation a disclosure statement pursuant to G.L. c. 7C, sec. 38. BUYER agrees to pay the legal costs incurred for preparing a Quitclaim Deed for the Premises.

35. MERGER OF PREMISES

BUYER shall consolidate the Premises with the BUYER'S existing abutting lot as set forth in the provisions of the "Nantucket Yard Sale Program." This consolidation process includes but is not limited to obtaining a special permit from the Zoning Board of Appeals to alter any premises which is a nonconforming lot pursuant to Town Code 139-33A (8) and, filing a new perimeter plan with the Nantucket Planning Board and Massachusetts Land Court, if applicable.

BUYER warrants that the Premises shall not be used as separate buildable lots or resold as a separate buildable lot and shall be used for residential uses only. Notwithstanding any provision herein to the contrary, BUYER shall accept the deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce such restrictions and covenants as follows:

"The Grantor's conveyance of the parcel(s) described herein is based in part on the Grantee's warranty and representation to the Grantor that such parcel(s) shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 7 Pocomo Road, shown on Town Assessor's Map 14 as Parcel

66, previously acquired by Grantee by Deed filed with Nantucket Registry District of the Land Court as Document No. 24438 noted on Certificate of Title No. 138554(together, the "Combined Premises"), and that no part of the Combined Premises shall be hereafter divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds and filed with said Registry District of the Land Court. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, prohibiting the division or subdivision of any portion of the Combined Premises, and prohibiting the use or conveyance of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four months of the Date of the Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used or conveyed in a manner inconsistent with these restrictions unless a prior written release is granted by the Town of Nantucket Select Board and recorded with said Deeds, and filed with said Registry District of the Land Court."

These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body" pursuant to G.L. c. 184, Section 26 such that the restrictions contained herein shall be enforceable for the full term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the grantee hereby appoints the grantor as its agent and attorney in fact to execute and record such notice and further agrees that the grantee shall execute and record such notice upon request. The representations, warranties and provisions of this Section 35 shall survive the delivery of this deed and any conveyance of the Premises, and BUYER shall accept a deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce these covenants.

36. CONDITION OF PREMISES

BUYER acknowledges that prior to the date of this Agreement, BUYER entered the Premises for the purpose of surveying and inspecting the Premises, as necessary for BUYER's financing and purchasing of the Premises and BUYER agrees that BUYER and BUYER's agents fully and completely inspected the Premises, and that BUYER is wholly satisfied with the condition of the Premises. SELLER and SELLER's agents have made no warranties or representations with respect to the Premises, express or implied, on which BUYER has relied except as otherwise set forth in this Agreement. In the event that BUYER and/or BUYER's agents, contractors and employees access the Premises to make any further inspections, assessments, surveys, appraisals or other non-invasive examination of the surface of the Premises, then such access shall be solely at the BUYER's risk, and BUYER shall indemnify and save SELLER harmless from any and all claims, demands, suits or causes of action of any nature whatsoever arising from BUYER's and its agents', contractors' and employees' presence at and/or actions upon or about the Premises, including, without limitation, any claim for personal injury or property damage made by any such person afforded access to the Premises pursuant hereto. BUYER will, and will cause

its agents, employees, and contractors, to observe any posted rules and regulations on the Premises.

37. REPRESENTATION BY COUNSEL

BUYER and SELLER each acknowledge and agree that they have by counsel of their own choosing or have had an opportunity to be so represented by counsel, and both BUYER and SELLER have read and understand the terms of this Agreement.

38. ASSIGNMENT AND RECORDING OF AGREEMENT

BUYER shall not file this Agreement with any Registry of Deeds or recording office. BUYER shall not assign this Agreement to any party without SELLER's prior written consent, which consent SELLER may withhold for any or no reason. In the event BUYER so files or assigns this Agreement without SELLER's prior written consent, then SELLER may elect, upon written notice to BUYER, to terminate this Agreement and to retain any and all deposits.

39. SEVERABILITY

If this Agreement shall contain any term or provision which shall be invalid, then the remainder of the Agreement, as the case may be, shall not be affected thereby and shall remain valid and in full force and effect to the fullest extent permitted by law, provided such term or provision does not materially affect the obligations of either of the parties nor the essence of the Agreement.

Signature Page to Follow

SELLER:
TOWN OF NANTUCKET
By its Select Board

764598 NANT19712/0001

ESCROW AGENT:
TOWN TREASURER

**BUYER: POCOMO HILL REALTY
TRUST**

By: _____
Cassandra Henderson, Trustee

QUITCLAIM DEED

Parcel D, Proprietors Road, Nantucket, Massachusetts

The **Town of Nantucket**, a Massachusetts municipal corporation having a principal place of business at 16 Broad Street, Nantucket, Nantucket County, Massachusetts acting by and through its Select Board (the "Grantor"), in consideration of Twenty-Five Thousand Forty and 00/100 Dollars (\$25,040.00), the receipt of which is hereby acknowledged, pursuant to the authority of Article 99 voted upon at the 2014 Annual Town Meeting, a certified copy of which is attached hereto, grants to **Cassandra Henderson, Trustee of the Pocomo Hill Realty Trust under a Declaration of Trust dated October 5, 2012, filed with the Nantucket Registry District of the Land Court as Document No. 138553** (the "Grantee") having a mailing address of 2 Commonwealth Avenue, #9H, Boston, Massachusetts 02116, with QUITCLAIM COVENANTS, a certain parcel of land in Nantucket, Massachusetts shown as Parcel D, Proprietors Road containing 12,520± square feet 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 County Registry of Deeds as Plan No. 2014-78 (the "Parcel"). The Parcel hereby conveyed is a portion of Proprietors Road and is vacant land.

The Grantor's conveyance of this Parcel is based in part on the Grantee's warranty and representation to the Grantor that such Parcel shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 7 Pocomo Road shown on Town Assessor's Map 14 as Parcel 66 previously acquired by Grantee pursuant to Deed filed with the Nantucket Registry District of the Land Court as Document No. 138554 noted on Certificate of Title No. 24438 (together, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Select Board and such permission is recorded with said Deeds and filed with said Registry District of the Land Court. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, as from time to time amended; prohibiting the division or subdivision of any portion of the Combined Premises and prohibiting the conveyance or use of any portion of the Combined Premises apart from another portion of the Combined Premises and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four (24) months of the date of this Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used, conveyed, divided or subdivided in a manner inconsistent with these restrictions unless prior written release

is granted by the Town of Nantucket Select Board and recorded with said Deeds and filed with said Registry District of the Land Court.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to the Grantor's reservation of, and otherwise grants to the Grantor, such restrictions on the use of the Combined Premises. These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restrictions contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Order of Taking dated September 10, 2014, filed with said Registry District of the Land Court as Document No. 145759.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

EXECUTED under seal this _____ day of _____, 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, ss

On this _____ day of _____, 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 and deed of the Select Board of the Town of Nantucket.

Notary Public
My Commission Expires:

SETTLEMENT STATEMENT

Town of Nantucket ("Seller")
Cassandra Henderson, Trustee of Pocomo Hill Realty Trust ("Buyer")
Parcel D, Proprietors Road,
Nantucket, MA (Property)
May 27, 2021 (Closing Date)

Purchase Price: \$ 25,040.00

Less:

Deposit \$ 00.00

Plus:

Payment in Lieu of Tax Adjustment
5/27/21-6/30/21 \$ 8.53
7/1/21-6/30/22 \$ 89.00

Reimbursement of Town's Legal Fees \$ 1,000.00

Net Amount Due Seller: \$ 26,137.53

Checks:

Town of Nantucket \$ 26,137.53

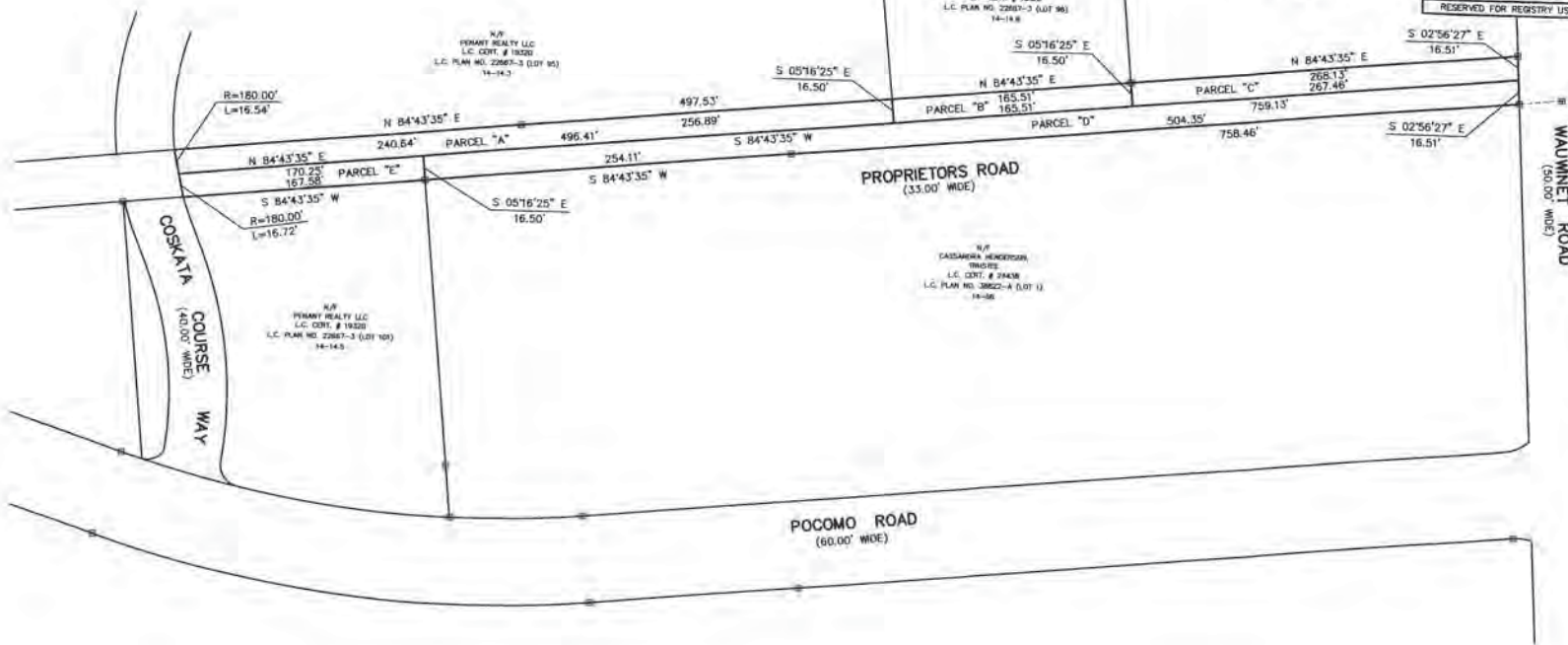
**BUYER: POCOMO HILL
REALTY TRUST**

**SELLER: TOWN OF NANTUCKET
SELECT BOARD**

By: _____
Cassandra Henderson, Trustee



MERCANTILE PLAN NO. 16220-#



LEGEND

DBL BL DEED BOOK
 DBH DBL DRILL HOLE/CONCRETE BOUND (RECORD)
 FND FOUND
 IP IRON PIPE
 L.C. LAND COURT
 MAG MAGNETIC NAIL
 N/F NOW OR FORMERLY
 PN NAIL
 PG PAGE
 SSM STEEL SURVEYOR'S 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'



"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."

Paul J. B... 7/7/14
 PROFESSIONAL LAND SURVEYOR DATE



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

NANTUCKET BOARD OF SELECTMEN

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

Richard...
 RICHARD A. RICHARDSON, CHAIRMAN
 BOB DELORENZO, VICE-CHAIRMAN
 BRUCE BRIDGES
 WALTER...
 VERN...
 DATE 9/10/2014

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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

Chris...
 CHRIS...
 NANTUCKET...
 DATE APPROVED 7-14-14
 DATE SIGNED 7-14-14
 FILE NO. 7708

N-10444



Agenda Item Summary

Agenda Item #	X. 1.
Date	5/26/2021

Staff

Eleanor Weller Antonietti, Land Use Specialist/Zoning Administrator

Subject

Order of Taking by Eminent Domain, Portion of North Road *a/k/a* North Sias Road (Sconset)

Executive Summary

Article 107 of the 2020 ATM authorized the taking of the fee or lesser interests of the westernmost portion of North Road for public ways and/or general municipal purposes. Lots A, B, & C are shown on plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Unconstructed North Sias Road", dated March 25, 2021, and recorded at Plan 2021-31, to have a combined area of 2,060 square feet. The abutting properties are 14 Clifton St. on the north side and 9 South Rd. and 6 North Sias Rd. on the south side.

Staff Recommendation

Proceed with the taking by Eminent Domain. Town Counsel has reviewed and drafted documentation based upon title research conducted by Staff.

Background/Discussion

This acquisition and subsequent disposition of a so called "paper street" in Sconset is part of the Yard Sale Program.

Impact: Environmental ☐ Fiscal ☒ Community ☒ Other ☐

To complete the taking of authorized acquisitions and increase taxable land area.

Board/Commission Recommendation

REAC reviewed and approved at its meeting on May 12, 2021.

Public Outreach

Approved at Annual Town Meeting. Notice of taking published in local newspaper on May 6 & 13 and sent to abutters by certified mail.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Conforms with the intent of the Yard Sale program

Attachments

Order of Taking; Acquisition Plan No. 2021-31



GRANTOR / Owner	ADDRESS	Map / Parcel	Zoning	Minimum Lot Size	Existing Lot Area	Yard Sale Plan Reference	Yard Sale Parcel	Paper St	Lot Area / SF	ATM Approval
HOLT	14 Clifton St.	73.4.1/ 39.1	SR-10	10,000	10,755	2021-31	Lot A	North Rd.	1,036	2020 ATM Article 107
McROBIE	9 South Rd.	73.4.1/ 37	SR-10	10,000	13,068	2021-31	Lot B	North Rd.	876	2020 ATM Article 107
ROBINSON, Tr.	6 North Sias Rd.	73.4.1/ 41	SR-10	10,000	8,874	2021-31	Lot C	North Rd.	148	2020 ATM Article 107
								<u>TOTAL AREA =</u>	<u>2,060</u>	<u>(0.05 acres)</u>

TOWN OF NANTUCKET
SELECT BOARD

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF NORTH SIAS ROAD A/K/A
NORTH ROAD

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 on Article 107 adopted by the Town at its 2020 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 described below ("Parcels") is required for general municipal purposes and public access 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 "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Unconstructed "North Sias Road," dated March 25, 2021, prepared by Bracken Engineering, Inc., recorded with the Nantucket County Registry of Deeds as Plan No. 2021-31 and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	North Sias Road	1,036± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 73.4.1, Parcel 39.1	Susan Trainor Holt and John W.F. Holt	Book 1607, Page 268

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot B	North Sias Road	876± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 73.4.1, Parcel 37	Jordan S. McRobie	Book 1203, Page 238 and Book 1239, Page 210

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot C	North Sias Road	148± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 73.4.1, Parcel 41	KTT Place, LLC	Certificate of Title No. 27828 filed in Nantucket Registry District of the Land Court

Any and all trees and vegetation on the Parcels are included in this Order of Taking. Any utility easements in the Parcels are to be excluded from this Order of Taking.

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

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

(Remainder of Page Intentionally Blank. Signatures Follow on Next Page.)

Adopted under seal this day , 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, ss

On this day of , 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.

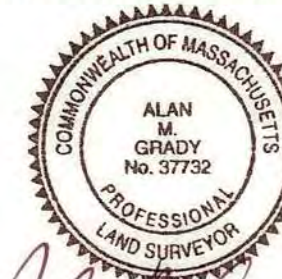
Notary Public
My commission expires:

CLIFTON STREET

(PRIVATE - VARIABLE WIDTH)

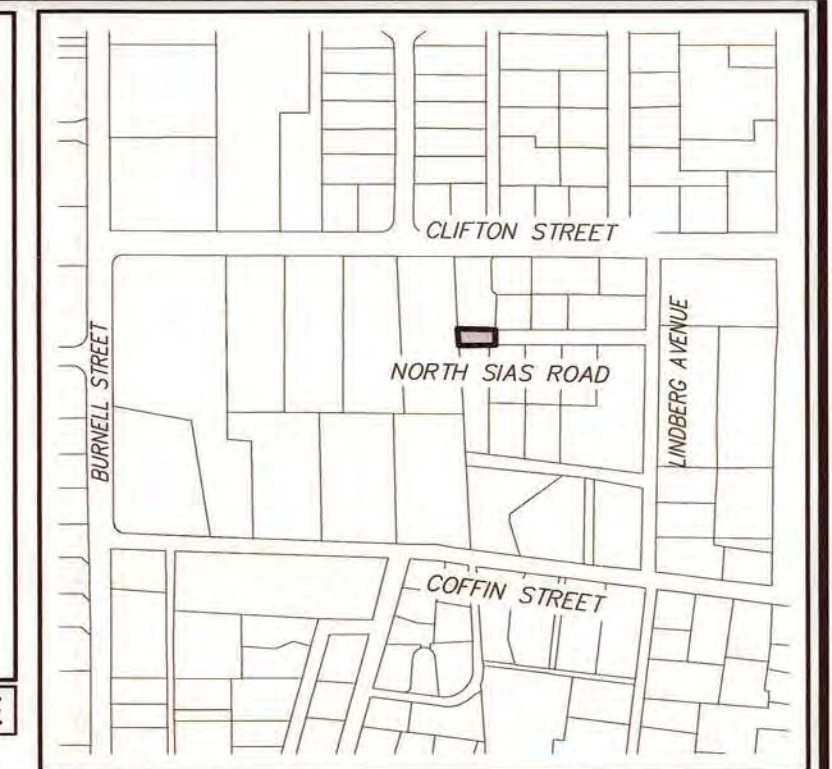
ZONE: ROH
REQUIRED
LOT AREA: 5,000 s.f.
FRONTAGE: 50'
FRONT YARD: 0'
SIDE/REAR YARD: 5'
GROUND COVER: 40% (MAX)

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

RESERVED FOR REGISTRY USE



LOCUS MAP Scale: 1" = 400'±

NOTES:

- LOCUS: NORTH SIAS ROAD
(ON ASSESSORS MAP 73)
- PLAN: Plan Bk:11 Pg:4
Plan No:2014-57
L.C. Plan #21902
L.C. Plan #38159
L.C. Plan #39680
L.C. Plan #39681
L.C. Plan #42076
- TOWN MEETING REFERENCE:
ARTICLES 107 & 108 (2020 ATM)

ROADWAY ACQUISITION PLAN IN NANTUCKET, MASS.

OF A PORTION OF UNCONSTRUCTED
"NORTH SIAS ROAD"

PREPARED BY
BRACKEN ENGINEERING, INC.

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

tel: (508) 325-0044

fax: (508) 833-2282

SCALE: 1" = 30' MARCH 25, 2021

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

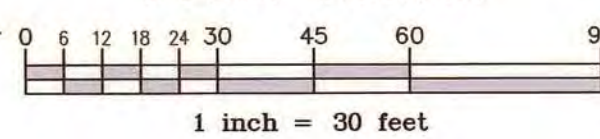
TOWN OF NANTUCKET
BOARD OF SELECTMEN

FILE NUMBER:

DATE APPROVED:

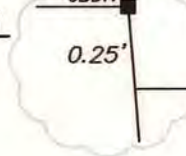
DATE APPROVED:

PLAN SCALE



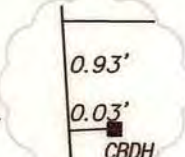
SOUTH ROAD
(PRIVATE - 30.00' WIDE)

DETAIL
N.T.S.



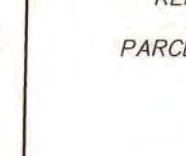
#16 CLIFTON STREET
MAP 73.4.1 PARCEL 26.6
N/F
LINDA CAROL KINSLEY
C.O.T. # 17766
LOT 9, LCP 21902-C

DETAIL
N.T.S.



LOT "A"
AREA =
1,036± s.f.

DETAIL
N.T.S.



#12 CLIFTON STREET
MAP 73.4.1 PARCEL 39
N/F
THE POND LILY COMPANY
BK 1588 PG 307
LOT 2A, PLAN NO. 2014-58

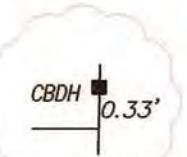
#14 CLIFTON STREET
MAP 73.4.1 PARCEL 26.6
N/F
SUSAN TRAINOR HOLT &
JOHN W. P. HOLT
BK 1607 PG 268
LOT 1A, PLAN NO. 2014-58

#5 NORTH ROAD
MAP 73.4.1 PARCEL 40
N/F
RICHARD & SARAH
COLBERT
BK 1519 PG 149
LOT 30, PLAN BOOK 11 PAGE 4

#3 NORTH ROAD
MAP 73.4.1 PARCEL 31
N/F
RENA CRISP, TRUSTEE
BK 394 PG 315
PARCEL B, PLAN FILE 42-A

#18 LINDBERG AVENUE
MAP 73.4.1 PARCEL 9
N/F JANET EYRE
BK 1207 PG 296

DETAIL
N.T.S.

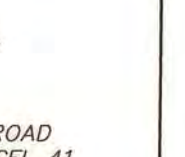


#16 LINDBERG AVENUE
MAP 73.4.1 PARCEL 10
N/F
JOYCE L. COFFIN
BK 113 PG 162

LOT "B"
AREA =
876± s.f.

LOT "C"
AREA =
148± s.f.

DETAIL
N.T.S.



#9 SOUTH ROAD
MAP 73.4.1 PARCEL 37
N/F
JORDAN McROBIE
BK 1239 PG 210
PORTIONS OF
LOTS 9 & 10,
PLAN BOOK 11 PAGE 4

#6 NORTH SIAS ROAD
MAP 73.4.1 PARCEL 41
N/F
MERRITT ROBERSON ET AL,
TRUSTEES
C.O.T. #24216
LOT 1, LCP #39680-A

#4 NORTH SIAS ROAD
MAP 73.4.1 PARCEL 42
N/F
JOHN & BARBARA
BARTLETT
C.O.T. #15652
LCP #39681-A

#2 NORTH SIAS ROAD
MAP 73.4.1 PARCEL 326
N/F
FRANK & BETTY
LANGHAMMER
C.O.T. # 9389
LCP #38159-A

#10 LINDBERG AVENUE
MAP 73.4.1 PARCEL 13
N/F
JOHN & NOREEN POULSON,
TRUSTEES
C.O.T. # 24443
LCP #42706

DETAIL
N.T.S.



#7 SOUTH ROAD
MAP 73.4.1 PARCEL 44
N/F
WHITNEY GIFFORD,
TRUSTEE, 7 SOUTH ROAD
NOMINEE TRUST
C.O.T. #21716
LOT 2, LCP #39680-A

#5 SOUTH ROAD
MAP 73.4.1 PARCEL 43
N/F
LYNN F. FILIPSKI,
TRUSTEE OF 5 SOUTH ROAD
NOMINEE TRUST
C.O.T. #23452
LOT 3, LCP #39680-A

Line Table

Line #	Bearing	Distance
L1	S 89° 31' 44" E	68.68'
L2	S 2° 39' 10" E	15.02'
L3	S 2° 39' 10" E	15.02'
L4	S 89° 31' 44" E	58.78'
L5	S 89° 31' 44" E	9.90'
L6	S 0° 28' 16" W	15.00'
L7	N 0° 28' 16" E	15.00'
L8	N 0° 28' 16" E	15.00'
L9	N 89° 31' 44" W	9.90'



Agenda Item Summary

Agenda Item #	X. 2.
Date	05/26/2021

Staff

Amy Baxter, Licensing Administrator
Marina Dzvoniak, Events Coordinator

Subject

Public Hearing to consider a new Entertainment License Application (temporary) for White Heron Theatre Company stage plays to be held at the Oldest House, 16 Sunset Hill Lane, June 21-August 16, 2021.

Executive Summary

Under [MGL Chapter 140 § 181](#), an entertainment license is required for “theatrical exhibitions, public shows, public amusements and exhibitions of every description” to which “admission is obtained upon payment of money or upon the delivery of any valuable thing.”

White Heron Theatre Company has submitted an Entertainment License Application to stage summer performances at the Oldest House, 16 Sunset Hill Lane (July 21-August 16, five performances per week 6:30pm-9:00pm; total of 20 performances).

Staff Recommendation

Any approval of the White Heron Theater Company entertainment license must be contingent on compliance with the following conditions:

- White Heron to employ parking attendants to direct people to the designated parking area on site at 16 Sunset Hill Lane (25 parking spaces available by reservation)
- White Heron shall engage an off-duty Nantucket Police Officer, at its expense, to be present during evening performances to control traffic and parking on the street
- Required off-street parking to be determined by the Building Commissioner
- Emergency access must be maintained on Sunset Hill Lane and on property
- Construction of Temporary Stage is subject to building codes of the Town and receipt of all permits and approvals prior to commencement of the construction.
- Inspections must be completed before permits issued
- Accessibility: The Massachusetts Architectural Access Boards Regulations 521 CMR require all events open to public be accessible. This includes parking areas, all paths to travel, entrances, seating areas, and temporary bathrooms.
- A sufficient number of lavatories, including handicap-accessible lavatories, for persons reasonably expected to attend, as determined by the Health Department, shall be provided at applicant's expense.
- White Heron staff shall police the street and Coffin Park after every event for litter. Trash collection shall be on a daily basis.



- Neighborhood / Public communication is required prior to the start of White Heron Theater Company's operation at the Oldest House at 16 Sunset Hill Lane to mitigate issues, minimize impacts, and ensure affected neighbors and businesses are aware of the planned activities.

Background/Discussion

The property is protected under the Dover Amendment as an educational nonprofit use. The NHA granting permission to White Heron for outdoor purposes is ancillary and does not in any way alter the primary use of educational nonprofit. The outdoor performances would by extension and also be allowed under the Dover Amendment.

In 2020, a temporary entertainment permit was issued to the Dreamland for only four performances held at the Oldest House at 16 Sunset Hill Lane.

[MGL Chapter 140 § 181](#) provides that if a license is denied, the licensing authority must make a finding that issuance of such a license would lead to the creation of a nuisance or would endanger the public health, safety or order by:

- unreasonably increasing pedestrian traffic in the area in which the premises are located, or
- increasing the incidence of disruptive conduct in the area in which the premises are located, or
- unreasonably increasing the level of noise in the area in which the premises are located.

Impact: Environmental ☐ **Fiscal** ☐ **Community** ☒ **Other** ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

2 weeks of legal notices in I & M, 05/13 and 05/20

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

MGL Chapter 140, Section 181; Dreamland 2020 Permit; Entertainment License Application; Abutters' List; White Heron Theater Company proposal for outdoor performances; public comment letters.



The General Laws of Massachusetts

Search the Laws

PART I. ADMINISTRATION OF THE GOVERNMENT

TITLE XX. PUBLIC SAFETY AND GOOD ORDER

Go To:
[Next Section](#)
[Previous Section](#)
[Chapter Table of Contents](#)
[MGL Search Page](#)
[General Court Home](#)
[Mass.gov](#)

CHAPTER 140. LICENSES

THEATRICAL EXHIBITIONS, PUBLIC AMUSEMENTS, ETC.

Chapter 140: Section 181. Theatrical exhibitions, etc.; licenses; fees; applications; suspension or revocation; workers' compensation coverage

Section 181. The mayor or selectmen may, except as provided in section one hundred and five of chapter one hundred and forty-nine, grant and set the fee for, upon such terms and conditions as are described hereinafter, a license for theatrical exhibitions, public shows, public amusements and exhibitions of every description, to be held upon weekdays only, to which admission is obtained upon payment of money or upon the delivery of any valuable thing, or in which, after free admission, amusement is furnished upon a deposit of money in a coin controlled apparatus, but in no event shall any such fee be greater than one hundred dollars. Notwithstanding the limitations of this paragraph, a license granted to a movie theater, including any drive-in theater, for the exhibition of motion pictures shall permit such exhibition seven days per week. The fee for such license shall not exceed the total amounts paid by a licensee for licenses issued in 1997 under this section and section 4 of chapter 136 then in effect; provided, however, that the fee for such license shall not be greater than \$500.

The application for such a license shall be in writing and shall fully and specifically describe the conditions of the proposed exhibition, show, or amusement and the premises upon which the proposed exhibition, show, or amusement is to take place, to the extent that such conditions or premises would affect the public safety, health or order. Upon written request of the mayor or selectmen, the applicant shall in addition furnish reasonable information concerning the conditions of the premises and actions to be taken in order to prevent danger to the public safety, health, or order. Within thirty days following receipt of such application, the mayor or selectmen shall grant a license or shall order a hearing preceded by at least ten days written notice to the applicant. Within forty-five days next following the close of such hearing, the mayor or selectmen shall grant such license or shall deny such license upon a finding that issuance of such a license would lead to the creation of a nuisance or would endanger the public health, safety or order by:

- if denying must use this criteria*
- (a) unreasonably increasing pedestrian traffic in the area in which the premises are located or
 - (b) increasing the incidence of disruptive conduct in the area in which the premises are located or
 - (c) unreasonably increasing the level of noise in the area in which the premises are located.

Notice of such a denial shall be delivered to the applicant in writing and shall be accompanied by a statement of the reasons therefor. No application shall be denied if the anticipated harm is not significant or if the likelihood of its occurrence is remote. The mayor or selectmen may impose conditions upon a license but said conditions may only relate to compliance with applicable laws or ordinances, or to public safety, health or order, or to steps required to be taken to guard against creation of a nuisance or

to insure adequate safety and security for patrons or the affected public.

No applicant having been denied a license as aforesaid shall submit the same or a similar application within one year of said denial without including in said new application facts showing that the circumstances upon which the original denial was based have substantially changed.

The mayor or selectman may revoke or suspend a license granted pursuant to the provisions of this section upon finding, after a hearing preceded by ten days written notice to the licensee, that conditions exist which would have justified denial of the original application for such license provided, that the mayor or selectmen may petition the superior court department of the trial court to enjoin any violation of this section.

No license shall issue, however, for a traveling carnival, circus or other such traveling amusement which does not have its principal place of business within the commonwealth unless the licensee certifies that he has provided by insurance for the payment of compensation and the furnishing of other benefits under chapter one hundred and fifty-two to all persons to be employed by said licensee and that such insurance shall continue in full force and effect during the term of the license; and the licensee further certifies that he has obtained a policy of public liability insurance in the amount of at least twenty-five thousand dollars to pay any claims or judgments rendered against the licensee in favor of patrons or others to recover damages resulting from the negligence of the licensee. The amount of insurance of the policy hereinbefore required or in effect shall not limit or impair any right of recovery to which any plaintiff may be entitled in excess of such amount.



2020 TOWN OF NANTUCKET APPROVED SPECIAL EVENT PERMIT PERMIT

NAME:

EVENT NAME/HOST ORGANIZATION:

EVENT DATE/TIME(s):

EVENT LOCATION:

EVENT DESCRIPTION:

ATTENDEES:

POLICE DETAIL:

ADDITIONAL RESOURCES:

APPROVED PERMITS:

Beach Events 25-75

Beach Events >75

Special Event < 250

Special Event > 250

Sidewalk/Street Blocking

One Day Pouring: All Alcohol License

One Day Pouring: Beer & Wine Only License

Entertainment

PERMIT DETAILS/
REQUIREMENTS:

ADDITIONAL PERMITS REQUIRED:

APPROVED BY:

POLICE

FIRE

HEALTH

BUILDING

INSURANCE

SELECT BOARD

BEACH

MARINE

DPW

TOWN ADMIN

PARKS & RECREATION

ISSUED BY:

DATE APPROVED:

TOWN OF NANTUCKET EVENTS COORDINATOR



TOWN OF NANTUCKET

NEW LICENSE APPLICATION

LIQUOR * COMMON VICTUALLER * ENTERTAINMENT

APPLICANT

Primary Contact Name **Michael Kopko** Title **Producing Director**

Company name **White Heron Theatre Company** DBA

Primary Phone **508-228-2156 (cell 508-325-2174)** Primary E-mail **michael@whiteherontheatre.org**

Primary Mailing Address **5 North Water Street, Nantucket, MA 02554**

License Manager **Same** Manager Cell Phone **508-325-2174**
(if different than Primary)

Manager E-mail **michael@whiteherontheatre.org**

PREMISES

Licenses Applying For: ☐ LIQUOR ☐ COMMON VICTUALLER ☒ ENTERTAINMENT

Address of Establishment: **16 Sunset Hill Lane, Nantucket**

Description of Premises:

The paddock area and grounds of the Nantucket Historical Association's Oldest House

Total Sq. Footage: **64000** # of Exits **2** # of Entrances **2**

Proposed Seating Capacity Interior Proposed Seating Capacity Exterior **125**

Is this a Change of Use for the Premises? ☐ YES ☒ NO If Yes, What was the former Business/Occupant?

Is there a Special Permit or any Planning Board Decision involving the property? ☐ YES ☒ NO
(If Yes, Please Include a copy with the application)

Describe Any Planned Renovations to the Premises: (Include any HDC approval for renovations if applicable)



TOWN OF NANTUCKET

NEW LICENSE APPLICATION

LIQUOR * COMMON VICTUALLER * ENTERTAINMENT

ENTERTAINMENT LICENSE

SELECT ENTERTAINMENT LEVEL BELOW:

- ☐ LEVEL 1: BACKGROUND: Non-Amplified Music through House Sound System Only to include: Radio/CD/iPod/TV
- ☐ LEVEL 2: LIVE ACOUSTIC: Level 1 + Non-Amplified/Acoustic Live Music to include Instruments, Vocalists – no additional speakers, microphones or amplification
- ☐ LEVEL 3: LIVE AMPLIFIED: Level 1-2 + Amplified Live Music to include Disc Jockey, Instruments and Vocalists with amplification
- ☐ LEVEL 4: AMPLIFIED DANCE: <100 Occupancy: Level 1-3 + Dance Floor, Theater
- ☐ LEVEL 5: NIGHTCLUB: Level 1-4' Occupancy >100

Please Describe your Plan for Entertainment (i.e. Low Level Background Music; Live Bands, Dancing, Special Events, etc.)

This production is the play Peter and the Starcatcher. It is a play with music. There will be NO AMPLIFICATION of any kind on the property. The audience will be listening on a closed wireless headphone system. We will also present our student production with the same system. Performances are 5 nights per week, but with the days of the week staggered.

Please Describe Location for Entertainment to include areas for background music and location of Live Music, Dance Floor, etc.

(Include Floor Plan with Location of Live Music Highlighted)

Play will be performed on a 20' by 35' temporary wooden stage at the rear of the property. See attached plan.

Will Seating, Tables or Furniture of any kind be moved to create room for Dancing and/or Live Entertainment? ☐ Yes ☒ No

All Proposed Floor Plans and Set-ups must be submitted and approved by the Building & Fire Departments before a License is issued.

Entertainment Hours Interior:	Mon.	Tues.	Wed.	Thurs.
	Fri.	Sat.	Sun.	
Entertainment Hours Exterior:	Mon. 6:30 - 9 pm	Tues. 6:30 - 9 pm	Wed. 6:30 - 9 pm	Thurs. 6:30 - 9 pm
	Fri. 6:30 - 9 pm	Sat. 6:30 - 9 pm	Sun. 6:30 - 9 pm	



TOWN OF NANTUCKET

NEW LICENSE APPLICATION

LIQUOR * COMMON VICTUALLER * ENTERTAINMENT

ADDITIONAL INFO

DBA

Premises Address

License Applied For

Proposed License Manager Same

TOWN OF NANTUCKET
ENTERTAINMENT LICENSE

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... NANTUCKET HISTORICAL ASSOC
MAILING ADDRESS..... PO BOX 1016, NANTUCKET MA 02554
PROPERTY LOCATION..... 16 SUNSET HILL LN
ASSESSORS MAP/PARCEL..... 41-449
SUBMITTED BY:..... KOPKO/WHITE HERON THEATRE

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land immediately abutting the property and churches and schools within 500 feet of the property, all as they appear on the most recent applicable tax list.

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket,
ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2021.04.30 11:08:11 -04'00'

4-30-2021

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	450		BARNES CURTIS L JR & JOAN TRST	THE BARNES NOMINEE TRUST	12 SUNSET HILL LN	NANTUCKET	MA	02554	12 SUNSET HILL LN
4243	4		STOUT KATHARINE C TRST	KATHARINE C STOUT TRUST	PO BOX 2233	NANTUCKET	MA	02554	24 SUNSET HILL LN
4244	31		RAPP J STEPHEN & DAISY M		25 WEST CHESTER ST	NANTUCKET	MA	02554	25 W CHESTER ST
4244	32		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	22 SUNSET HILL LN
4244	33	4	MRKONIC GEORGE TRST	FOLGER SQUARE TRUST	2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	49		SAWB CORPORATION	C/O ROBIN B WOODS	6 OAKLEIGH COURT	ROWAYTON	CT	06853	24 CLIFF RD
Count:	7								

White Heron Theatre Company Proposal

Primary Contact: Michael Kopko

Company: White Heron Theatre Company

Host Type: Nantucket Historical Association Oldest House property

Proposed Date: June 21 - August 16

Schedule of Events (incl. set-up, tear-down date, programming times):

- Build Stage and set up June 21-25 (daytime activity, sawing, hammering etc.)
- Rehearsals June 21-July 21 (1pm to 6pm, technical rehearsal 4-10pm July 20)
- Student classes (12-15 people) 9am to 1pm July 1 - August 6
- Performances July 21-August 16, five performances per week, 20 performances
- Show times 6:30-9:00, staff and crew arrive at 5pm. Audience clear 9:30, staff clear 10pm.
- Strike August 17 (daytime, sawing, unbuilding, dumpster on property)

Event Overview / Description:

Covid-19 has had a debilitating effect on theatre and live performance. We are planning to present one-person performances in our theatre later in the year. This collaboration with the NHA provides us, and our patrons, the ability to safely enjoy the shared experience of live performance. The play *Peter and the Starcatcher* is the story of how Peter became Peter Pan, and is a delightful story for families and children of all ages. We hope to have families come, spread out their blankets and enjoy an evening together.

Dates and Times

See attached calendar schedule of events

Description of Use

- See attached documents for placement, etc.
- Temporary stage up through the duration of our dates. Lighting is provided by floor-placed footlights only. There is no amplification of sound at all.
- Stage Manager will run the show from a van parked on the property
- Approximately 125 audience. Though state guidelines allow for a larger audience, we are limiting capacity to 125. Approximately 15-20 cast, crew and staff members

Location: Paddock and lawn, the Oldest House

Projected Number of Attendees: 125

Number of Staff: 15-20 staff, crew and actors/performers

Event Structures and equipment to be installed on property (tables, chairs, stages etc.): Temporary stage, 35'x 20', Audience seated on blankets, beach chairs, etc.

Company will provide some chairs for older patrons on request. Welcome and check-in table.

Lighting & Amplification: LED footlight-type lighting, as well as parking and audience lighting. Actors and musicians will not be amplified. Sound will be mixed and transmitted to wireless headphones for the audience. All equipment cleaned and sanitized nightly.

A/V Company: White Heron

Tents: A single company-owned EZ-up 10 x 10 tent behind the stage.

Tent Company: NONE

Restrooms: 3 Portable Toilets to supply two restrooms for audience including one ADA unit, as well as a separate unit for cast and musicians

Food Service / Food Trucks: NONE

Beverages: NONE

Tickets (contactless): Tickets purchased through whiteherontheatre.org contactless email delivery and contactless check in at the site.

Concessions / Merchandises: NONE

Parking Needed: 25 spaces on-site for audience. Staff travels to and from the site by van.

Crowd Control / Security Perimeter: Staff

Transportation Plan: Multiple notices will be sent to patrons prior to their performance night encouraging travel to and from the site by walking, bicycle, NRTA, Taxi, Uber, carpool, drop-off and pickup. Parking spaces will be made available by reservation, at no charge. A police/CSO detail will be employed to control traffic and parking.

Parking Plan: White Heron employed parking attendants to direct people to the correct parking spots.

Traffic Control: See above.

Safety: All relevant COVID precautions and protocols in place and enforced. Masking, cleaning and distancing will be enforced according to local and state protocols. Staff, crew and cast will adhere to COVID safety procedures adopted by the Actor's Equity Association, which include weekly testing and daily symptom self reporting. Audience will provide contact information for contact tracing and will attest on arrival that they are free of COVID symptoms and exposures. Socially distancing will be enforced per current protocols in all areas including with ground signs at the entrance and outside the temporary toilets in case a line should form.

The company currently employs 3 Covid Compliance Officers trained in Covid protocol management, and will have a number more certified by the events. See additional COVID protocols attached.

Cleanup Plan: All trash will be packed out each night at the end of performance. Strike will occur August 17 during which time we will have a dumpster on site. Everything brought into site at the beginning of use will be packed out at the end.

Signage: Wayfinding signage as well as any safety signage available from state, local and Actors Equity resources.

Power: Supplied by electricity panel provided by the NHA, near the back shed. Power requirements are minimal by theatrical standards.

Local Community Benefit: 2020 was a difficult year for theatres. Unable to present live performances, all were forced to pivot and innovate. In our case, we produced a series of podcasts and radio broadcasts based on Blue Baillet's book *Nantucket Ghosts*. At Christmas time, we produced a radio and podcast production of our *A Nantucket Christmas Carol*, narrated by the late Christopher Plummer. We are currently in production of a radio and podcast program featuring members of Nantucket's Spanish-speaking community telling their personal stories of home, immigration and Nantucket life. Live performance, though, is the essence of theatre, audiences and actors having a shared experience of transformation and joy. We look forward to being back in our theatre on North Water Street, safely. Meanwhile, these are still extraordinary times, and we hope that this outdoor production will bring audiences and company together again, safely, for now.

Inclement Weather Plan: NONE If weather does not cooperate, the show for the evening is cancelled.

Site Plan: See Attached

White Heron Theatre Company

COVID Protocols

Our ticketing website will have all relevant COVID related protocols prominently displayed for patrons. Patrons will also receive a pre show email with relevant information.

Patron Safety

- Patrons must distance and mask according to current local and state protocols
- No food or beverages will be sold on-site
- No merchandise will be sold on-site
- No smoking is permitted on-site
- No pets are permitted on-site

Restrooms

- Portable restroom facilities will have hand sanitizing stations
- Lines for restrooms will be clearly marked for distancing according to current local and state protocols.

Cleaning/Disinfecting

- Portable restroom facilities will be cleaned and disinfected before each performance
- All equipment provided for performers (microphones, instruments, etc.) will be cleaned and disinfected before each performance.
- All high-touch surfaces will be cleaned and disinfected before each performance.

Staff and Volunteer Safety

- Staff must wear gloves when cleaning/sanitizing
- Staff, and crew must wear masks according to current local and state protocols
- Staff and crew must maintain a 6-foot distance from others according to current local and state protocols
- Hand sanitizing stations will be provided for staff
- Staff who display symptoms of COVID-19 will not be permitted to work
- Staff who have been exposed to people with confirmed or suspected COVID-19 cases will not be permitted to work according to current local and state protocols
- Staff, cast and crew are testing weekly, any positive results are contact traced by the local contact tracing officials, and staff with a positive result will not be permitted to work

- All Staff, cast and crew will receive training on safety guidelines
- Cast, crew and staff will have daily Safety meetings prior to performance.
- A certified Covid Compliance Officer will be on site at all times.

Ticketing

- All tickets will be purchased online or via phone in advance of performances
- No paper tickets will be used. Audience members will be checked off a guest list.

Signage

- Massachusetts Mandatory Safety Standards Poster will be posted
- Signage will be posted reminding patrons to observe distancing according to current local and state protocols
- Signage will be posted reminding patrons to wear masks according to current local and state protocols

White Heron Performance Calendar 2021

<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
<u>19-Jul</u>	<u>20-Jul</u>	<u>21-Jul</u>	<u>22-Jul</u>	<u>23-Jul</u>	<u>24-Jul</u>	<u>25-Jul</u>
	Peter & Star	Peter & Star	Peter & Star	Peter & Star	Peter & Star	
<u>26-Jul</u>	<u>27-Jul</u>	<u>28-Jul</u>	<u>29-Jul</u>	<u>30-Jul</u>	<u>31-Jul</u>	<u>1-Aug</u>
	Peter & Star	Peter & Star	Peter & Star	Peter & Star	Peter & Star	
<u>2-Aug</u>	<u>3-Aug</u>	<u>4-Aug</u>	<u>5-Aug</u>	<u>6-Aug</u>	<u>7-Aug</u>	<u>8-Aug</u>
Peter & Star	Peter & Star	Peter & Star	Peter & Star	Peter & Star		
<u>9-Aug</u>	<u>10-Aug</u>	<u>11-Aug</u>	<u>12-Aug</u>	<u>13-Aug</u>	<u>14-Aug</u>	<u>15-Aug</u>
			Student Prod.	Student Prod.	Student Prod.	Student Prod.
<u>16-Aug</u>						
Student Prod.						

DHCB
FND



41-497
N/F
DAMBRA

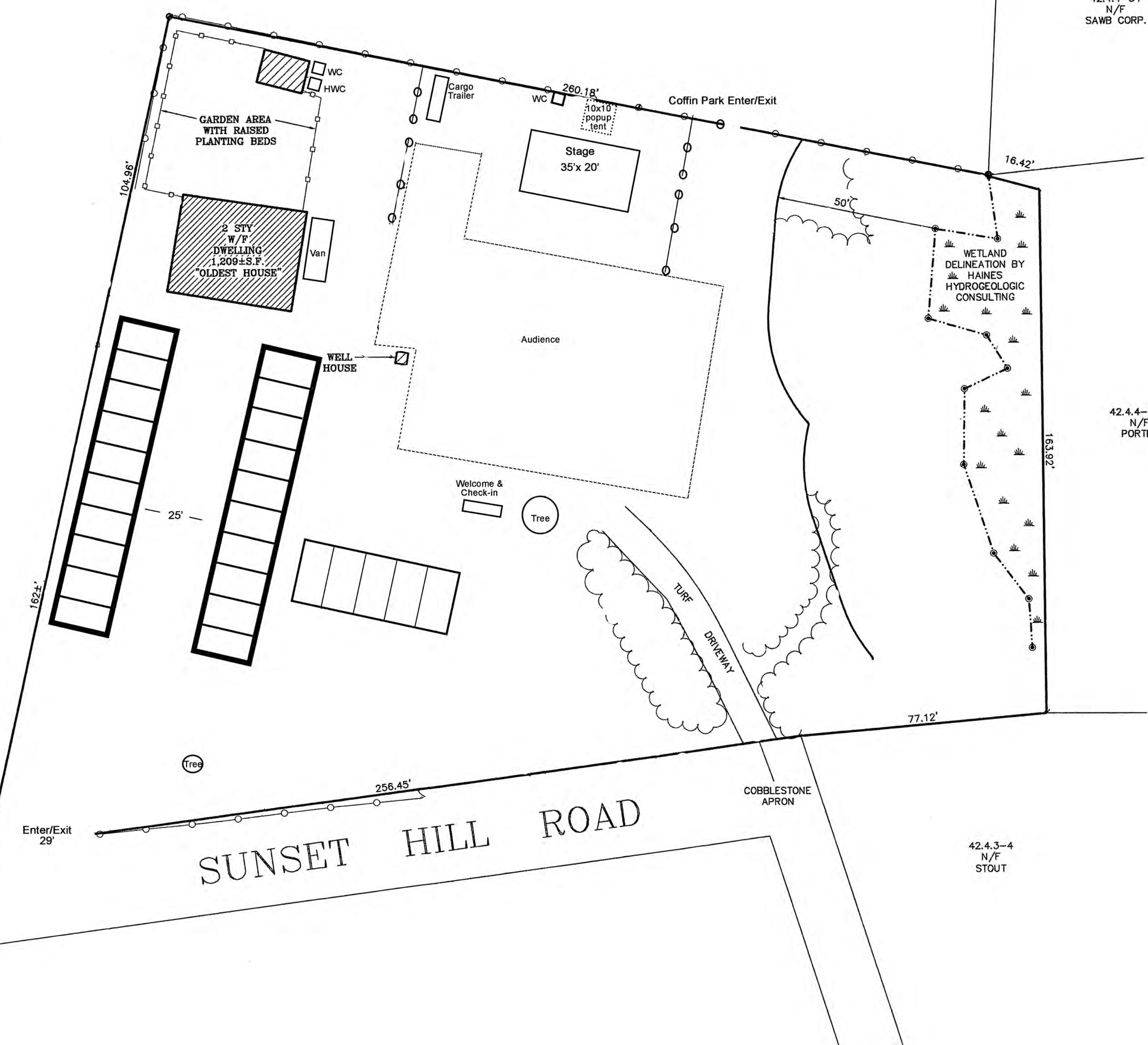
41-503
N/F
BARNES

41-29
N/F
TOWN OF NANTUCKET
"COFFIN PARK"

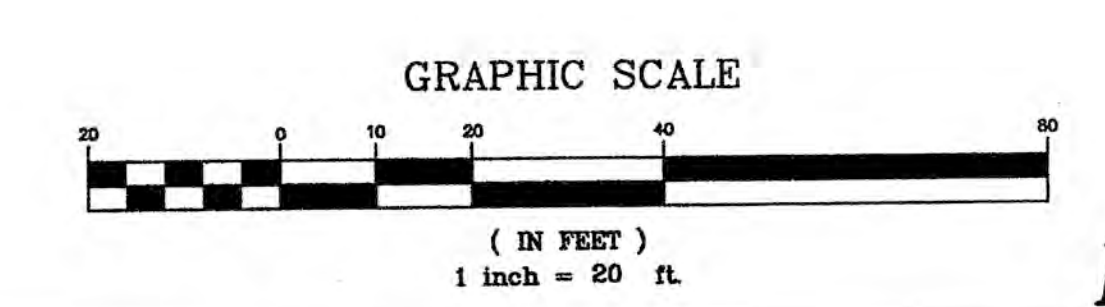
42.4.4-34
N/F
SAWB CORP.

42.4.4-33.4
N/F
PORTER

42.4.3-4
N/F
STOUT



**SITE PLAN
OF LAND**
in Nantucket, MA
Prepared For
NANTUCKET HISTORICAL ASSOCIATION
#22 SUNSET HILL
ASSESSOR'S MAP 42.4.4 PARCEL 32
ASSESSOR'S MAP 41 PARCEL 450
Scale: 1"=20' DECEMBER 15, 2006



B6803

Dzvonik, Marina

From: Erika Mooney <EMooney@nantucket-ma.gov>
Sent: Monday, April 26, 2021 8:28 AM
To: Libby Gibson; Pittman, William; Baxter, Amy; Dzvonik, Marina; Ciarmataro, Ann; Roberto Santamaria; Kathy LaFavre; Dawn Hill Holdgate; Jason M. Bridges; Kristie Ferrantella; Matt Fee; Melissa B. Murphy
Subject: White Heron/Oldest House shows?
Attachments: Scan0004.pdf

This is not on my radar, but I told Curtis I would pass this along.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554
508-228-7266
508-228-7272 Fax

From: Curtis Barnes <barnesack@comcast.net>
Sent: Sunday, April 25, 2021 6:08 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject:

Hi Erika (Chief Ombudsperson),

The White Heron proposal seems to have stirred up a flurry of activity on Sunset Hill, where many residents say they have not been informed or consulted before these plans for two months of summer shows were announced (including an ad in this week's I&M announcing ticket sales, but not that the shows would be held outdoors at the Oldest House).

I think my letter/these questions should be passed on to Libby, the Select Board, Police, and Board of Health before they get too far along, or out of control. Even though a Public Hearing will be required to issue an entertainment license, there is already a petition being circulated in opposition. I had planned to share my letter to Michael with all of the above, before the Cat gets too far out of the Bag. Can you forward it to all concerned, or should I plan to contact everyone individually?

As always, thanks for your help.

Curtis

This email was scanned by Bitdefender

Curtis Barnes

From: Curtis Barnes <barnesack@comcast.net>
Sent: Sunday, April 25, 2021 5:07 PM
To: Michael Kopko (michael@whiteherontheatre.org)
Subject: Sunset Hill

Michael,

Susan and Hugh were just here with a petition opposing your plans for the summer at the Oldest House. They were accompanied by Bob Atlee, who lives at #6. And I just got an email from Kate Stout, who is incensed about not being informed about your plans.

Quite frankly, I am becoming increasingly concerned about the scope of your plans, which appear to have been developed with the NHA without apparent input from other constituencies. It looks as if you reached out to a few neighbors (including me) after the deal was done with NHA. Susan now says that tickets are being sold; that you are marketing it as "bring your dinner (i.e., own food); that you are advising patrons that they can park at Something Natural and walk through the woods to the show. If this suggests that this also involves "BYOB" alcohol is a liquor permit required from the Town? Are you planning to sell or provide food to patrons?

I am disappointed that none of this was included in your advisory letter which I received, and it might have tempered my support for the project – at least until some of the important questions had been outlined, and addressed to the satisfaction of those in the immediate neighborhood. It is interesting to note also that your ad in this week's I&M makes no mention of the fact that the shows will be held outside at the Oldest House.

Among the questions being asked are whether this has received, or needs the approval of the Select Board and/or Town Administration; whether the Health Department has been consulted (concerning necessary sanitation – i.e., portapotties and trash cleanup, both on the site and in the neighborhood); whether the Police Department has been involved regarding traffic control and parking congestion (i.e., are you going to have 1-2 officers or CSOs on duty every night – throughout and until after the performance); how you are going to handle cleanup and trash removal after every performance so as not to interfere with visitors to the Oldest House in the daytime, as well as to abutters such as me and Kate?

Originally, I surmised from the scope and tone of your letter that you would be planning a limited number of performances, similar to what Laura Gallagher Byrne did with the Dreamland Youth Theatre group last summer. Obviously, this is not the case, and the potential impact on the Sunset Hill and West Chester Street neighborhood needs to be readdressed both with the residents and the appropriate government agencies before it should be allowed to proceed.

I/we look forward to hearing from you about these concerns on a very timely basis.

Cordially,

Curtis Barnes

April 24, 2021

Libby Gibson, Town Manager
Dawn Holdgate, Chair, Board of Selectmen
16 Broad Street
Nantucket, MA 02554

Dear Ms. Gibson and Ms. Holdgate:

As residents of the Sunset Hill Lane community, we read the announcement by the White Heron Theatre of their season of public performances, classes and rehearsals to take place throughout the summer at the Oldest House, the Nantucket Historical Association's property on Sunset Hill Lane.

In reviewing the Select Board's past agendas, we could not find any presentation by The White Heron Theatre to the Board and community regarding a permit for this new public use of the historic property in a residential neighborhood in the Historic District. Considering that ours is a quiet residential street where we enjoy the tranquility of our homes and privacy, that we are in the midst of a pandemic, and that we have limited resident-only parking in the summer, we are alarmed that the immediate community was not consulted, that no impact presentation was made to the Select Board, and that no permit appears to have been issued.

Currently, the Theatre Workshop of Nantucket is scheduled to appear before the Select Board on April 28 with an application for an Entertainment License for performances at Bartlett's Farm, in a venue that is not set in a residential area of the historic district. We are mystified by the inconsistency in procedure that would have one theatre company go through a permitting process, while another disregards that legitimate review. We also wonder why The White Heron did not consider a more appropriate venue such as the High School or Children's Beach for their outdoor public performance setting.

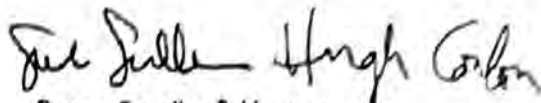
In the past, the NHA's Oldest House property has been rented for one time only corporate events and weddings with careful arrangements to have guests dropped off at the site. In August 2020, the Dreamland offered 2 weekends of their children's theatre company's production of "13" for audience of 50, with no illumination or formal stage and went through approval process with the Town to make those limited performances safe. We have never seen a full summer of public events at The Oldest House with planned audiences of over 100 attendees, the traffic, noise, illumination for stage lighting, and disruption this would bring to our quiet residential street. This is a completely new use for this property with disruptive consequences for our quiet residential neighborhood.

We appreciate your attention to this matter, so that the Select Board can properly review the impact, safety and appropriateness of The White Heron Theatre proposed public performances and ancillary activities at The Oldest House on Sunset Hill Lane in the Historic District.

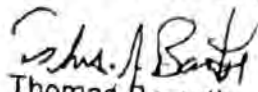
Sincerely,

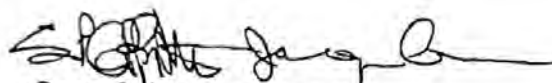
~Sunset Hill Community residents

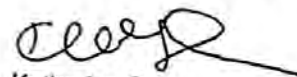
(Please see names and addresses of signees on additional pages)

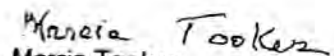

Susan Sandler & Hugh Conlon
2 Sunset Hill Lane

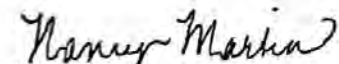

Robert Allee
4 Sunset Hill Lane

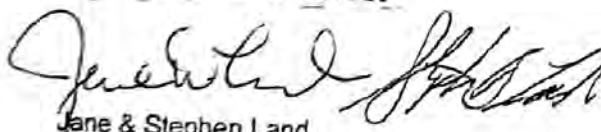

Thomas Barnoth
6 Sunset Hill Lane


Sean & Jacqueline Griffiths
10 Sunset Hill Lane


Katherine Stout
24 Sunset Hill Lane


Marcia Tooker
35 West Chester (entrance on Sunset Hill Lane/ opposite 10 Sunset Hill Lane)


Nancy Martin
41 West Chester Street


Jane & Stephen Land
48 N. Liberty Street


Sarah Gillum
56 N. Liberty Street

Licensing

From: K Stout <genuinerisk1@gmail.com>
Sent: Tuesday, May 4, 2021 8:58 AM
To: Licensing
Subject: White Heron proposed summer venue

May 4, 2021

To: Ms. Dawn Holdgate, Select Board Chair, Town of Nantucket

RE: White Heron Theatre's proposed summer season on the grounds of the Oldest House

Dear Ms. Holdgate,

I am writing to you today as the closest abutter to the Oldest House. I live at 24 Sunset Hill Ln, the cottage at the bend in the road.

I am writing to express my deep concern about the White Heron Theatre Company's planned summer season on the grounds of the Oldest House this summer, and to express my fervent wish that the White Heron be denied such use.

Executive director Michael Kopko proposes evening theatre beginning at 6:30 p.m. — that is my dinner hour on my abutting patio. To have 125 people coming and going, by whatever means, is disruptive to me, my guests and to our quiet residential neighborhood.

Kopko promises that sound will be contained by issuing headsets to the audience. But that will not account for laughter, applause, and the noise of 125 people coming and going, before after and during performances. To say nothing of litter, thrown into the brush surrounding the Oldest House property. In the past, used diapers have been discarded this way.

I was informed, and that was corroborated by the Event Committee, that there will be limited parking on the lawn of the Oldest House. That limited parking will not accommodate 125 theatre-goers. Since residents do park on the hill, vehicle passage is narrow enough as it is. Further parking by theater-goers will only make emergency vehicle passage more difficult. One worry of mine is that should there be a fire on Sunset Hill, access to it by the fire department could be severely impeded. Traffic congestion on North Liberty and West Chester from other attendees will further compromise the neighborhood's naturally quiet setting and potentially make fire response even more difficult.

There is the remainder of a cobble pathway that used to form a half-circle driveway in front of the Oldest House. Despite the chain, people pouring down onto the street, especially children, perhaps on bicycles, are at high risk — on a normal summer day, I have witnessed near misses of children and cars making the bend — of being hit. This is a public safety matter easily overlooked.

Governor Baker is likely to lift all restricts on indoor performances on August 1, making performances in the month of August at the Oldest House unnecessary as a Covid precaution and therefore, a most troubling precedent for the future. Even now, 50% occupancy is allowed.

The Theatre Workshop's petition for an entertainment license out at Bartlett's Farm was approved at the Selectman's meeting last Wednesday in no small measure because the abutters were in agreement with TWN's summer plan and because TWN's current home is in bad repair and so for safety sake, the Bartlett Farm venue was a timely alternative.

A Sunset Hill neighborhood group has come together to argue against the White Heron's plans for the Oldest House this summer. They have sent a letter to the Board of Selectman. I am a signee on that letter. But I felt compelled to write you as an individual because the impact of the White Heron's plan to produce open air theatre next door to my cottage will destroy the peace and quiet I and my summer guests have a right to enjoy in my own backyard.

In conclusion, I would like to suggest other possible venues for Mr. Kopko's summer outdoor theatre. As the former artistic director of the Theatre Workshop of Nantucket, I want him and the White Heron Theatre to succeed. In a meeting with him, he conceded that he had not thought to approach, say, the Boys and Girls Club. Other ideas for a more appropriate venues include:

- any of the Land Bank properties
- Nantucket playing fields
- the football field (with seating built in!)
- or, most significantly for public support and community appreciation in a pandemic, partnering with and not competing against the Theatre Workshop; both using the Bartlett Farm site for a repertory season

Thank you very much for taking the time to consider my plea that an entertainment license for the White Heron Theatre summer productions at the Oldest House be denied.

Most sincerely,

Kate Stout
24 Sunset Hill Lane
Nantucket, MA 02554
genuinerisk1@gmail.com
508-364-8119

Licensing

From: Victoria Hansen <victoriadayton@aol.com>
Sent: Monday, May 17, 2021 12:05 PM
To: Licensing
Subject: Supporting white heron's summer show

Good morning,

I write with support for this exciting project and creative concept of providing outdoor theater to nantucket community. I've no doubt it will be a moving performance as well as a spectacular opportunity to see it outdoors at the Oldest House.

Hopeful and appreciative if this will be possible!

Best regards,

Vicky Hansen

Tom Nevers

Sent from my iPhone

NANTUCKET COMEDY FESTIVAL



Nantucket Select Board
16 Broad Street
Nantucket, MA 02554

May 17, 2021

Dear Select Board Members,

I am writing this letter on behalf of the team at the Nantucket Comedy Festival in support of the White Heron Theatre's request for an entertainment license to build an outdoor stage at the Oldest House this summer.

Nantucket Comedy Festival (NCF) is a non-profit organization that has been holding an annual festival on Nantucket for the last 13 years, with the exception of 2020. The ticket sales from the Festival support our associated children's charity, Stand Up & Learn™. Stand Up & Learn™ is an educational program for students ages 8-18 which builds self-confidence, teaches creative writing, enhances interpersonal communication and public speaking through experiential learning—writing and performing original comedic material. The workshops are offered year-round, free of charge to any students on Nantucket. The comedy shows NCF hosts, for both adults and children, attract visitors to the island which benefits our local hotels, shops, and restaurants, not to mention Nantucket kids.

As you know, artistic programs like theater and comedy were greatly harmed by the COVID-19 crisis. We ourselves were not able to hold our annual Festival in 2020. Luckily, we are working with the Theatre Workshop of Nantucket to hold our Festival at the outdoor stage the Board previously approved at Bartlett's Farm this year, though with a smaller audience than usual. We feel that that it is so important to continue the long-held cultural traditions of this island we all love, and the White Heron deserves to have a safe place to perform in front of audiences again as well.

We hope that you will help the White Heron with their mission and approve this license.

Sincerely,

Kevin Flynn
Executive Director

Licensing

From: Tim Braine <timbraine@gmail.com>
Sent: Monday, May 17, 2021 11:54 AM
To: Licensing
Subject: White Heron Oldest House venue

I'm writing in support of the White Heron's proposed plan to hold performances at the Oldest House property.

First of all Michael and Lynne are reliable and respectful business leaders in the community and will without doubt handle the events in a responsible way and will follow all rules and regulations.

In addition the White Heron has become a wonderful asset for Nantucket, presenting terrific professional theater and this venue will enable them to bring more of that great stuff to residents and visitors this summer.

You can trust they will make this a great experience for all and I hope you will approve the proposal.

Thanks

Tim Braine
10 Lily Street
Siasconset, MA 02564
917 674 7292

Licensing

From: Robin Hammer <rjlhammer@gmail.com>
Sent: Monday, May 17, 2021 2:57 PM
To: Licensing
Subject: Theater at the Oldest House

How lucky we are to have this beautiful property on our Island!

My son spent many summers taking NHA classes and visiting the Oldest House. My husband and I have appreciated the home (now redone after a fire) the quiet setting.

This is an ideal spot for White Heron Theatre Company to gather Nantucket—cast, crew, audiences, residents & visitors—to experience great theater and make history come alive!

I am writing in strong support of Nantucket's living history—please permit the White Heron Theatre Company to use the Oldest House venue for its worthy productions!

Gathering in the open air for theater & performance isn't a new idea. It isn't ground breaking—it is keeping Nantucket tradition and making theater possible for many—outside in the open air!

Thank you!
Robin Hammer

Celebrating our 44th year on Nantucket!

Robin JL Hammer
RJLHammer@gmail.com

Licensing

From: Michael D. Rhea <mdrhea85@gmail.com>
Sent: Monday, May 17, 2021 2:31 PM
To: Licensing
Subject: I support The White Heron Theatre using the performance venue at the Oldest House.

Thank you.

Michael D. Rhea
New York, NY
C: 917.863.6038

Licensing

From: M. Tackel <mawtyt@aol.com>
Sent: Monday, May 17, 2021 12:09 PM
To: Licensing
Subject: WHITE HERON THEATRE: "Peter and the Starcatchers" Performances

To: Nantucket Police Department

From: Martin Tackel and Abbe Raven-Tackel
17 North Pasture Lane

Dear All:

We write as Nantucket residents in support of the White Heron Theatre's proposed theatrical performances at The Oldest House this summer.

In short, as our community (including children and others of all ages), comes out of a very challenging period of isolation and lack of cultural exposure, the opportunity for us to come together this summer in a safe and secure setting as is being proposed is one that should not be missed.

Please give every consideration to the White Heron Theatre -- and to the community at large -- in this endeavor.

Yours sincerely,

Martin Tackel & Abbe Raven-Tackel
17 North Pasture Lane

Licensing

From: Leighanne Champion <leighanne.champion4@gmail.com>
Sent: Tuesday, May 18, 2021 10:33 AM
To: Licensing
Subject: White Heron Theater co

Hello there -

I'm writing in support of giving the White Heron Theater Co the opportunity to use Oldest House as a performance venue this summer.

I believe that this group of individuals with the White Heron Theater Company are people with tremendous integrity and will abide by any and all rules set by the town. I also want to say that I believe the experience that the show would bring to the island would only be one that is restoring and joyful for Natucket.

I hope that permission is granted to the White Heron Theater Company for this event.

Thank you so much for your consideration.

Warmly, Leighanne Champion

--

Leighanne Champion *CLC, CHC, ELI-MP*
Certified Life & Wellness Coach
t: (203) 505-5571
e: leighanne.champion4@gmail.com
- Reflect - Refine - Reboot -
leighannechampioncoaching.com

Licensing

From: Jonathan Burkhardt <jonathan.burkhardt@gmail.com>
Sent: Tuesday, May 18, 2021 4:34 PM
To: Licensing
Subject: White Heron Theater Company

Hello Nantucket Police-Licensing department;

Jonathan Burkhardt here, Co-Founder of the Nantucket Film Festival. I'm sending this letter in support of Michael Copko's theater program.

As theatre and live performances come back from a devastating year, White Heron has taken an innovative approach to returning to live performance. As audiences return, it is important that they feel safe. White Heron's choice of producing a family-friendly show like Peter and the Starcatcher at the Oldest House fits the bill perfectly. My family looks forward to returning to Nantucket and enjoying this production.

Please support White Heron's efforts to bring live performances back, and approve their application.

Thank you for your time and consideration.
Jonathan

Jonathan Burkhardt
Producer
Remote Motion Pictures
917-754-0576

Licensing

From: grant@sand.agency
Sent: Monday, May 17, 2021 1:32 PM
To: Licensing
Subject: In support of the White Heron Event at the Oldest House.

Dear NPD events licensing authority:

I am writing in strong support of the White Heron Theatre's request to receive a license to hold an open-air performance at the Oldest House this summer and hope you can enter my note into the public record.

The past year has been hard on all of us. But few sectors have suffered like arts and entertainment. The arts add so much to our lives and without them, we have all felt a little less human.

It sounds like the theatre has partnered with the NHA and Something Natural to work out the parking and logistic issues and the performance will be quiet and respectful of neighbors with the aid of technology.

Please provide a license for this project so that we can all enjoy the performance and feel a little more human again. Many thanks.

Grant Sanders



508.826.1334
www.sand.agency

Licensing

From: Donick Cary <mrdonickcary@yahoo.com>
Sent: Tuesday, May 18, 2021 5:19 PM
To: Licensing
Subject: Peter and the Starcatcher

May 18th

Dear Select Board,

I'm writing to offer my support of the outdoor performance of Peter and the Starcatcher at the Oldest House planned by White Heron this summer. I have found the White Heron's pursuit of excellence in theater and meticulous attention to detail in production to be first class all the way. The performances from the Theater Workshop at the Oldest House were delightful and have proven that this is a wonderful and workable space for live theater. The type of audience for Peter and the Starcatcher will be family friendly. This feels like the perfect confluence of upsides after a hard year -- great theater, historic location, family friendly, a socially-distanced night of great vibes. I urge you to permit the show and then buy some tickets and come out and enjoy. I know if it gets the greenlight we'll be there under the star with you!

Cheers,

Donick Cary
NHS class of 1986
DonickCary.com

Licensing

From: Bierly, Chris <Chris.Bierly@Bain.com>
Sent: Tuesday, May 18, 2021 7:49 PM
To: Licensing
Subject: White Heron stage at the Oldest House

Dear Sir/Madam,

I'm writing in support of the White Heron Theater's application for an outdoor stage at the oldest house this summer. The White Heron has become a vital part of the Nantucket arts community and has created extraordinary experiences for our family and friends through both their professional theater performances and their student educational program. The pandemic has been extraordinarily difficult for the White Heron and the broader arts community but we have an opportunity this summer to bring them back strong – and in a very Nantucket way – with outdoor performances and student programs under the stars.

I encourage you to approve their application and to help ensure a vibrant arts community on Nantucket this summer and for years to come.

Best,

Chris

Chris Bierly
Partner
Bain & Company, Inc. | 131 Dartmouth Street | Boston, MA 02116 | United States
Tel: +1 617 572 2406
Web: www.bain.com | Email: Chris.Bierly@Bain.com

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Licensing

From: Cary Hazlegrove <caryhazlegrove@gmail.com>
Sent: Monday, May 17, 2021 12:54 PM
To: Licensing
Subject: White Heron production at Oldest House

Please allow the theatre to have "Peter and the Starcatcher" performed at the Oldest House.

1. The White Heron Theatre Company is professional and capable... they have responsibly answered all of the neighbor's concerns with noise, and parking strategies.
2. It is an incredible use of space.
3. Adaption is an art form in the pandemic and successful maneuvering needs to be applauded, not punished.
4. The theatre has broad community support.
5. This is a brilliant "out of the box" idea that is born out of Covid-19.

Please vote in White Heron Theatre's idea.

Respectfully,
Cary Hazlegrove

--

C A R Y H A Z L E G R O V E | P H O T O G R A P H Y

www.hazlegrove.com
www.greyladygallery.com
www.nantucketstock.com

PO Box 100
Siasconset, MA 02564
(508) 257-9691
Mobile (508) 878-3885

Licensing

From: Barrie Sanders <barrie@caffeinated.com>
Sent: Wednesday, May 19, 2021 9:38 AM
To: Licensing
Subject: Support of White Heron Theatre

Hello-

I am writing in support of licensing the White Heron Theatre's production of 'Peter and the Starcatcher' at the NHA property, The Oldest House.

There are several reasons why I lend my support:

Courteous & Professional

I have seen the folks at White Heron as *tenants* when I worked at Nantucket Lighthouse School. They rented classrooms/rehearsal space during the summer and were polite and courteous in our space.

I have seen them as *hosts* in their own theatre space when my school rented their venue for our holiday production. Again, courteous and professional.

Quiet

Their production at The Oldest House will be a quiet one, with the audience members wearing headphones. I have used these headphones myself at large, off-island yoga festivals. They indeed keep the grounds quiet.

Neighbor approved

My brother, Matt Fee, is a neighboring business (50 Cliff Rd.) and home-owner (52 Cliff Rd.). I have spoken to him and he has expressed his support of this production at this location.

Thank you for your consideration.

Barrie Fee Sanders

Licensing

From: Lorelei Atwood <loreleiatwood@gmail.com>
Sent: Monday, May 17, 2021 12:52 PM
To: Licensing
Subject: White Heron Play at Oldest House

Hi there!

We've attended children's performances at the Oldest House in past summers and always enjoyed them. When we heard that White Heron wanted to perform there we were very excited. Their performances are top notch, and this particular play is certainly family friendly. We look forward to sitting on the lawn and enjoying the pleasure of live, outdoor theatre on Nantucket. What a gift!

Lorelei Atwood
Nantucket Lover

Licensing

From: Carolyn Durand <carolyn@leerealestate.com>
Sent: Thursday, May 20, 2021 10:57 AM
To: Licensing
Subject: Support for White Heron at The Oldest House

Please consider the decision to host performances at The Oldest House as a meaningful offering to the island community after a long siege of seclusion. The partnership between NHA and White Heron is exactly the kind of community initiative and support institutions can launch to bring culture and enrichment to the people on Nantucket. It is especially valuable that the space is open air for the public coming out of the on demon as well as open space without the intimidation islanders can feel going to places they may perceive as “higher institutions” more formal than their personal or family comfort zone.

I believe this will be fabulous for locals and Summer residents. It is just the kind of think experience we can and should offer to lift people up and bring them together ... safely and diversely

Thank you,

Carolyn Durand
508.566.4713

LeeRealEstate.com

Licensing

From: Marina Morrissey <marina.b.morrissey@gmail.com>
Sent: Sunday, May 23, 2021 3:29 PM
To: Licensing
Subject: Letter in support of White Heron

To Whom It May Concern,

My name is Marina Morrissey, and I am a longtime summer resident, supporter of the arts, and mother of two young children.

Last summer, we were so sad to miss our cherished visits to places like the Atheneum, the theater, the whaling museum, the aquarium! Nantucket has so much to offer young families, but because children under 12 remain unvaccinated, this summer presents unique challenges to resuming our normal routines as a family.

White Heron producing outdoor family-friendly theater is particularly exciting for us. What a thrilling way to couple a night out of powerful theater with a safe viewing experience for all. It's particularly special for members of the island community across generations to be able to gather together, after so much time apart. I hope they will be able to secure the license necessary to make an inclusive theater-going experience like this possible.

Looking forward to a very special summer ahead,

Marina Bousa Morrissey
102 Cliff Road

Sent from my iPhone

Licensing

From: Boasberg, Margaret <Margaret.Boasberg@bridgespan.org>
Sent: Wednesday, May 19, 2021 12:16 PM
To: Licensing
Subject: In support of a White Heron stage at the Oldest House

Dear Sir/Madam,

I'm writing in support of the White Heron Theater's application for an outdoor stage at the oldest house this summer. The White Heron has become a vital part of the Nantucket arts community and has created extraordinary experiences for our family and friends through both their professional theater performances and their student educational program.

I am immunosuppressed, and the vaccines did not work for me. So, the only opportunity that I have to see wonderful theater like this is outside. There are many others like me who cannot be inside a theater.

The pandemic has been extraordinarily difficult for the White Heron and the broader arts community but we have an opportunity this summer to bring them back strong – and in a very Nantucket way – with outdoor performances and student programs under the stars.

I encourage you to approve their application and to help ensure a vibrant arts community on Nantucket this summer and for years to come.

Best,

Margaret

Margaret Boasberg
Partner

The Bridgespan Group
2 Copley Place, 7th Floor, Suite 3700B | Boston, MA 02116
Phone: 617.572.2532
margaret.boasberg@bridgespan.org
www.bridgespan.org

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Licensing

From: Bierly, Kira <kira_bierly@brown.edu>
Sent: Wednesday, May 19, 2021 2:00 PM
To: Licensing
Subject: Outdoor Stage for White Heron

Dear Sir/Madam,

I hope you are doing well!

I'm writing in support of the White Heron Theater's application for an outdoor stage at the oldest house this summer. I've acted in the White Heron's student company for years, and they have created a transformative educational experience for young talent on Nantucket. I have also seen many of their professional shows, and the White Heron has brought Broadway-level performances to Nantucket. An outdoor stage this summer would offer the opportunity to safely bring the Nantucket community together in celebration of theatre and a growing arts environment.

I encourage you to approve their application and to help ensure a vibrant arts community on Nantucket this summer and for years to come.

Kira



Dear (Patron),

We are looking forward to welcoming you to our production of *Peter and the Starcatcher* on (Day, Date)!

Please be aware that parking at the Oldest House is limited. There is no on-street parking for the show on Sunset Hill. Parking is available on the site, by reservation, at no charge.

To reserve a parking spot, please click [HERE](#).

We strongly encourage patrons to walk, cycle, taxi, Uber, NRTA, carpool, drop off at the site, if possible.

We are fortunate and privileged to be able to present this performance at the Natucket Historical Association's Oldest House.

We ask that patrons be particularly respectful of our Sunset Hill neighbors' peace and privacy as you arrive and depart the show.

We can't wait to show you

The Neverland you never knew...



Agenda Item Summary

Agenda Item #	X. 3.
Date	5/26/2021

Staff

Amy Baxter, Licensing Administrator

Subject

New Liquor License Application – The Green Market, 4 India Street

Executive Summary

The Green Market, 4 India Street, is applying for a New Seasonal Wine and Malt Beverages Package Store License. Package Store Licenses sell pre-packaged Alcohol that must be opened and consumed Off-Premise.

The Applicant is moving to this new location from 5 West Creek Road. This applicant has been licensed as a Common Victualler only with no liquor.

Staff Recommendation

Comments and Consideration:

- 1) Pursuant to MGL c. 138, §23 and Ballarin v. Licensing Board of Boston, decisions of the Local Licensing Authority must be based on reasonable grounds;
- 2) ABCC and courts prefer findings be based on the following:

The appropriateness of a liquor license at a particular location

- This location has not previously been the location for a Liquor License.
- See attached map for location of existing Off-Premise Package Stores in the Downtown Core District.

The number of existing dispensaries in Town

Annual Package Stores – Wine & Malt:	4 (1 License available)
Annual Package Stores – All Alcohol:	5 (Over quota by 2 Licenses)
Seasonal Package Stores – Wine & Malt:	3 (2 Seasonal Licenses total available)
Seasonal Package Stores – All Alcohol:	4

- Package Stores in Immediate Vicinity (Downtown Core District):
 - o Current Vintage (Seasonal Wine/Malt): 559 ft
 - o Murray's (Annual All Alcohol): 365ft
 - o Fresh/Harpoon Liquors: 692 ft



- Package Stores on Perimeter of Downtown Core District:
 - Epernay (Seasonal All Alcohol): .295 miles
 - Hatch's (Annual All Alcohol): .73 miles

The views of the inhabitants of the locality in which a license is sought

- No feedback received prior to hearing as of 5/19/21.

Traffic, noise, size (typically applies to a new location)

- The Green Market will be located in the Downtown Core/Historic District.

The sort of operation that carries the license

- The Applicant operates an establishment selling take-out food, sandwiches and beverages and will offer housewares and other retail and grocery items for sale at this new location. The location is currently under review for a Health permit for take-out service. There will be no seating for patrons.

The reputation of the applicant

- The Applicant has operated The Green at 5 West Creek Road with no complaints or violations.

Background/Discussion

The last three applications for a Section 15 Package Store License in the downtown Core District have been denied by the Select Board due to the number of existing package stores in the district (5 in less than one mile) and the few number of licenses left under the quota. As stated by the Select Board "The town is well served by the existing number of Package Stores."

The denials as follows:

Lemon Press, 29 Centre Street was heard by the Select Board on April 15, 2015.

Pizzeria Gemelle, 2 East Chestnut Street was heard by the Select Board on April 28, 2021.

Born and Bread, 35 Centre Street was heard by the Select Board on April 28, 2021.

Impact: Environmental ☐ **Fiscal** ☐ **Community** ☐ **Other** ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

Public hearing was advertised for two weeks in the I&M and abutters were notified by certified mail.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A



Attachments

ABCC Summary Form; applicant cover letter; letter from Wesley Van Cott; Select Board Liquor License Public Hearing Process; Quota Reports; Map of Package Stores in the Core; public notice; New Liquor License ABCC Application; building plan





The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

City /Town

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- | | | | |
|--|---|---|---|
| ☒ New License | ☐ Change of Location | ☐ Change of Class (i.e. Annual / Seasonal) | ☐ Change Corporate Structure (i.e. Corp / LLC) |
| ☐ Transfer of License | ☐ Alteration of Licensed Premises | ☐ Change of License Type (i.e. club / restaurant) | ☐ Pledge of Collateral (i.e. License/Stock) |
| ☐ Change of Manager | ☐ Change Corporate Name | ☐ Change of Category (i.e. All Alcohol/Wine, Malt) | ☐ Management/Operating Agreement |
| ☐ Change of Officers/
Directors/LLC Managers | ☐ Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | ☐ Issuance/Transfer of Stock/New Stockholder | ☐ Change of Hours |
| | ☐ Other <input type="text"/> | ☐ Change of DBA | |

APPLICANT INFORMATION

Name of Licensee	The Green Market, LLC	DBA	
Street Address	4 India Street, Nantucket, MA		Zip Code 02554
Manager	Jenny Bence		Granted under Special Legislation? Yes ☐ No ☒
\$15 Package Store	Seasonal	Wines and Malt Beverages	If Yes, Chapter
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	of the Acts of (year)

DESCRIPTION OF PREMISES Complete description of the licensed premises

Commercial Structure with 1800 sq. ft. of first floor open market spaces with access to kitchen area and 2 bathrooms. Wine and Malt Beverages will be stored in the (2) Encore refrigerated units near front entry door on India Street. Additional 600 sq. ft. storage space at the basement level.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date	4/16/21	Time	1:00 pm
Advertised	Yes ☒ No ☐	Date Published	5/12 & 19/21	
Publication	Nantucket Inquirer and Mirror			
Abutters Notified:	Yes ☒ No ☐	Date of Notice	5/10/21	
Date APPROVED by LLA	5/26/21	Decision of the LLA	Approves this Application	
Additional remarks or conditions (E.g. Days and hours)				
For Transfers ONLY:				
Seller License Number:		Seller Name:		

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

4/16/2021

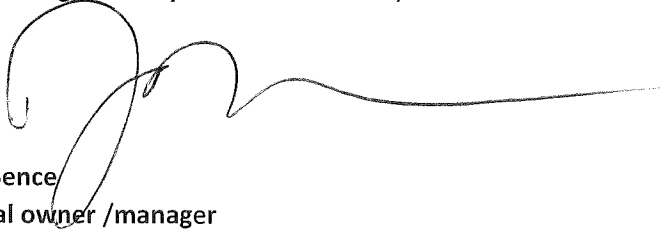
Jenny Bence
The Green Market LLC
4 India Street
Nantucket, MA 02554

Select Board and Chair, Dawn Hill Holdgate
16 Broad Street
Nantucket, MA 02554

Dear Madame Chair and Board,

The Green Market located on 4 India Street, formerly "The Bean" hopes to be operational by mid summer, after all permitting and approvals have gone through. The Market will be following an ecologically friendly protocol. Using non plastic packaging and materials on all grocery items. Glass bottles for raw juices, aluminum, recycled corn compostable to go containers. A market to buy grab and go organic food items. As well as locally made and sustainably grown products. We will be selling island made products as much as possible. Several artists also sell their handmade /grown goods at the farmers market. This will be a permanent long term location to feature their wares/goods. Due to Covid times there will be no proposed seating, only standing, talking and shopping only. Taking into consideration the number of clientele restrictions at one time. The Green Market also strives to have a fresh flower, skincare and pottery section. In addition to, or in hopes of our goal towards a wine and cheese program. The market proposed would be open 6 days a week/7 days a week in the summer and closed by 7pm, opening time of 7 am. Serving breakfast until 11am/grab and go smoothies, juices, breakfast sandwiches. All wraps and sandwiches will be pre made/not made to order.

With kind regards for your considerations,

A handwritten signature in black ink, appearing to be 'Jenny Bence', with a long, sweeping horizontal line extending to the right.

Jenny Bence
Principal owner /manager
The Green Market LLC

Amy Baxter
Town Licensing Office
Nantucket, Ma 02554

Dear Ms. Baxter,
As the Bean's former license holder located at 4 India St, I would like to give my permission to transfer the CV license to Jenney and Tessa at The Green Market LLC.
Thank You, Wes

Wesley Van Cott
Nantucket Coffee Roasters
P.O. Box 2977
Nantucket MA, 02584

Board of Selectmen Liquor License Public Hearing Process

Liquor License Public Hearing Process

1. The chairman opens the public hearing and may outline the procedure to be followed.
2. The applicant reviews their pending application.
3. Public comment is taken.
 - If applicable, read into record any written objections received from school, church or hospital located within 500 feet.
4. The chairman invites questions from the Board and closes the public hearing.
5. The Board makes a decision to approve or deny.
6. Pursuant to MGL c. 138, §23 and Ballarin v. Licensing Board of Boston, denials must be based on reasonable grounds; ABCC and courts prefer findings based on:
 - the appropriateness of a liquor license at a particular location
 - the number of existing dispensaries in Town
 - the views of the inhabitants of the locality in which a license is sought
 - traffic, noise, size (typically applies to a new location)
 - the sort of operation that carries the license
 - the reputation of the applicant
7. A written decision is required to be sent to the applicant. No need for reasons if the application is simply approved, but if there is a denial or conditions are imposed, the reasoning for this is required to be in the decision. Therefore, the Board should vote on basis for denial or conditions as well [concerns with traffic, another licensee located adjacent to property, limiting hours, etc.].



LIQUOR LICENSING || ANNUAL §15 QUOTAS

ANNUAL PACKAGE STORE LICENSE QUOTAS (Section 15 – Off-Premise)

The Annual Package Store Quota is based on Federal Census Population and determined every 10 years. The current Quota outlined below was set in 2010 with a Nantucket population of 10,172 as set by the Secretary of the Commonwealth. We are currently awaiting the update and report from the 2020 Census.

M.G.L. c. 138, §15: Each city or town may issue one Annual off-premises (Section 15) all-alcoholic beverages license for each unit of 5,000 persons (or fraction thereof) with a minimum of 2. One wine and malt license may be granted for each unit of 5,000 persons (or fraction thereof) with a minimum of 5. If a community has one or more licenses over the stated figures authorized, such licenses can continue. However, if such licenses are surrendered, rescinded, cancelled or revoked, they cannot be replaced by new applicants.

ANNUAL ALL ALCOHOL PACKAGE STORE LICENSES

Quota: 2 Licenses

Total Licenses in 2021: 5 (Once Surrendered, this type of License can NOT be reissued)

- Hatch's 133 Orange Street
- The Islander 15 Old South Road
- Murray's 23 Main Street
- Nantucket Wine and Spirits 31 Sparke Avenue
- Old South Liquors 2 Lovers Lane

ANNUAL WINE AND MALT PACKAGE STORE LICENSES

Quota: 5 Licenses

Total Licenses in 2021: 4 Licenses

Available: 1 License

- Annye's 14 Amelia Drive (Awaiting transfer application)
- Nantucket Trading Post 12 Nobadeer Farm Road
- Bartlett's 33 Bartlett Farm Road
- Nantucket Meat and Fish Market 21 Old South Road



Town & County of
NANTUCKET, MA

LICENSING & PERMITTING OFFICE
PSF, 4 Fairgrounds Road, M-F 8am-4pm
508-325-4100 · licensing@police.nantucket-ma.gov

LIQUOR LICENSING || SEASONAL \$15 QUOTAS

SEASONAL PACKAGE STORE LICENSE QUOTAS (Section 15 – Off-Premise)

Seasonal Package Store Licenses - Quota is based on Projected Population as of July 10th. The Select Board must approve the Seasonal Population increase every year. The 2021 Population Estimate is 45,000, which allows for a total of **9 Seasonal Package Stores**.

M.G.L. c. 138, §15: The LLA may issue a limited number of seasonal off-premises alcoholic beverages licenses based on an estimate of the temporary increase in resident population for the upcoming season as of July 10th. The LLA must set the estimate and submit the estimate to the Commission.

The LLA may issue off-premises seasonal licenses based on that estimate at the rate of one license for each 5,000 persons (or fraction thereof) and can be issued effective April 1st to November 30th until January 15th, or any portion thereof, as set by the LLA.

SEASONAL PACKAGE STORE LICENSES

ESTIMATED POPULATION of 45,000

Quota:	9 Licenses
Total Licenses in 2021:	7 Licenses
Available Licenses in 2021:	2 Licenses

- | | |
|-------------------------|-----------------------|
| • 167 Raw | 167 Hummock Pond Road |
| • BRIX | 1 A Windy Way |
| • Current Vintage | 4 Easy Street |
| • Epernay | 1 North Beach Street |
| • Harpoon Liquors/Fresh | 3 Salem Street |
| • Millie's Market | 1 Miller's Way |
| • 'Sconset Bookstore | 100 Sankaty Avenue |

Package Stores - Core

OFF-PREMISE PACKAGE STORES



Denied 4/28 : Pizzeria Gemelle



Denied 4/28 Born & Bread



CURRENT VINTAGE



FRESH/HARPOON LIQUORS



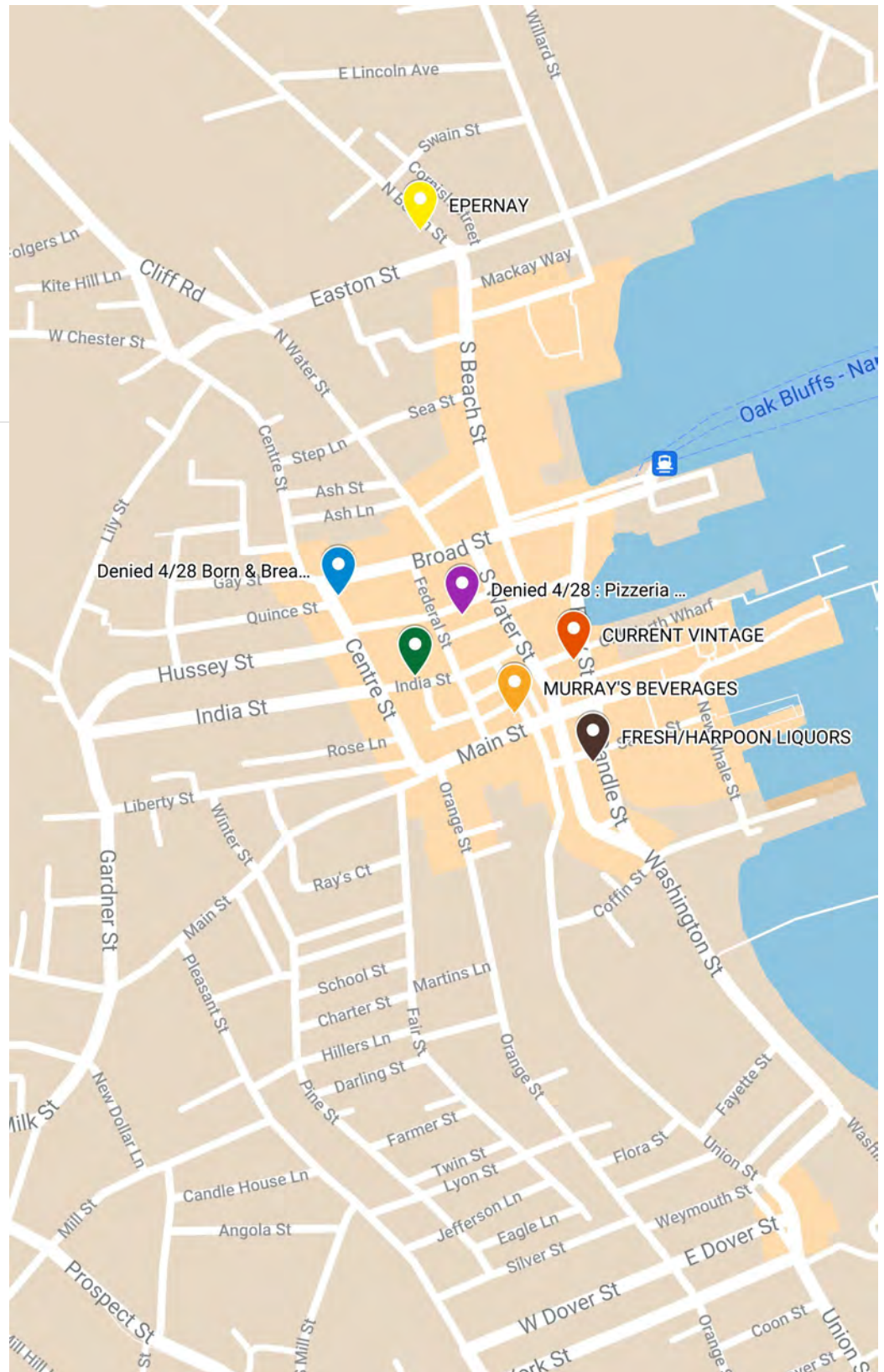
MURRAY'S BEVERAGES



EPERNAY

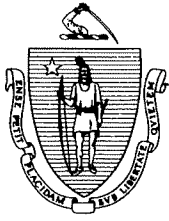


APP. The Green



PUBLIC NOTICE

Please be advised that the Select Board will hold a public hearing on Wednesday, May 26, 2021 at 5:00 PM to hear the application for a New Seasonal Wine and Malt Beverages Off-Premise Package Store Liquor License for The Green Market LLC, located at 4 India Street, Nantucket, MA 02554, Jenny Bence, Manager. The hearing will be held via Zoom Webinar Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law. Information on viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions/Committees>. Questions and comments may be sent to licensing@police.nantucket-ma.gov.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

Off-Premises-15

TYPE

\$15 Package Store

CATEGORY

Wines and Malt Beverages

CLASS

Seasonal

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

new liquor license for a new market take out only prepared foods, gifts, skincare, wine and malt beverages, groceries and flowers

Is this license application pursuant to special legislation?

☐ Yes ☒ No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name

FEIN

DBA

Manager of Record

Street Address

Phone

Email

Alternative Phone

Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

commercial structure. At street level, 1800+/- sf of first floor open market space with access to kitchen area and 2 bathrooms. Wine and malt beverages will be stored in the (2) Encore refrigerated units. Closest to front entry door on India Street. Please see floor plan included with application.

Plus 600+/- sf storage space at the basement level

Total Square Footage:

Number of Entrances:

Seating Capacity:

Number of Floors:

Number of Exits:

Occupancy Number:

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Phone:

Title:

Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	LLC	Date of Incorporation	5/4/2020
State of Incorporation	Massachusetts	Is the Corporation publicly traded? ☐ Yes ☒ No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
jenny bence	8a folger ave nantucket ma 02554	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
pricipal owner manager	50	☒ Yes ☐ No	☒ Yes ☐ No
			MA Resident
			☒ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
tessa cressman	3 wauwinet rd nantucket ma 02554	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
manager	50	☒ Yes ☐ No	☒ Yes ☐ No
			MA Resident
			☒ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Additional pages attached? ☐ Yes ☒ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒

If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease 

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☒ No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	
B. Purchase Price for Business Assets	
C. Other * (Please specify below)	1,000,000.00
D. Total Cost	1,000,000.00

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
tessa cressman	\$175,000.00
jenny bence	\$175,000.00
Total:	\$350,000.00

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
ape cod five cents savings ban	\$350,000.00	business loan	☒ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

personal contribution by managing partner tessa cressman and principal owner manager Jenny Bence and business loan from cape cod 5 bank

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name jenny bence

Date of Birth

SSN

Residential Address

8a folger ave nantucket ma 02554

Email

the greengull@gmail.com

Phone

5082212540

Please indicate how many hours per week you intend to be on the licensed premises

40+

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

☒ Yes

☐ No

*Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

☐ Yes

☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
1/1/2010	current	principal owner	the green gull llc	self
5/4/2020	current	principal owner	the green market llc	self

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature

Jenny Bence

Date

6/14/2021

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does **not** pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

☐ Yes ☐ No

If yes, attach an affidavit providing the details of any and all convictions.

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

APPLICANT'S STATEMENT

I, Jenny bence the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory

of the green market llc
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Jenny Bence

Date: 6/14/2021

Title: principal owner manager

CORPORATE VOTE

The Board of Directors or LLC Managers of

the green market llc

Entity Name

duly voted to apply to the Licensing Authority of

nantucket mass

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

January 1 2021

Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| ☒ New License | ☐ Change of Location | ☐ Change of Class (i.e. Annual / Seasonal) | ☐ Change Corporate Structure (i.e. Corp / LLC) |
| ☐ Transfer of License | ☐ Alteration of Licensed Premises | ☐ Change of License Type (i.e. club / restaurant) | ☐ Pledge of Collateral (i.e. License/Stock) |
| ☐ Change of Manager | ☐ Change Corporate Name | ☐ Change of Category (i.e. All Alcohol/Wine, Malt) | ☐ Management/Operating Agreement |
| ☐ Change of Officers/
Directors/LLC Managers | ☐ Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | ☐ Issuance/Transfer of Stock/New Stockholder | ☐ Change of Hours |
| | ☐ Other | | ☐ Change of DBA |

"VOTED: To authorize

jenny bence

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

jenny bence

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

For Corporations ONLY

A true copy attest,

Jenny Bence

Corporate Officer /LLC Manager Signature

Tessa Cressman

Corporation Clerk's Signature

Jenny Bence

(Print Name)

Tessa Cressman

(Print Name)

ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name		Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)		
the green market llc		na		
Name of Principal	Residential Address	SSN	DOB	
jenny bence	8a folger ave nantucket ma 02554			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
principal owner manager	50	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
tessa cressman	3 wauwinet road nantucket ma 02554			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
manager	50	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Amendment

(General Laws, Chapter)

Identification Number: 001436553

The date of filing of the original certificate of organization: 5/4/2020

1.a. Exact name of the limited liability company: THE GREEN MARKET LLC

1.b. The exact name of the limited liability company *as amended*, is: THE GREEN MARKET LLC

2a. Location of its principal office:

No. and Street: 4 INDIA STREET
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

3. *As amended*, the general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: DAVID J. BUCKLEY, ESQ.
 No. and Street: 4 NORTH STREET
PO BOX 5027
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	JENNY BENEC	4 INDIA STREET NANTUCKET, MA 02554 USA
MANAGER	TESSA CRESSMAN	4 INDIA STREET NANTUCKET, MA 02554 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record

any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	JENNY BENCE	4 INDIA STREET NANTUCKET, MA 02554 USA
REAL PROPERTY	TESSA CRESSMAN	4 INDIA STREET NANTUCKET, MA 02554 USA

9. Additional matters:

10. State the amendments to the certificate:

THE CERTIFICATE OF ORGANIZATION OF THE GREEN MARKET LLC, AS AMENDED, IS HERE BY FURTHER AMENDED TO PROVIDE THAT: (I) 4 INDIA STREET, NANTUCKET, MA 02554 IS NOW THE LOCATION OF THE PRINCIPAL OFFICE OF THE LIMITED LIABILITY COMPANY; AND (II) 4 INDIA STREET, NANTUCKET, MA 02554 IS NOW THE BUSINESS ADDRESS FOR TESSA CRESSMAN AND JENNY BENCE, BOTH AS A MANAGERS AND AS PERSONS AUTHORIZED TO EXECUTE, ACKNOWLEDGE, DELIVER AND RECORD ANY RECORDABLE INSTRUMENT PURPORTING TO AFFECT AN INTEREST IN REAL PROPERTY.

11. The amendment certificate shall be effective when filed unless a later effective date is specified:

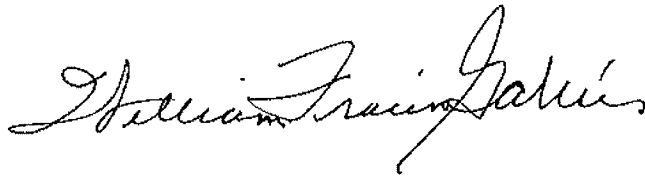
**SIGNED UNDER THE PENALTIES OF PERJURY, this 11 Day of June, 2020,
TESSA CRESSMAN , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

June 11, 2020 03:35 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001436553

1. The exact name of the limited liability company is: THE GREEN MARKET LLC

2a. Location of its principal office:

No. and Street: 5 WEST CREEK ROAD
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 5 WEST CREEK ROAD
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LIMITED LIABILITY COMPANY IS TO OWN AND OPERATE ONE OR MORE GROCERY MARKETS AND/OR TAKE-OUT FOOD RESTAURANTS, TOGETHER WITH SUCH OTHER ACTIVITIES AS MAY BE NECESSARY, ADVISABLE OR INCIDENTAL IN CONNECTION THEREWITH AND, FURTHER, TO ENGAGE IN ANY OTHER LAWFUL ACT OR ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED UNDER THE MASSACHUSETTS LIMITED LIABILITY COMPANY ACT, AS SUCH ACT MAY BE AMENDED, MODIFIED, OR REPLACED FROM TIME TO TIME.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: DAVID J. BUCKLEY, ESQ.
 No. and Street: 4 NORTH STREET
PO BOX 5027
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

I, DAVID J. BUCKLEY, ESQ. resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	JENNY BENCE	5 WEST CREEK ROAD NANTUCKET, MA 02554 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	JENNY M. BENCE	5 WEST CREEK ROAD NANTUCKET, MA 02554 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 4 Day of May, 2020,
DAVID J. BUCKLEY, ESQ.

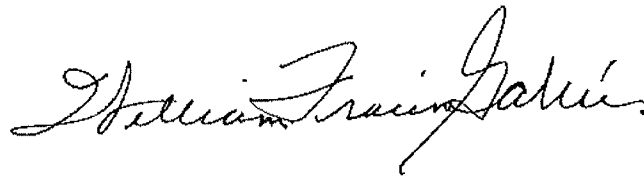
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

May 04, 2020 02:39 PM

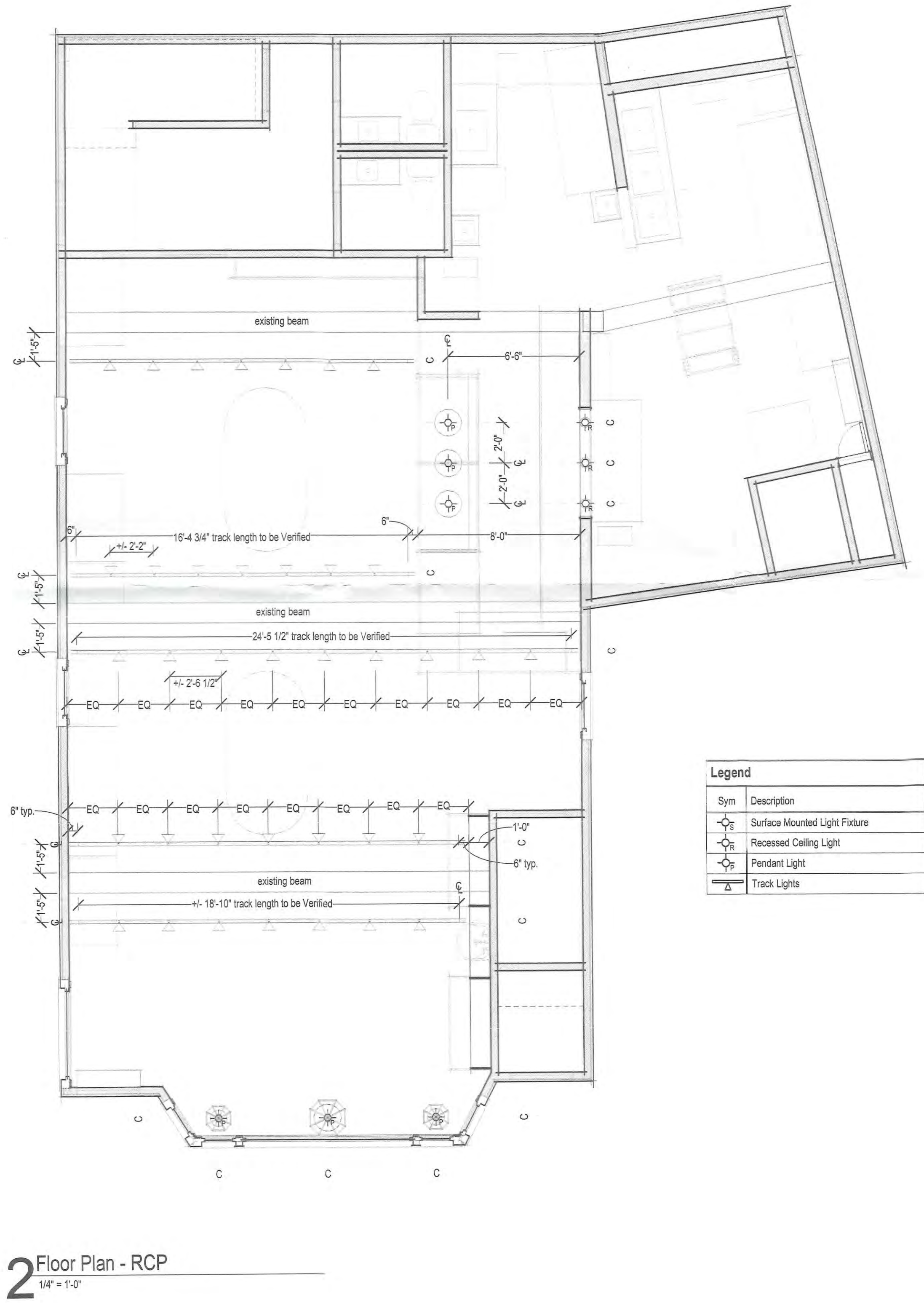
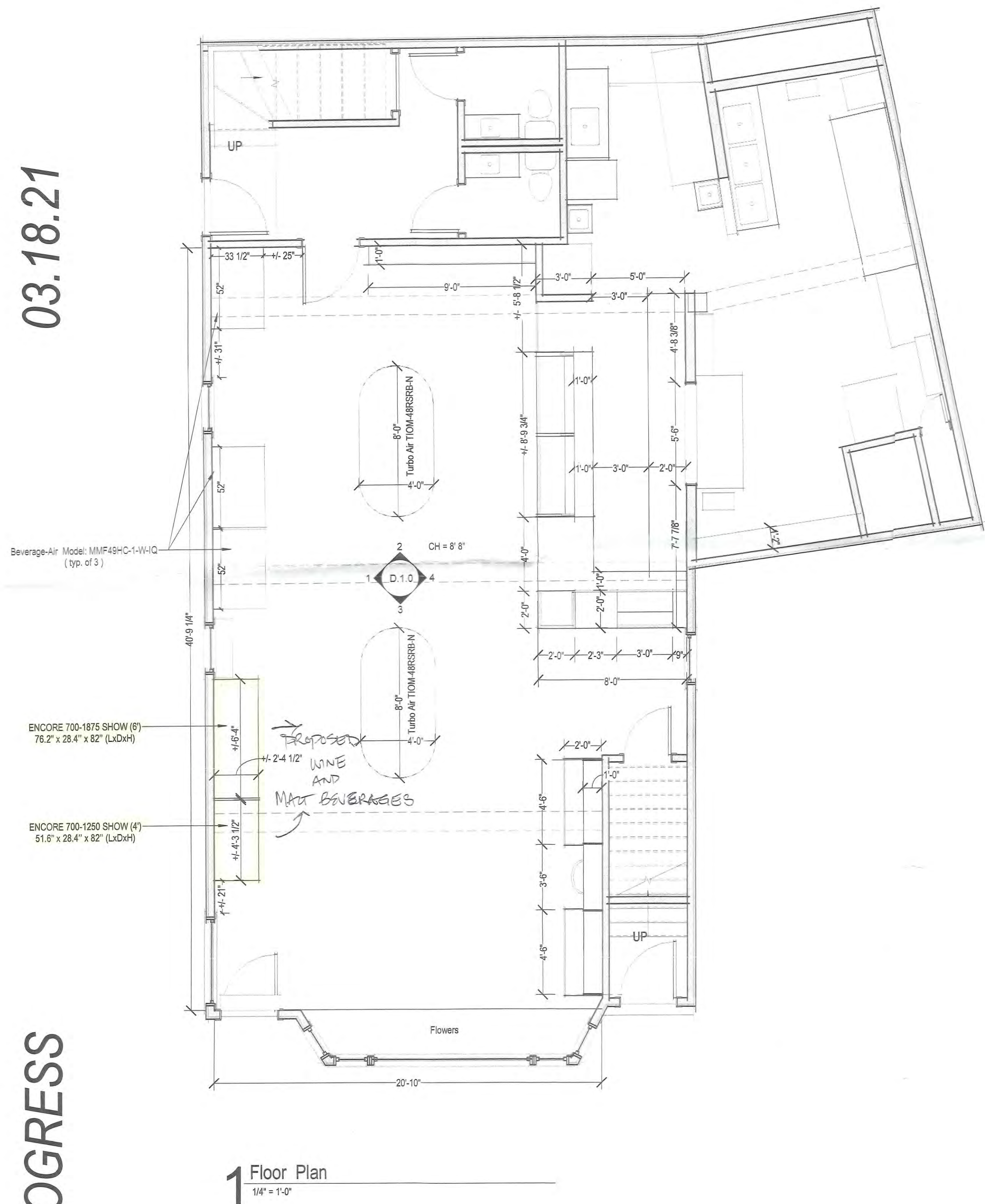
A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized "G" at the end.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

DD / PROGRESS

03.18.21



0000
Design Phase

4 India
Nantucket, MA 02554



Floor Plans

Site Information

Map & Parcel:	42.3.1 / 167
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 ft. / 5 ft.
Lot Size:	+/- 2,178 sq.ft.
Min. Lot Size:	3,750 sq.ft.
Allowable G.C.:	75% or 1,636 sq.ft.
Existing G.C.:	1,968 sq.ft.
Proposed G.C.:	n/a
Total Proposed G.C.:	n/a

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.1.1	Floor Plans
A.4.1	Kitchen Layout
D.1.0	Interior Elevations
D.1.1	3D Views
PSP	Pastry Prep Station
PSP - 3D	3D Views

Revisions

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A.1.1
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Town & County of **NANTUCKET, MA**

At the Select Board meeting held Wednesday, May 26, 2021 the Board approved the application for a new Seasonal Wine and Malt Beverages Package Store License for The Green Market, LLC, Jenny Bence, Manager, for the premises located at 4 India Street, Nantucket, MA 02554. The Board determined that this new liquor license is not detrimental to the spiritual activities of the United Methodist Church, 2 Center Street, and St. Mary's Roman Catholic Church, 3 Federal Street, Nantucket, MA 02554. The United Methodist Church and St. Mary's Roman Catholic Church are located within 500 feet of the licensed premises of The Green Market, LLC, Nantucket.

Dawn Hill Holdgate, Chair

Jason Bridges, Vice Chair

Matt Fee

Kristie L. Ferrantella

Melissa Murphy

Project Cost Update

Select Board-May 26, 2021

Town Administration



Input Costs are Rising

Increasingly we are finding construction bids coming in higher, sometimes much higher, than expectations and prior indications. The rise in construction materials cost has, in some cases, been dramatic.

Lumber:

- Pre-pandemic price*: \$440.20/board feet** (Feb 3, 2020)
- Current Price: \$1390.00/board feet (May 17, 2021)
- 215% increase

Copper:

- Pre-pandemic price *: \$2.55/pound (Feb 3, 2020)
- Current Price: \$4.57/pound (May 17, 2021)
- 79% increase

* Source: CME, **Lumber is per 1000 board feet



Nobadeer Fieldhouse

Bidder	Cost
Maron Construction Inc.,	\$2,358,930
Trac Builders	\$2,492,000
APC Development Group	\$2,666,741
Currently Available in existing authorization 2016 ATM/A10	\$507,305
ATM 2022/A10 Supplemental Funding Request	\$1,000,000
Project Funds available, if approved	\$1,507,305
Cost to complete using Low Bid	\$2,358,930
Project Surplus/(Deficit)	(\$851,625)

Recommendation

Propose a technical amendment for larger request

Or...

Delay project until building costs become more predictable and stable

Note: This is a scaled-back plan vs. original design. It is a bare-bones structure

Renovate Harbormaster Building-34 Washington Street

Bidder	Cost
APC Development Group, Inc.	\$4,850,481
Maron Construction Inc.	\$5,962,300
Currently Available in existing authorization ATM 2018/A17 (includes \$1,000,000 grant)	\$3,103,490
Cost to complete using Low Bid	\$4,850,481
Project Surplus/(Deficit)	(\$1,746,991)

Recommendation

Propose a supplemental appropriation at the next Annual Town Meeting with an expanded debt exclusion vote

Note: Project has been delayed 8 months due to COVID-19.

F Street Bulkhead

Bidder	Cost
Barrett Enterprises LLC	\$625,290
Robert B. Our Co., Inc.	\$664,879
ACK Marine & General Contracting	\$749,500
AGM Marine Contractors	\$800,000
Coastal Marine Construction	\$831,524
MIG Corporation	\$875,380
Northern Const. Service, LLC.	\$987,200
Currently Available in Existing Authorization ATM 2016/A10	\$328,130
ATM 2022/A10 Supplemental Funding Request	\$579,700
Project Funds available, if approved	\$907,830
Cost to complete (including \$93k contingency) using low bid	\$719,083
Project Surplus/(Deficit)	\$188,747

If approved at the 2021 Annual Town Meeting, this project could start in September as all permits are in hand

Note: Bids are not yet fully evaluated

Questions?



Beach Management Plan Summer 2021

Select Board Meeting ~~5/19/21~~ 5/26/21

Presentation prepared as of 5/18/21

Overall Statement of Plan

- General Status: Pre-COVID Management Activities, keeping in mind:
 - ~~• Consider State Beach Guidance (as of 5/10/21 – Management of public pools is considered the same as beach management)~~
 - ~~• Continue outreach and education as to Nantucket's safety protocols and/or local orders if applicable~~
 - Monitor public beaches for crowding, underage drinking, vehicle capacities
 - Monitor permitted events for compliance with safety protocols, requirements and any restrictions or conditions
 - ~~• Reduced number of beach events and locations~~
 - Pre – Mid – Post Season Coordination meetings with Town agencies; Land Bank, Conservation Foundation and Trustees of Reservations

Public Beaches - Concerns

- Children's Beach – No Concerns
- Jetties Beach – No Concerns
- Dionis Beach - More severe erosion than in prior years impeding access onto beach; hopefully will stabilize by summer; most likely will need a ramp
- Madaket Beach – Some debris in the water, may present hazard to surfers.
Cisco Beach - Current erosion impeding access onto beach; likely to stabilize by summer; may need a ramp
- Miacomet Beach – No Concerns
- Surfside Beach – No Concerns
- Nobadeer Beach – No Concerns
- Sconset Beach – No Concerns

Natural Resources Department

- Endangered Species Monitoring
 - 1-2 Seasonal Monitors; 2 Regular full-time staff as needed
 - Partnered with other private land owners/organizations to cover whole island
 - Weekly updates to town website for all island protected species areas
 - Monitor for presence of nesting birds and status; manage symbolic fencing and vehicle fencing to maintain compliance with state and federal guidelines.
- Water Quality Monitoring
 - Shellfish Sanitation, Bacterial Source Tracking, Nutrient Monitoring, Harmful Algae Blooms
- Shellfish Enforcement
 - Regular shellfish regulation checks, outreach and enforcement of new closures
- Resiliency Monitoring
 - Monitor for any erosion events; pre and post storm monitoring; vegetation monitoring
- Changes from Pre-COVID: None

Police Department

- ATV Patrols
 - ATV Patrols will be assigned to the north and south shore beaches as conditions warrant
 - Currently six CSO's are scheduled to be assigned to these patrols from 10am – 6pm daily
 - Hours can be extended later into the evening depending on beach conditions and usage
 - ATV patrols are charged with:
 - monitoring the beaches and shoreline to help provide for a safer experience for beach goers
 - monitoring the vehicles on the beaches to check for valid permits
 - enforcing parking restrictions in beach parking lots and adjacent roads
 - enforcing the Town's leash law on the beaches
 - Changes from Pre-COVID: No changes
- Beach sticker sales
 - Beach Permit Stickers are currently available in-person at the Public Safety Building, 4 Fairgrounds Road or on-line at www.Nantucket-ma.gov/266/Beach-Vehicle-Permits
 - Changes from Pre-COVID: No changes

Marine Division/Harbormaster

- Lifeguards
 - 54 lifeguards hired to date for 2021
 - Public lifeguarded beaches are open daily from 10am - 5pm, beginning on 6/30 through Labor Day weekend
 - Lifeguards:
 - Work to insure that beach goers have a safe and enjoyable experience while using Nantucket's beaches
 - Conduct water and surf rescues as necessary
 - Patrol the south and north shores on ATV's to respond to calls of persons in distress at non-lifeguarded beaches
 - Issue an 11am daily beach condition report published on 97.7 FM, the Inquirer & Mirror, Twitter and Instagram @ACKHarbormaster
 - Follow established protocol to notify swimmers of the known presence of Great White Sharks; Town coordinates with the State Department of Marine Fisheries and the Atlantic White Shark Conservancy to track the location of tagged White Sharks

Marine Division/Harbormaster - continued

- Harbormaster Seasonal Staff
 - 16 seasonal staff hired to date to run the programs and services related to the waterways and Town Pier, such as:
 - beach clean-up, mooring field management, pump-out boat services, marine safety patrols; coordination with both Town and NGO's with concerns about public and private beaches; signage installation
 - Town Pier is open from 7am - 7pm daily
 - Harbormaster's office maintains beach hotline to report issues and concerns: (508) 228-7261 (monitored 24 hours per day during the summer season)
 - Harbormaster coordinates with the Marine Mammal Stranding Team as needed to address concerns/issues about marine mammals

Licensing

- Events

- Catering Event Permits issued per existing conditions in Beach Regulations:
 - Permits are issued to licensed caterers serving food/alcohol on a public beach.
 - Only one (1) Permit issued per day per location.
 - No more than three (3) permits per week per location.
 - Limited hours: 5:00 pm – 10:00 pm.
 - General gathering limit = 25
- Private or For Profit Events:
 - Allowed through Sandbar Concession contract on Licensed premise only.
 - # of Events limited per contract.
- Non-Profit Fundraising Events:
 - Only pre-existing events considered for permitting for 2021 on limited basis – UNDER REVIEW AS OF 5/17/21
 - ~~Safety plan required per Public Safety and Public Health guidelines.~~
 - Any event 250 or above requires Public Hearing.

Public Works

- Solid Waste & Recycling
 - Town-wide barrels and Beach Waste Enclosures
 - May 28 – July 2
 - picked up daily (Seven days per week)
 - July 3 – October 11
 - Picked up twice daily (Seven days per week)
 - Moby (Billy Sherry Whale Sculpture)
 - Combination Beach Debris & Waste Receptacle
 - Coming to Surfside end of May thru mid October annually)
- Porta-potties
 - Pumpout Schedule
 - May 28 – July 2
 - Pumped out twice weekly (Monday and Friday)
 - July 3 – Sept 6
 - Pumped out five times weekly (Sat, Sun, Mon, Wed, and Fri)
 - Sept 7 – October 11
 - Pumped out twice weekly (Monday and Friday)
 - Cleaned/Disinfected Daily
- Facilities
 - Respond to facilities issues with beach facilities, as needed (Jetties, Surfside, Children's, Dionis)
- Parking
 - Grading/maintenance, signage as needed

Culture and Tourism

- Reduced activities at Children's Beach:
 - Pick-up games Monday – Thursdays 9:30am-1:00pm
 - Need to determine distancing guidelines for young children
 - Contingent upon filling seasonal coordinator position
 - Sunday Night Concerts at 6:00pm, June 20 – August 8
 - Average attendance is 100
 - No concerts, July 18 or August 15 due to other cultural events
 - Possible puppet shows on Saturday morning
 - Need to determine distancing guidelines for young children
 - No Friday Tie-Dye Clinic or Friday Night Movies (*movies under consideration as of 5/17/21)

Fire Department

- Targeted patrols for illegal beach fires
 - Weekends, Holidays and known problem areas.



Nantucket Fire Department
4 Fairgrounds Road
Nantucket, MA 02554
508-228-2324



Open Fire Guidelines & Regulations

The Fire Department and many other town departments have received numerous questions in regards to what fires are permitted. Fire Pits, Beach fires and Bonfires are more frequently asked during the summer with Brush burning in the winter months. Please call our Fire Prevention office with any questions.

Much of the information provided is taken from Massachusetts State web sites, Massachusetts General laws and the fire code for Massachusetts.

Chapter 48 section 13 of the Mass general laws states "persons eighteen years of age or older may, without a permit, set, maintain or increase a reasonable fire for the purpose of cooking, upon sandy or gravelly land free from living or dead vegetation or upon sandy or rocky beaches bordering on tidewater, if the fire is enclosed within rocks, metal or other nonflammable material."

527 CMR 1.3.3.72 Cooking Fire. The noncommercial, residential burning of materials not exceeding 3 ft (0.9 m) in diameter and 2 ft (0.6 m) in height, other than rubbish in which the fuel burned is contained in an outdoor fire-place, a barbecue grill, or a barbecue pit for the purpose of preparing food.

What is allowed:

1. January 15 to May 1 Open burning is allowed **with a permit**, under Mass DEP rules and only of certain types of material. Full description of rules and materials that can and can not be burned are listed on the web site link <https://www.mass.gov/service-details/open-burning-safety>
2. Fire Pits are allowed without permit **but must be used for cooking**, kept to a **reasonable size**, Located away from combustibles, contained in a non-flammable enclosure, tended by someone over the age of 18, Only Clean dry firewood must be used and **not create a nuisance** for neighbors due to smoke.
3. SMALL cooking fires, **NOT Bonfires**, are permitted without permit but must meet safety guidelines. 527 CMR 1.3.3.72 referenced above

What is a reasonable fire? The best gauge of if the fire is reasonable and small is can you sit next to the fire with a 2 foot stick to roast a marshmallow? If you cannot sit that close it is too big!!

Away from combustibles including beach grass, buildings, boats, cars and brush/vegetation. Anything that could catch fire!

4. Other activities approved and supervised by the Fire Department

What is not allowed

1. Burning of trash, pallets or construction debris
2. Commercial brush or tree burning from land clearing
3. Leaves
4. Bonfires without a permit (we almost never issue them)
5. Fire on any property without the owner's permission or Lifeguarded Beaches



References:

Massachusetts Department of Environmental Services <https://www.mass.gov/service-details/open-burning-safety>
MASS DEP <https://www.mass.gov/info-details/open-burning-safety>
MGL Chapter 48 Section 13 https://www.mleg.state.ma.us/legis/0900/0900_0000/0900_0013.htm

Fire Department, continued

Allowed:

Small contained cooking fires are allowed without permit

- But **must follow these regulations:**
 - **be used for cooking**
 - kept to a **reasonable size**
 - located **away from combustibles**
 - **contained** in a non-flammable enclosure
 - **tended by someone over the age of 18**
 - only **clean dry firewood** must be used and not create a nuisance for due to smoke
- What is a reasonable fire? The best gauge of whether the fire is reasonable, is can you sit next to the fire with a 2-foot stick to roast a marshmallow? If you cannot sit that close it is too big!
- Fire must be away from combustibles including beach grass, buildings, boats, cars and brush/vegetation. Anything that could catch fire!

Land Bank

- Cleans/pumps out 40th Pole porta-potties 2-3/x week
- Grades and maintains all private dirt roads to Land Bank beaches and maintains associated parking areas as needed

Concerns

- Trash
 - Numerous complaints in 2020 about take-out food trash at various beaches
 - Working with nearby establishments if possible to request assistance
 - Limited staff to do additional pick-ups
- Crowds
 - Guidance less; enforcement capabilities limited; emphasis on outreach
- Parking
 - Parking lots expected to exceed capacity; may have to address overflow to private property

QUESTIONS?

Public Beaches continued

- Land Bank:
 - Washington Street
 - Cathcart
 - Polpis Harbor
 - Wanoma Way
 - Madequecham
 - Nobadeer area
 - Surfside area
 - Sewer beds area
 - Miacomet area
 - Smooth Hummocks area
 - Cisco
 - Settler's Landing
 - 40th Pole
 - Wood

Monthly Town Management Activities Report

May 26, 2021

As of 05/21/21

Highlights (major projects):

Plans/Reports/Studies*

- Coastal Resiliency Plan – actively underway
- Strategic Plan (implementation on-going); updated Strategic Plan for 2020-21 adopted at 1/13/21 Select Board meeting; staff working on implementation planning **& workshop check-in with SB in July**
- Madaket Water Quality Improvement Plan –contract on 3/17 agenda for update of conceptual design and estimated cost; **consultants working on updates to route and costs**; then, will schedule review with SB and with Madaket group;
- Facilities Master Plan – Select Board workshops in November and January; follow-up workshop with Town Admin recs scheduled for June 28; concession planning led by Facilities working with Park & Recreation Commission and other stakeholders for input (Coastal Res; Historic Pres, etc); **contract with Weston & Sampson for professional assistance will be on upcoming SB agenda – this will need to be put on hold for now until Facilities Director position is filled**
- Baxter Road long-term planning – contract executed with Arcadis at 2/10/21 SB meeting; update expected in early April; update given at 4/14 SB meeting; **next update scheduled for July 14**
- PFAS Town-wide Risk Assessment – report presented at 2/10/21 SB meeting; staff working with consultant on next steps; **inquiries rec'd and responses provided to Airport area (and beyond) residents**

Meetings

- Department Heads 1:1 **(moving to in-person in June)**
- Cabinet
- Admin Staff – meeting monthly
- Agenda Prep – weekly meetings
- Select Board – individual meetings, weekly
- 2021 Annual Town Meeting and Election planning – underway; including the Outdoor Venue; planning update to be provided to SB 4/28; public info sessions: 5/18 with Town Moderator, Town Clerk, Town Mgr; 5/24 with FinCom re Motions; on-going prep: SSA reservation issue, communications with ACNVT re attendance, update at Rotary on 5/20, Town Assoc on 5/25, “Frank & Mary” show, videos on certain articles in progress with NCTV, promos on radio; Voter’s Guide
- Cape Cod Managers – monthly; recent discussion re: American Rescue Plan funding; **Town Meetings**
- COVID Team meeting weekly
- **PFAS – communications; planning; these meetings have increased in scope and frequency**
- **Commuter shuttle/parking at 2FG** – working to address something for summer of 2021; update for SB 4/28 – **DONE! Thank you Paula.**
- **Solid waste long-term planning/weekly**
- **Public buildings/offices public access restrictions lifted as of 5/17**
- **American Rescue Plan funding webinars/info sessions**
- **Community Behavioral Health Assessment Steering Committee**
- **Town Admin retreat**

Projects/Other*

- COVID-Related: Outreach Meetings, updates; press conference monitoring; MMA/state updates; DPH updates; keeping apprised of most recent state guidance; **increased discussion, inquiries per Gov Baker 5/17 announcements**
- Harbormaster Building – **BIDS IN, report to SB 5/26**
- Nobadeer Field House – **BIDS IN, report to SB 5/26**
- Town Pier
- **Downtown sidewalk project**

- **Surfside Road area sewer project**
- Old Fire Station Reuse (short-term); including installation of trailer for additional meeting space (plans & timeline for office moves being finalized)
- Senior Center
- Our Island Home – stakeholder/community forums being held in March April, 2021; **update as to findings/input scheduled for May 26**
- Strategy re Public Beach Access (per 10/16/19 SB vote) – continuing work pursuant to Select Board xs
- Solar project at WWCo property – **on-going response to neighbor group**
- Harbor Place (scope of work for intermodal transportation underway, per 2020 ATM)
- Third Sewer Force Main – planning underway
- Police Reform Bill analysis – **preparing report to review with Board in June**
- **2021 NCA Forum date will be Tuesday, July 13 9:30 am - Virtual**
- Waitt Dr – **construction commenced**
- Sewer fee issue(s) from December (still sorting through this with Sewer Regs/legal review)
- Resurrection of Plastics Ban outreach/confirmation that bylaw is active
- **Community Impact Fee per Room Occupancy Tax expansion legislation – discussion scheduled for 6/2 B meeting**
- **Committee appointment process; MMA Committee Code of Conduct workshop**
- **Recreation position**
- **Harbors and Waterways regulation amendments – update to SB 6/2**
- **MCPPO annul training requirements**

MANY ITEMS HAVE HAD TO BE PUT ON HOLD DUE TO COVID-19 PANDEMIC RESPONSE – some of these include:

- *Revisions/Updates to the Real Estate Yard Sale Program – working on review of proposed revisions with Board*
- *Pool Discharge (and/or Stormwater) Regulations – in queue*
- *Marijuana License Regulations*
- *Sheep Pond Road – working on alternative access options; other “issues” with residents*
- *Government 101 – in queue*
- *Comparison of WIIF to CIWPF*
- *Regulations Codification project – have rec’d codified regs; need to schedule public hearings with 8 Boards/Commissions – in queue*

Personnel

- Collective Bargaining Negotiations (all units)
- Our Island Home Administrator (permanent)
- Transportation Planner
- Deputy Fire Chief
- Deputy DPW Director/Facilities