

Town and County of Nantucket Select Board • County Commissioners

Jason Bridges, Chair
Matt Fee
Dawn E. Hill Holdgate
Brooke Mohr
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
JULY 20, 2022 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED JULY 19, 2022***

YOU TUBE LINK FOR VIEWING ONLY:

https://youtu.be/XttRM3F_rtk

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_M4MYXY2vS9WYGSRSK1QcEw

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. Applicant Introduction/Review of Applications for Appointments to Agricultural Commission, Contract Review Subcommittee (Human Services), Council for Human Services, Finance Committee, **Historic District Commission Associate and Zoning Board of Appeals Alternate** Scheduled for Wednesday, August 17, 2022, Pursuant to Select Board Committee Appointment Policy.
 3. No Select Board Meeting on Wednesday, July 27, 2022 at 5:30 PM. (Summer Schedule).
 4. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS****

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 13, 2022 at 5:30 PM.
2. Approval of Treasury Warrants for July 20, 2022.
3. Approval of Pending Contracts for July 20, 2022 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. PUBLIC HEARINGS

1. Public Hearing for National Grid Utility Petition for the Installation of Underground Facilities for Service Connection to 6 Boulevarde.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Town Clerk: Request for Appointment to Registrar of Voters.
2. Request for Approval and Execution of Acceptance of Easement from Bluefin Partners, LLC, Trustee of Ellen's Way Homeowners' Association Trust to the Town of a permanent non-exclusive five foot(5') wide easement for only pedestrian purposes, except for use by non-motorized or motorized wheelchairs or other mobility devices for the disabled, over a portion of Lot 30, shown on Land Court Plan No. 13648-D, as shown on a plan entitled "Centerline of 5' Wide Pedestrian Path Easement," prepared by Nantucket Engineering & Survey, Inc. dated April 4, 2022
3. Request for Approval and Execution of Acceptance of Deed, Settlement Statement Bill of Sale and Assignment of License Agreements and Related Closing Documents for Purchase of land with the Building Thereon Located at 10-12 Washington Street Pursuant to Vote on Article 19 of 2022 Annual Town Meeting.
4. Nantucket **Conservation Foundation**, Inc.: Request for Approval of Conservation Restriction to be Held by Nantucket Land Council, Inc. for Land Located at Smooth Hummocks, **Assessor's Map 81, Parcel 56**.

X. TOWN MANAGER'S REPORT

1. Update on Lover's Lane Road Improvement Project.
2. Monthly Town Management Report.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.
2. Discussion on Short-term Rental Work Group Facilitator Services.

XII. 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

Select Board
2022 Committee Vacancy Appointments Timeline
As of 7/15/2022

June 30 – Advertise committee vacancies on Town’s website

July 7 and July 14 – Advertise committee vacancies in the Inky

July 6 and July 13 – Committee vacancies to be added to Select Board agendas as announcement

July 15 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Agricultural Commission – two seats, terms expire 2023
- Agricultural Commission – two seats, terms expire 2025
- Contract Review Subcommittee (Human Services) – one seat, term expires 2025
- Council for Human Services – one seat, term expires 2025
- Finance Committee – one seat, term expires 2024
- Finance Committee – one seat, term expires 2025
- Historic District Commission Associate – one seat, term expires 2025
- Tree Advisory Committee – two seats, terms expire 2025
- Zoning Board of Appeals Alternate – one seat, term expires 2025

July 20 and August 3 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

August 17 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

Town Manager Committee Appointments:

- Advisory Committee of Non-Voting Taxpayers (ACNVT) – multiple terms/seats available

July 20, 2022 – Committee Applicants:

Agricultural Commission

4 Seats Available; 2 Applicants

2 Seats Terms End 2023

2 Seats Terms End 2025

Current Committee Members:

VACANT 2023

VACANT 2023

Posie Constable 2024

VACANT 2025

VACANT 2025

Applicants:

Charity Benz – new applicant

Pamela Perun – 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.”

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

Linda Williams (At-Large) 2023

John W. Belash (At Large) 2024

VACANT (At Large) 2025

VACANT (CHS Rep) 2022

Ruth Tonico (CHS Rep) 2022

Joanna Roche (FinCom Rep) 2022

Bertyl Johnson (NP&EDC Rep) 2022

Applicants:

Dorothy Hertz – new applicant (previous term ended 6/30/22)

Council for Human Services

1 Seat Available; 2 Applicants

1 Seat Term Ends 2025

Current Committee Members:

Jennifer Porter 2023

Claudia Valle 2023

Sindy Rivera 2023

Athalyn Sweeney 2024

Sue Mynttinen 2024

Veronica Bolcik 2024

Tara Restieri 2025

Amanda Wright 2025

VACANT 2025

Applicants:

Joseline Ramirez – new applicant (previous term ended 06/30/22)

Suzanne Keating – new applicant

July 20, 2022 – Committee Applicants:

Finance Committee

2 Seats Available; 3 Applicants

1 Seat Term Ends 2024

1 Seat Term Ends 2025

Current Committee Members:

Denice Kronau 2023

Joanna Roche 2023

Joseph T. Grause, Jr. 2023

VACANT 2024

Peter A. McEachern 2024

Peter N. Schaeffer 2024

Christopher Glowacki 2025

Jill Vieth 2025

VACANT 2025

Applicants:

Stephen Maury – new applicant (previous term ended 6/30/22)

Jeremy Bloomer – new applicant

Joseph H. Wright – new applicant

Historic District Commission Associate

1 Seat Available, 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

Jesse Dutra 2023

Carrie Thornewill 2024

VACANT 2025

Applicants:

Constance Patten – new applicant

Zoning Board of Appeals Alternate

1 Seat Available, 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

Mark W. Poor 2023

Geoffrey Thayer 2024

VACANT 2025

Applicants:

James Mondani – new applicant (previous term ended 06/30/22)



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

NANTUCKET TOWN ADMINISTRATION

RECEIVED

JUL 15 2022

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: Charity Benz

Home Phone: 508-228-7107

Mailing Address: 5 Milestone Crossing, Nantucket, MA 02554 **Alternate Phone:** 508-292-8290

Email Address: cibenz@comcast.net

Date Submitted: July 15, 2022

REQUESTING APPOINTMENT TO: Agriculture Commission, term expiring 2025.

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No
- Why are you interested in this committee/board/commission? See explanation below
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Starting as a weed puller for my mother in her large vegetable garden and participating in the canning process with her every year, I have always been interested in gardening and, as an extension, farming. I have studied botany and horticulture and now have substantial gardens on my property including an orchard and vegetable garden. Before that, I had a plot in the community garden for many years.

I initiated and have supported the Russ Morash Chair in Childhood Horticulture at the Nantucket Lighthouse School to permit modules of learning at that school for children in every grade. I was also involved in the first farm to school program of Sustainable Nantucket, an organization I have supported for decades.

My interest in farming accelerated when I came to know organic gardener Eliot Coleman and Barbara Damrosch of Four Season Farm in Maine. I arranged for Eliot to be keynote speaker in 2019 at the Lighthouse School's Garden Festival.

Nantucket has successfully expanded its agricultural initiatives in the last decade which honors the agricultural, self-sustaining determination of its inhabitants for centuries. My curiosity about this was further inspired when I learned that Moor's End Farm in its very early years, was a dairy farm that processed all the island's milk.

I am fully prepared to participate in all 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?

See above. I have been a serious and curious gardener all my adult life and owned a business on Nantucket for over 30 years. I have degrees in economics and business and have studied, through my reading and visits to farms in New England, the complexities and uncertainties of farm economics, particularly organic farming.

I would like to participate in efforts to encourage young people to undertake the hard but highly rewarding work associated with farming to provide fresh local food for Nantucket's families and restaurants.

I am also interested in research to identify the locations of Nantucket's many historical farms and bring their stories to life as a possible adjunct to tourism interests.

I have previously served as an alternate on the Planning Board and as a member of the Finance Committee.

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.

A handwritten signature in blue ink, appearing to read "Charity Hays", is written over a horizontal line.

JUL 15 2022



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: Pamela Perun

Home Phone: 508 825-2195

Mailing Address: 4 Roberts Lane, Nantucket

Alternate Phone: 510 299-0050

Email Address: justpjp@gmail.com

Date Submitted: July 15, 2022

REQUESTING APPOINTMENT TO: Agricultural Commission, Term expiring in 2025

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No
- 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

Farming is a tradition in my family. My grandfather had a family farm in Connecticut. By growing cauliflower, he was able to get his family not only through the Depression but also to give his children two years of education past high school. This enabled my aunt to be a school teacher when she and her husband moved here almost 100 years ago.

My father spent much of his work life employed at a family farm in Connecticut that is much like Bartlett's Farm but also had an orchard and a dairy. He also had two huge gardens that grew vegetables and berries at home. The Depression taught my parents to be as self-sufficient as possible. Our whole family of 5 worked to grow most of the produce we ate during the winter.

I am also told I live on land here that was formerly part of Mr. Roberts' potato farm. I am not a farmer, just an avid gardener. From personal experience, I know how challenging growing anything can be on Nantucket, and I would fully support the work of the Agricultural Commission in enabling and supporting local farming initiatives.

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 retired tax lawyer. The federal tax code and Massachusetts state law provide many special benefits for farming and include many relief provisions from estate, income and property taxes for farmers. These benefits could help make farming more economically viable on Nantucket.

One way the Agricultural Commission could do more to support farming here is to provide some basic information (but no personal tax advice) about these economic incentives. I would like to contribute my expertise to that effort.

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/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 24 2022

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: Dorothy Hertz

Home Phone: 508 221 3274

Mailing Address: P.O. Box 1195 Nantucket Mass 02554

Work Phone: SAME

Email Address: hoss75@live.com

Date Submitted: 5/22/22

REQUESTING RE-APPOINTMENT TO: C.R.C.

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 participated in all of the C.R.C. meetings and numerous on site visits with Human Service Providers.

I believe there continues to be a strong need for the support human services give to the members of our community. I have worked diligently to build mutually respectful relationships with the providers and want to see the collaboration of these entities strengthen to help attain greater funding and tools which could provide greater success for not only the non-profits but the community.

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 believe my life experiences have given me a very in depth and compassionate understanding of the vital role all the Human Service providers have for members of our community.

I have brought a level of understanding, empathy, and knowledge with a strong commitment to helping make sure these vital resources can continue to provide the needed services.

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.

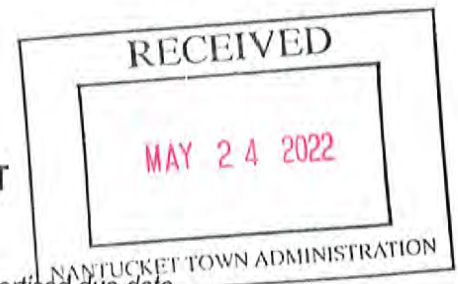
Cannibus com

- 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: Josefine Ramirez

Home Phone: 508-280-2950

Mailing Address: 75A Bartlett Road

Work Phone: _____

Email Address: josefineramirez6@gmail.com Date Submitted: 5/24/22

REQUESTING RE-APPOINTMENT TO: Council for Human Services

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 want to continue serving because I believe representation matters and I can be a voice for the Spanish speaking community.

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 have been able to be a point of view from the Spanish speaking community. Working in the school has been able to help me know what parents need. I know the community very well.

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/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

JUL 13 2022

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: Suzanne Keating Home Phone: 508.221.1785
Mailing Address: P.O. Box 3699 Alternate Phone: _____
Email Address: suzannekeating3@gmail.com Date Submitted: July 13, 2022
REQUESTING APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? (No)
- 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 the overall health & well-being of our community and how to improve and ensure that well-being in the daily lives of all residents of Nantucket. Yes, I am prepared to commit to the meeting schedule, although I will be unable to attend in August as I will be in a conference off island the last week in August.

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?

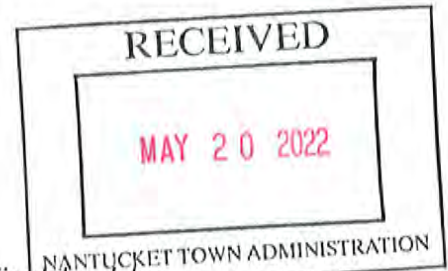
My background is my education in social services, having been on several island boards over the years, and other community event involvements. Namely, BBBS, Family & Children Services and Habitat for Humanity back in the 90's and early 2000's. My current interest is to add insight into the needs of our residents, especially in the areas of year round housing and mental health.

Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket or any committee appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your family are current members. I am a member of NCTV18 and on the committee for Nantucket.

Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket or any committee appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your family are current members. I am a member of NCTV18 and on the committee for 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: Stephen Maury **Home Phone:** 508-451-0191
Mailing Address: 28 Rugged Road **Work Phone:** _____
Email Address: stephen.maury@gmail.com **Date Submitted:** May 20, 2022

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?

I have attended nearly all of the Finance Committee meetings over the past nine years. I think that my tenure on the committee and my perspectives as a business owner and parent of young children are needed on the Finance Committee.

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?

Over the past nine years my familiarity with municipal budgeting processes has grown to where what might have been a weakness is now a strength that I bring to the committee. I have owned businesses on the island for more than 10 years, I am active with business trade organizations on island and regionally and volunteer with local non profits. These experiences help to inform my view on Nantucket affairs.

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 Civic League

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

My wife, Julia Maury, recently completed an internship at Nantucket Elementary which included some paid hours. My uncle, Chris Maury, is a coach at Nantucket High School. My aunt, Moira Parsons, work at Nantucket High School.

Endorsed by the Select Board April 26, 2006.



**TOWN OF NANTUCKET
FINANCE COMMITTEE INTEREST FORM**

For Appointment by the Select Board

RECEIVED

MAY 25 2022

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: Jeremy Bloomer

Home Phone: 203 550 2613

Mailing
Address: 15 Gardner Street

Alternate Phone: _____

Email Address: Jeremy@theivygroupllc.com

Date Submitted: 5/23/22

REQUESTING APPOINTMENT TO FINANCE COMMITTEE

(No member of the Finance Committee shall be a Town or County officer or directly interested in the expenditures of the Town's appropriations (Nantucket Code Chapter 11-1).)

Reasons for Committee Interest

- Why are you interested in being on the Finance Committee?

Relevant Experience

- What experience, skills or insight would you bring to the Finance Committee?
- What would you hope to accomplish on the Finance Committee?

40+ years in finance including founding an investment bank, a multi billion dollar hedge fund and an insurance company. Have also served on over ten board of directors. I can provide finance industry expertise with multiple industry perspective as well as local knowledge having lived and worked on Nantucket since 2004.

Ability to Participate

- Are you prepared to commit to the meeting schedule of the Finance Committee? yes
- Have you attended meetings of the Finance Committee and if so how many/how often? no

Potential Conflicts

- 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

Erika Mooney

From: Jeremy Bloomer <jeremy@theivygroupllc.com>
Sent: Tuesday, May 24, 2022 1:40 PM
To: Erika Mooney
Subject: Applying for Planning and Finance Committee positions
Attachments: Jeremy Bloomer Resume April 2022.pdf

Hi Erika,

We spoke yesterday and I am sending additive information which the select committee may find useful on my background. Here also is a short paragraph form you may find helpful:

Jeremy Bloomer, a serial entrepreneur, has provided financial strategy consulting and directorships to early stage biotech initiatives for the last ten years. Prior to his biotech focus from 2006 to 2016 he founded and ran GLS Inc., a \$650 million specialty life insurance company, using innovative Irish and Cayman regulated structures. He was senior portfolio manager for the Airlie Opportunity Fund, a \$1.3 billion credit hedge fund from inception in 2002 until 2008. From 2000 to 2002 he invested through the Ivy Group as a development stage incubator in China. In 1989 he co-founded Credit Research and Trading, a leading distressed research investment bank managing its research and investment banking divisions through 2000.

He was an investment banker at E.F. Hutton from 1984 to 1988 and began his career in 1980 at Chemical Bank. Mr. Bloomer received a BA from the University of Pennsylvania in 1980 and an MBA from the Amos Tuck School of Business Administration at Dartmouth College in 1985. He also serves as Vice Chairman of the Cancer Trust which fosters collaborative team science with major academic research institutions through innovative corporate financing structures.

This email was scanned by Bitdefender

Jeremy Bloomer

15 Gardner Street

Nantucket, Mass 02554

jeremy@theivygroupllc.com • 203-550-2613

EXPERIENCE

The Ivy Group LLC

Nantucket, MA

CEO and Founding Principal

2014-present

- Provide strategic, financial, and operating consulting to early stage biotech initiatives including: emerging economy drug distributor and incubator (Sargasso Medtech); PTSD drug development firm (Neurovation Labs); university biotech research commercialization (University of Pennsylvania and University of Southern California); Alzheimer's clinical trials non-profit expansion (Global Alzheimer's Platform); SME lending hedge fund (Brevet Capital); global consulting firm's venture investment startup (Booz Allen Hamilton); and EU retail alternatives fund (Ivy Alternative Investment Fund)
- Board positions: Sargasso Medtech, Neurovation Labs, GLS Ireland, Skyworks Capital, Brevet Capital, The Cancer Trust

The Cancer Trust for Collaborative Cancer Research and Development

New York, NY

Vice Chairman and Director

2012-2018

- Launched cancer drug discovery research consortium between four National Cancer Institute cancer centers: Columbia University; University of Pennsylvania; Mt. Sinai; and Johns Hopkins
- Coordinated strategy, financing, and operational planning efforts of Booz Allen, Spencer Stuart, Sidley Austen, T.R. Winston, and Morgan Stanley for successful \$300 million investment by Celgene, a multi-national pharmaceutical firm

Greenwich Life Settlements, Inc.

Greenwich, CT

CEO and Founding Principal

2006-2016

- Invested over \$250 million using proprietary analytics and closing processes with 18 professionals to aggregate 360 individual life insurance policies (\$650 million notional value) into investment grade equivalent portfolio
- Developed innovative Irish tax structure to refinance \$525 million in life insurance with a \$200 million revolver
- Structured and obtained Cayman Islands regulatory approval for a new specialty insurance company

The Airlie Opportunity Fund, Ltd.

Greenwich, CT

Senior Portfolio Manager and Co-Founder

2000-2009

- Managed from inception special situations, catastrophe bond, structured product, private equity and stressed high yield investing for this \$1.3 billion hedge fund
- Created synthetic and cash Collateralized Debt Obligations and obtained multiple leverage sources
- Creditor committee chairman and board of director positions include: Gear for Sports, Philadelphia Media, Alliance Mortgage and GEO Specialty Chemical

Credit Research and Trading LLC

Greenwich, CT

Managing Member and Co-Founder

1989-2000

- Co-founded 50 professional institutional securities brokerage and research investment bank
- Expanded scope from initially trading bankrupt bonds to providing research, sales, trading and banking across the entire capital structure, while also investing in special situations
- Directed research group through 1996, producing unique, relative value research
- Launched investment banking effort in 1997, raising over \$300 million of private capital

E.F. Hutton & Company, Inc.

New York, NY

Investment Banking Associate; High Yield Trader

1984-1987

Chemical Bank

New York, NY

Financial Institutions Group Commercial Loan Officer

1980-1983

EDUCATION

The Amos Tuck School of Business Administration at Dartmouth College

Hanover, NH

M.B.A., Finance

1983-1985

The University of Pennsylvania

Philadelphia, PA

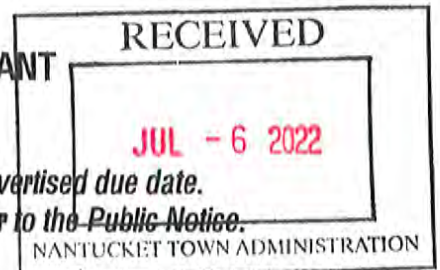
B.A., European History and International Relations Major; Chemistry Minor

1976-1980

Varsity Lightweight Crew



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: JOSEPH H. WRIGHT

Home Phone: 508 2576712

Mailing Address: P.O. Box 475 15 CRAFTON ST
SIACON MASS MA. 02564

Alternate Phone: 508 6170764

Email Address: JHW3@ME.COM

Date Submitted: JULY 6, 2022

REQUESTING APPOINTMENT TO: NANTUCKET FINANCE COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- 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 AM A RETIRED FINANCIAL EXECUTIVE
I AM CURRENTLY TREASURER OF SIACON UNION CHAPEL
AND A DIRECTOR OF THE COMMUNITY FOUNDATION FOR
NANTUCKET

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?

SEE ATTACHED CV - SOME ANCIENT HISTORY
BUT MY BRAIN STILL WORKS!
HAVE BEEN COMING TO ACU SINCE 1948. MY HOME
SINCE OCTOBER 2021. I CARE ABOUT THIS PLACE

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.

DAUGHTER AMANDA WRIGHT, FAIRWINDS CLINICAL DIRECTOR,
ON HEALTH & HUMAN SERVICES

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO! WE CONTRIBUTE TO THE TOWN TAX ROLLS!

PROFILE

- An experienced Corporate Director who has served as non-executive Chairman (O&Y REIT, BFI Canada Inc. and Hollinger Inc.), Chairman of a Special Committee during a take-over (RealFund and O&Y REIT), and Chairman/Member of Pension, Audit, Governance, Compensation and Investment Committees.
- Corporate Finance professional with extensive expertise managing and transacting in investment and corporate banking in Canada, the U.S. and Switzerland.

PROFESSIONAL EXPERIENCE

CORPORATE DIRECTOR
(See Listing Last Page)

MAR. 2001 - PRESENT

CROSBIE & COMPANY INC.
Managing Partner

1997 – FEB. 2001

- Crosbie and Company is a specialty investment banking firm which has a 20-year history of providing M&A, valuation and financing advice to mid-sized mostly private companies.

SWISS BANK CORPORATION (CANADA)
President & CEO

1995 – 1997

- Directed the operations of Swiss Bank in Canada during a period when a 50% interest in Bunting Warburg was acquired and the activities of the wealth management business were moved from the Bank to a newly-established trust company vehicle.
- Oversaw the integration of the Bank's Canadian corporate finance business into Bunting Warburg Inc. and the wind down of the corporate lending business.

BURNS FRY LIMITED
Vice-Chairman & Director

1986 – 1994

- Originated, staffed and directed Burns Fry's restructuring practice which provided financial advisory and transactional services to companies which had lost their access to capital markets. This practice produced revenues in excess of \$40 million from 1990 through to 1994.

- Orchestrated presentations to win and directed the execution of 32 major restructuring assignments such as Campeau, Carma, Olympia and York, Algoma, Magna, PWA, Royal Trust, Sceptre Resources and Cadillac Fairview. Burns Fry's clients in these assignments included the Federal and Provincial governments, shareholders, creditors and creditor groups, independent committees of boards of directors and debtors.
- Managed Burns Fry's relationships and provided advice and transactional services at the Board, CEO and CFO levels of some of Canada's largest companies and corporate groups including Olympia and York, Edper, Canadian Pacific, Northern Telecom, Loblaw and Avenor.
- Won mandates for Burns Fry and oversaw the execution of two of the largest Canadian initial public offerings: Pacific Forest Inc. and St. Laurent Paperboard Inc.

CITICORP/CITIBANK NA**1964 – 1986****CITIBANK CANADA****Vice-President and Director (1975 – 1986)**

- Second in command of the team which made Citibank Canada by far the dominant foreign bank in Canada and took it from a loss position in 1981 to the fourth most profitable country of Citicorp/Citibank globally in 1985.

Group Head, Resource and Institutional Banking Group (1980 – 1986)

- Established a corporate bank that became the leader in Canada for innovative financing and risk management solutions to oil and gas and metals and mining industry corporate financing problems.

Group Head, World Corporation Group (1975 – 1980)**CITIBANK SWITZERLAND, GENEVA (1969 – 1972)****CITIBANK NA, NEW YORK, NY (1972 – 1975) and (1964 – 1969)**

EDUCATION

BA History, Magna Cum Laude
Princeton University, Princeton, NJ - 1964

CURRENT PROFESSIONAL ASSOCIATIONS

Member Board of Directors:
BFI Canada Inc. (Chairman); ROC Pref. Corp.;
Chairman, Connor Clark & Lunn Investment Review Committee;
CC&L Focused Global Fund

Board of Advisors: CC&L Tigers Trust;

Not for Profit Activities: Centre for Addiction & Mental Health Foundation

FORMER PROFESSIONAL ASSOCIATIONS

Director of Loblaw Company Limited; President's Choice Bank; Outdoor Partner Media;
CallNet Enterprises Inc.; HIP Interactive Inc.; St. Laurent Paperboard; Fantom
Technologies Inc.; Non-Executive Chairman of Hollinger Inc.; Alert Care Corporation,
and Trustee and Chairman O&Y REIT, Trustee Chartwell Seniors Housing REIT, and
RealFund Real Estate Investment Trust

CLUBS

Caledon Mountain Trout Club, Caledon, Ontario
Siasconset Casino, Siasconset, Massachusetts
Nantucket Anglers Club

INTERESTS

Hiking and canoeing, fishing, fitness

CITIZENSHIP

Dual U.S. and Canadian

LANGUAGES

French – working knowledge



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

RECEIVED

JUL 15 2022

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: Constance Patten

Home Phone: 413-537-7129

Mailing Address: 79 Orange Street
Apt. behind FLOCK
Nantucket, MA 02554

Alternate Phone: 508-825-0136

Email Address: cbckpatten@comcast.net

Date Submitted: July 15, 2022

REQUESTING APPOINTMENT TO: Historic District Commission Associate

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

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?

Please see attached

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
-

Constance Patten

Have you ever attended a meeting of the committee/board/commission?

I have not had the pleasure to attend a commission board meeting but took the opportunity to review past meeting agendas and minutes on the website.

Why are you interested in this committee/board/commission?

I am interested in serving on the Historic District Commission because I value the history of Nantucket and wish to preserve it for future generations. I wish I could say I am an 11th generation Nantucketer, but I am a 'Washashore'. However, I am blessed to have two Nantucket native grandsons. I have always been interested in history and architecture. I see beauty in the old and the importance of respecting our roots and the value of preserving what the HDC has accomplished in the past.

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

My background is Science and Medicine. I work at Nantucket Cottage Hospital as the Clinical Laboratory Director. (Interesting fact of science aligning with history - Karl Landsteiner – the father of transfusion medicine -is buried on Nantucket.)

A skill that I can contribute to this commission is attention-to-detail. I am very fact oriented and a quick study. I also think a new fresh perspective would be beneficial for the commission and the island. I want to learn from the current members of the commission and contribute any way I can.

Are you prepared to commit to the meeting schedule of the committee/board/commission?

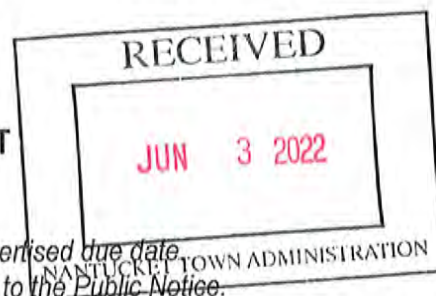
Yes, if appointed I can be counted on to attend meetings and any other required function.

What would you hope to accomplish on the committee/board/commission?

I hope to contribute (in a small way) to the preservation of the heritage of Nantucket by protecting our historical places, landmarks and any site representing a significant element of history. Also, to promote education of the wonderful historic resources that the island has to offer.



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: James Mondani

Home Phone: 617-733-6420

Mailing Address: P.O. Box 892 Nantucket

Work Phone: _____

Email Address: jmondani@outlook.com

Date Submitted: 6/3/22

REQUESTING RE-APPOINTMENT TO: ZBA

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'm not aware of any absence during my three-year term. I enjoy being part of this and contributing my skills to manage issues involving private citizens ~~with~~ and the town's zoning laws

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 a lawyer, I believe I bring a balanced and analytical view to the varying issues presented to the board. I feel I have helped the board by providing objective, purposeful and reasoned-oriented perspective to often difficult issues regarding the zoning laws

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

NOTICE OF COMMITTEE VACANCIES (as of 6/30/2022)

Applications are being accepted by the Select Board to fill vacancies on the following committees:

- Agricultural Commission - two seats, terms expire 2023
- Agricultural Commission - two seats, terms expire 2025
- Contract Review Subcommittee (Human Services) - one seat, term expires 2025
- Council for Human Services - one seat, term expires 2025
- Finance Committee - one seat, term expires 2025
- Historic District Commission Associate - one seat, term expires 2025
- Tree Advisory Committee - two seats, terms expire 2025
- Zoning Board of Appeals Alternate - one seat, term expires 2025

Interested individuals may obtain a "Committee Interest Form" by clicking [here](#). Information on the responsibilities of the various committees may be obtained from the Town's website. Completed applications can be mailed or hand delivered to Town Administration, 16 Broad Street, Nantucket, MA 02554 or emailed to emooney@nantucket-ma.gov.

Applications must be submitted by **12:00 PM on Friday, July 15, 2022**, for a Select Board meeting on **Wednesday, August 17, 2022** where applicants can introduce themselves and review their applications, and appointments will be made.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
July 20, 2022

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>Engineering Services for CMOM Year 2</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>Aurora Way & Airport Pump Stations</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>Cato Lane Pump Station</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>South Valley Pump Station Upgrade</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>Sewers Repairs CMOM</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Sewer	Hazen & Sawyer	N/A	Amend existing contract for <u>Engineering & Design Services</u> to extend contract end date	N/A	July 1, 2022 - June 30, 2023
Amendment to Professional Service Agreement	Town Administration	Weston & Sampson Engineers, Inc	N/A	Amend existing contract for <u>Harbor Place Conceptual Infrastructure Plan</u> to extend contract date	N/A	July 1, 2022 - December 31, 2022
Professional Service Agreement	Our Island Home	Eisenstein Flaherty & Associates	\$197,600	OIH Interim Administrator (Contract Renewal)	Our Island Home Budget	July 20, 2022 - June 30, 2023
Professional Service Agreement	Public Works	Ludlow Memorial Company, Inc.	\$24,106	Old North Cemetery restoration and conservation project.	CPC Funding	July 20, 2022 - June 30, 2023
Professional Service Agreement	Our Island Home	Margaret M. Koehm, MD	\$30,000	Medical Director for OIH	Our Island Home Budget	July 1, 2021 - June 30, 2024
Pharmacy Product and Service Agreement	Our Island Home	North Shore Pharmacy Services, LLC d/b/a Omnicare of Northern Massachusetts	\$105,000	Pharmacy Product To provide prescription and none-prescription pharmaceutical product,	Our Island Home Budget	July 1, 2022 - June 30, 2025

				parental nutritional products, intravenous supplies, and other related products to OIH. (Contract Renewal)		
Pharmacy Consultant Agreement	Our Island Home	North Shore Pharmacy Services, LLC d/b/a Omnicare of Northern Massachusetts	\$15,000	Pharmacy Consulting Services To provide consulting services to OIH. (Contract Renewal)	Our Island Home Budget	July 1, 2022 - June 30, 2025
Lease Agreement	Town Administration	Maria Davis	\$34,600	Lease Agreement for 1year. 1 Bedroom Apartment at 53 South Shore Rd (With options to renew 1 year, twice)	Town Administration Budget	August 1, 2022 - July 31, 2023



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	07/20/2022

Staff

Katie Cabral

Subject

National Grid Utility Petition – 6 Boulevard

Executive Summary

This petition proposes to install approximately 160' of 3" duct from existing transformer at 10 Boulevard to the property at 6 Boulevard to supply new service.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

Abutter notifications sent and 2 weeks of notices in I&M

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

n/a

Attachments

Departmental comments; NGrid petition



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: National Grid (Plan No. 30462408)
TYPE: Order for Manhole and Duct Locations
SITE ADDRESS: 6 Boulevard
HEARING DATE: July 20, 2022

COMMENTS

NPD: No Issues. – Deputy Gibson
FIRE: No Issues. – Chief Murphy
PLANNING: No Issues. – Holly Backus
DPW: No Issues. **
SEWER: No Issues. – David Gray
WWCo: No Issues. – Mark Willett

****Contractor must obtain all required Town permits prior to the commencement of work, including but not limited to Street Opening and Street Blocking permits.**



June 3, 2022

Nantucket

**TOWN OF NANTUCKET BOARD OF SELECTMENT
16 BROAD STREET
NANTUCKET, MA 02554**

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit, please contact: **Note change of contact information**

Gabriela Ayala

Please notify Ms. Ayala of the hearing date / time:

Gabriela.ayala@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid Contact:

Gabriela Ayala

100 E Ashland St, Brockton MA 02302

Very truly yours,

Robert Leonida

Rob Leonida
Supervisor, Distribution Design

Enclosures

PETITION FOR MANHOLE AND DUCT LOCATION

May 18, 2022

To the Board of Selectmen

Of the Town of Nantucket, Massachusetts

NANTUCKET ELECTRIC COMPANY request permission to locate manholes, wires and ducts, including the necessary sustaining and protecting fixtures along the following public way:

Boulevard

National Grid petitions to install approx. 160' of 1, 3" duct from existing transformer 11-2 on to the property of 6 Boulevard for new service.

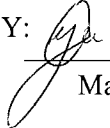
Wherefore it prays that after due notice and hearing as provided by law, it may be granted a location for and permission to install and maintain manholes, ducts, wires, together with such sustaining and protecting fixtures as it may find necessary said manholes and ducts to be installed substantially in accordance with the plan filed herewith marked:

NANTUCKET ELECTRIC COMPANY

Plan No. 30462408

Dated: 5/13/22

NANTUCKET ELECTRIC COMPANY

BY:  DBA Robert Leonida
Manager of Distribution Design

ORDER FOR MANHOLE AND DUCT LOCATION

May 18, 2022

By the Board of Selectmen

Of the Town of Nantucket

Notice having been giving and public hearing held, as provided by law, it is hereby ordered : that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways to run and maintain underground electric conduits together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to and to make the necessary house connections along said extensions as requested in petition of said company dated the 28th of April 2022.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked—

NANTUCKET ELECTRIC COMPANY

Plan No. 30462408

Dated: 5/13/2022

Boulevardre

National Grid petitions to install approx. 160' of 1, 3" duct from existing transformer 11-2 on to the property of 6 Boulevardre for new service.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the town of Nantucket, Massachusetts

Held on the _____ day of _____ 2022

Clerk of Selectmen

Received and entered in the records of location orders of the Town of Nantucket, Massachusetts

Book: _____ Page: _____

Attest: _____
Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock ____ M
At _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectmen of the Town of

Nantucket, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the _____ day of _____ 2022 and recorded with the records of location orders of said town, Brook _____ Page _____

This Certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

Pole & UG Petition/Permit Request Form

City **Town** of Nantucket WR # 30462408
(circle one)

Install _____ SO
(quantity) JO Poles on _____
(circle one) (street name)

Remove _____ SO
(quantity) JO Poles on _____
(circle one) (street name)

Relocate _____ SO
(quantity) JO Poles on _____
(circle one) (street name)

Beginning at a point approximately 20 feet North of the centerline
(distance) (compass heading)

of the intersection of Boulevard
(street name)

and continuing approximately 160 feet in a North West direction.
(distance) (compass heading)

Install underground facilities:

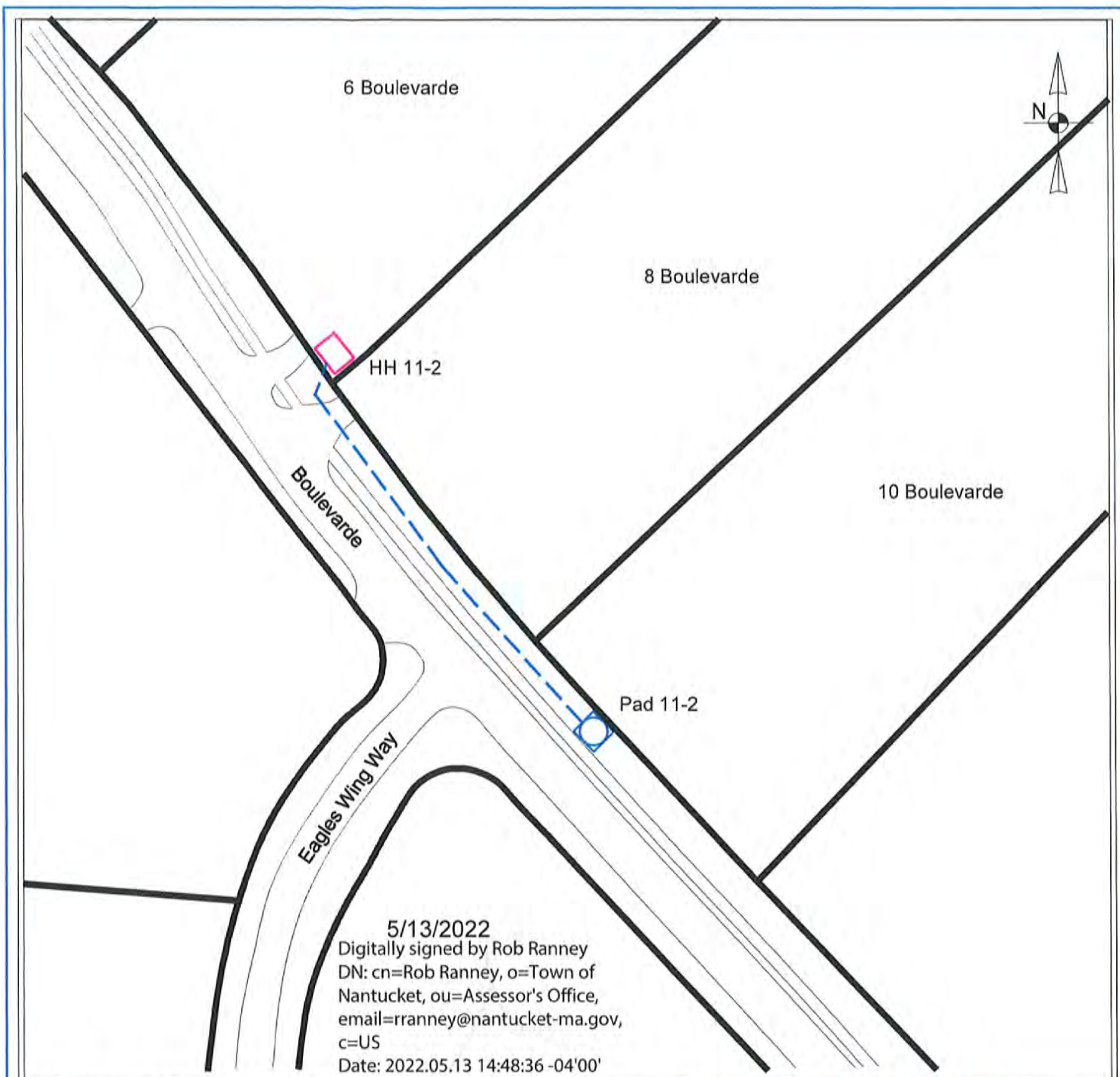
Street(s) Boulevard

Description of Work:

National Grid petitions to install approx. 160' of 1, 3" duct from existing transformer 11-2 on to the property of 6 Boulevard for new service.

ENGINEER Tim Lyford

DATE 5/13/22



UNDERGROUND PETITION



Handhole



Proposed Conduit 1-3"

Job description

- NGRID is Petitioning for 160'+/- of 1-3" duct from existing pad 11-2 on to the property of 6 Boulevard for new service

DISTANCES ARE APPROXIMATE

nationalgrid

Date: 5/1/22

WORK REQUEST: 30462408

To The: Town of Nantucket

For Proposed: Conduit

Location: Boulevard

Drawn By: Tim L

PUBLIC HEARING

Please be advised that the Select Board will hold a public hearing on Wednesday, July 20, 2022 at 5:30 PM to consider a utility petition from Nantucket Electric Company for Plan #30462408 to install approximately 160' of 3" conduit from an existing transformer (11-2) at 10 Boulevard on to the property of 6 Boulevard for new service. The hearing will be held in-person at the first floor Community Room of the Public Safety Facility, 4 Fairgrounds Road as well as via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email TownManager@nantucket-ma.gov.

E07

SELECT BOARD



Agenda Item Summary

Agenda Item #	IX. 1.
Date	July 20, 2022

Staff

Nancy Holmes, Town Clerk

Subject

New Registrar of Voters Appointment Request

Executive Summary

Mrs. Janet Coffin has resigned as a Registrar and I need to replace her position

Staff Recommendation

I recommend the attached appointment of Ms. Judith Wodynski

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☒

MGL requirement

Board/Commission Recommendation

Public Outreach

n/a

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

n/a

Attachments

Letter from Clerk and Letter from Applicant





TOWN OF NANTUCKET

Nancy L. Holmes, CMC
Town and County Clerk

16 Broad Street, Nantucket, Massachusetts 02554-3590

July 7, 2022

Nantucket Select Board
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

To the Members of the Select Board,

I would like to recommend Ms. Judith (Judy) Wodynski, a voter and resident of Nantucket, to be appointed as a new member of our four-person Board of Registrars for our town. I am proposing Ms. Wodynski to replace long serving Registrar Janet Coffin, who has recently resigned her position.

Ms. Wodynski is a registered Republican, as was Mrs. Coffin. She is the former co-Chair of the Republican Town Committee. Our Board is currently comprised of one Democrat, one Republican and myself – an Unenrolled voter and Registrar Ex-Officio. The Board of Registrars should be composed of members from both major political parties.

Ms. Wodynski is an upstanding member of this community, as you can see from her attached note of interest. She is also a long term local voter, and very willing to serve in this position.

I very much appreciate Judy's willingness to step forward in this capacity, as well as her appropriateness to be a Registrar, and hope the Select Board will approve her appointment as such.

Thank you,

Nancy Holmes, CMC

Nancy Holmes

From: Judith Wodynski <ijwodynski@gmail.com>
Sent: Tuesday, June 21, 2022 3:46 PM
To: Nancy Holmes
Subject: RE: Town of Nantucket - Registrar

Dear Nancy,

I am interested in serving as one of the Registrar for the Town of Nantucket. I am a member of the Republican Town Committee and former Co-Chair of the committee.

I have lived and worked on Nantucket for the last 18 years. I worked for the Nantucket Historical Association and now Substitute in the public school system. I volunteered for the Basket Museum, St. Mary's Church, Council for Elder Affair and the Salt Marsh Center. I have consulted with the Theater Workshop and Dreamland Theater.

I would like to give back to the town by becoming a Registrar for the Town of Nantucket.

I look forward to hearing from you about this.

Thank you

Judy

Judy Wodynski – FCC License K4LEK
P.O. Box 854, Nantucket MA 02554 – Mailing Address
32 Fairgrounds Road, Nantucket MA 02554 – Street Address
H- 508-228-5228
C-508-221-1639
www.wodynski.com
ijwodynski@gmail.com
K4LEK

"Vision without execution is hallucinations"

Thomas Edison

Please consider the environment before printing this email.

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Agenda Item Summary

Agenda Item #	IX. 2.
Date	7/20/22

Staff

Ken Beaugrand, Real Estate Specialist

Subject

Acceptance of Easement for public pedestrian purposes over a portion of Lot 30 shown on Land Court Plan No. 13648-D, located at 120 Miacomet Road from Bluefin Partners, LLC, as Trustee of the Ellen's Way Homeowners' Association Trust.

Executive Summary

The Property Owner, Bluefin Partners, LLC, as Trustee of the Ellen's Way Homeowners' Association Trust, has requested that the Town accept a grant of easement from them over a portion of Lot 30 as shown on Land Court Plan No. 13648-D located at 120 Miacomet Road, shown as a five foot (5') wide path for only public pedestrian purposes, except by non-motorized and motorized wheelchairs or other mobility devices for the disabled, as shown on the Easement Plan attached. The original developer of the property, Bluefin Partners, LLC filed for a Special Permit which was granted by the Nantucket Planning Board in its Decision dated March 12, 2007 filed with Nantucket Registry District of the Land Court as Document No. 136334. The Special Permit contained a condition that the open space areas in the subdivision be available to the public and that easements be granted to the Town for that purpose.

Staff Recommendation

Staff recommends approval of the Acceptance of Easement by the Select Board. Town Counsel has reviewed the background documents and the Grant of Easement provided by the Owner's counsel, and revised the Grant of Easement and drafted the Acceptance of Easement.

Background/Discussion

The Town shall be responsible for the construction, maintenance and repair of the pedestrian path. This path also connects to land owned by the Land Bank.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

This Easement will provide public pedestrian access to open space in this subdivision and connecting to Land Bank property.

Board/Commission Recommendation

N/A



Public Outreach

N/A

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

N/A

Attachments

Grant of Easement and Acceptance of Easement



GRANT OF EASEMENT

BLUEFIN PARTNERS, LLC, a Massachusetts limited liability company, as TRUSTEE of ELLEN'S WAY HOMEOWNERS' ASSOCIATION TRUST under Declaration of Trust dated October 5, 2010, registered with Nantucket Registry District as Document No. 136420 having a mailing address of Post Office Box 650, Norfolk, Massachusetts 02056 (the "Grantor"), as the owner of that certain parcel of vacant land, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 120 Miacomet Road, being Lot 30 on Land Court Plan No. 13648-D ("Lot 30"), by virtue of Certificate of Title No. 24,179 at the Nantucket Registry District of the Land Court, for consideration paid, the receipt and sufficiency of which are hereby acknowledged, grants to the TOWN OF NANTUCKET, a political subdivision of the Commonwealth of Massachusetts, acting by and through its Select Board, having a mailing address of 16 Broad Street, Nantucket, Massachusetts 02554 (the "Grantee") pursuant to the Special Permit dated March 12, 2007 filed with said Registry District of the Land Court as Document No. 136334,

A permanent non-exclusive easement in gross to use, for pedestrian purposes only, except for use by non-motorized or motorized wheelchairs or other mobility devices for the disabled, by the Town and the general public, a pedestrian path over that portion of Lot 30, five (5) feet wide, the centerline of which is shown as "Centerline of 5' Wide Pedestrian Path Easement (Typical)" on the Exhibit Plan of Land, prepared by Nantucket Engineering & Survey, PC, dated April 4, 2022, a copy of which is attached hereto as Exhibit A, including two (2) spurs connecting to the property of the Nantucket Islands Land Bank at 100 Miacomet Road, Nantucket, Massachusetts and one (1) spur connecting to the Proprietor's Road to the east.

The Grantee shall be responsible for the construction, maintenance and repair of such pedestrian path.

The Grantee may assign its rights to said easement without the Grantor's consent. The easement shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns.

Executed and sealed as of _____, 2022.

Ellen's Way Homeowners' Association Trust

By: Bluefin Partners, LLC, a
Massachusetts limited liability
company, as Trustee

By:

Peter A. Gulla, its manager

COMMONWEALTH OF MASSACHUSETTS

_____, SS.

On this ____ day of July, 2022, before me, the undersigned notary public, personally appeared Peter A. Gulla, manager of Bluefin Partners, LLC, as Trustee of Ellen's Way Homeowners' Association Trust (a) ____ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his free act and deed, for its stated purpose on behalf of Bluefin Partners, LLC, as Trustee of Ellen's Way Homeowners' Association.

Notary Public

Printed name:
My commission expires:

ACCEPTANCE BY TOWN OF NANTUCKET SELECT BOARD

We, as a majority of the Select Board for the Town of Nantucket, hereby accept and approve the foregoing Grant of Easement pursuant to the authority of Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1.

Executed under seal this ____ day of July, 2022.

TOWN OF NANTUCKET
BY ITS SELECT BOARD

Jason Bridges

Dawn E. Hill Holdgate

Matthew G. Fee

Melissa K. Murphy

Brooke Mohr

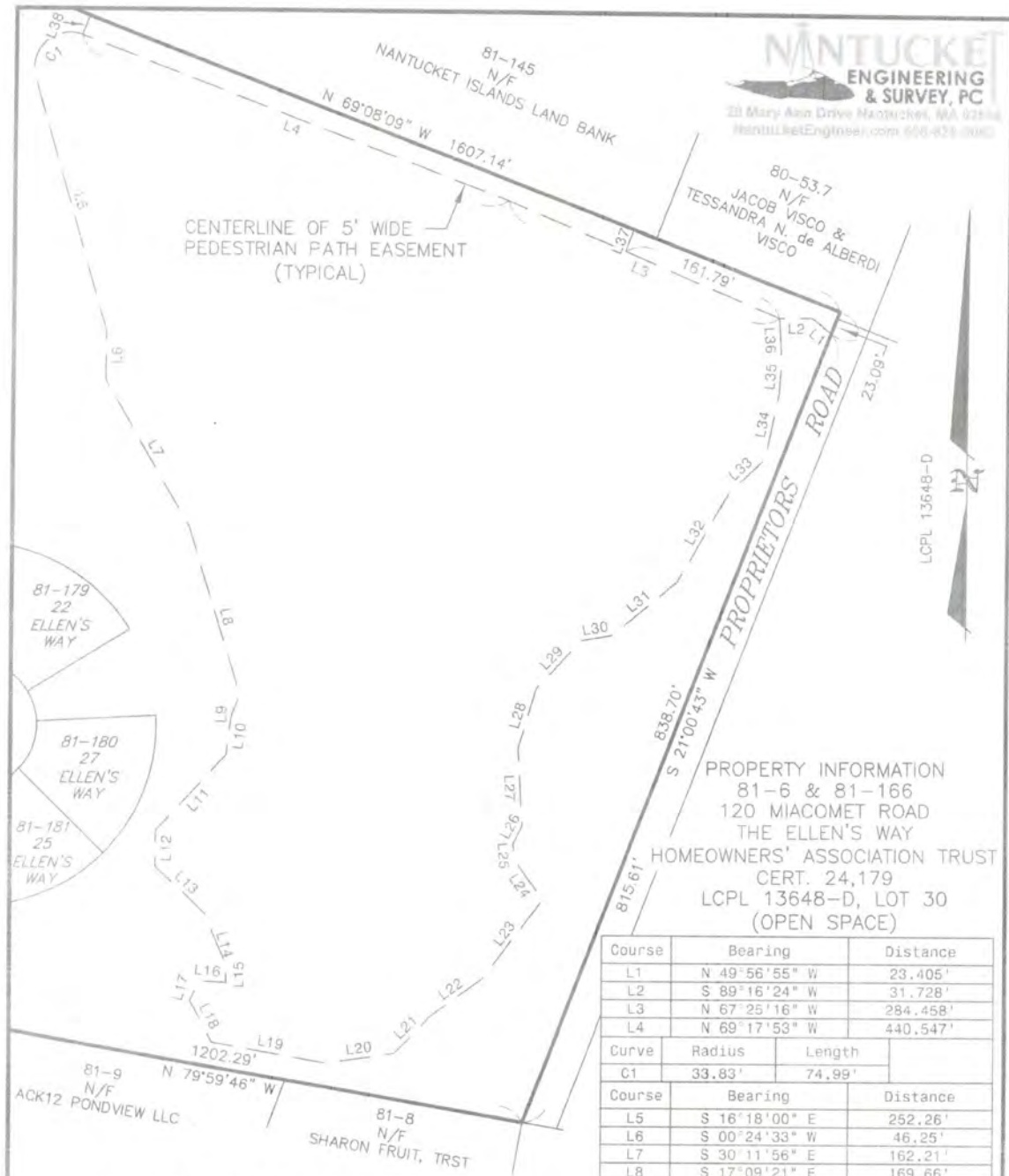
COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this ____ day of July, 2022, before me, the undersigned notary public, personally appeared Jason Bridges, Dawn E. Hill Holdgate, Matthew G. Fee, Melissa K. Murphy and Brooke Mohr, members of the Town of Nantucket Select Board, personally known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose on behalf of the Town of Nantucket.

Notary Public

Printed name:
My commission expires:



PROPERTY INFORMATION
81-6 & 81-166
120 MIACOMET ROAD
THE ELLEN'S WAY
HOMEOWNERS' ASSOCIATION TRUST
CERT. 24,179
LCPL 13648-D, LOT 30
(OPEN SPACE)

Course	Bearing	Distance
L1	N 49°56'55" W	23.405'
L2	S 89°16'24" W	31.728'
L3	N 67°25'16" W	284.458'
L4	N 69°17'53" W	440.547'
Curve		
C1	Radius	Length
C1	33.83'	74.99'
Course	Bearing	Distance
L5	S 16°18'00" E	252.26'
L6	S 00°24'33" W	46.25'
L7	S 30°11'56" E	162.21'
L8	S 17°09'21" E	169.66'
L9	S 23°32'29" W	19.99'
L10	S 07°25'40" W	38.86'
L11	S 42°22'45" W	99.30'
L12	S 00°20'51" W	34.87'
L13	S 46°28'12" E	65.34'
L14	S 17°52'08" E	69.16'
L15	S 02°22'27" E	18.32'
L16	N 88°00'40" W	26.21'
L17	S 24°30'28" W	20.42'
L18	S 28°02'09" E	44.01'
L19	S 79°55'17" E	112.10'
L20	N 81°36'51" E	66.10'
L21	N 45°11'04" E	51.18'
L22	N 53°53'44" E	59.26'
L23	N 37°34'41" E	95.75'
L24	N 34°54'47" W	47.59'
L25	N 04°58'36" W	16.26'
L26	N 27°09'59" E	18.59'
L27	N 03°08'29" W	75.71'
L28	N 16°27'10" E	59.26'
L29	N 42°36'31" E	63.37'
L30	N 79°27'50" E	30.82'
L31	N 50°06'41" E	81.18'
L32	N 29°46'35" E	99.17'
L33	N 46°59'21" E	47.52'
L34	N 11°24'39" E	64.24'
L35	N 03°45'36" E	31.62'
L36	N 03°27'32" W	40.91'

EXHIBIT PLAN OF LAND
In Nantucket, MA
SHOWING PEDESTRIAN PATH EASEMENT
Prepared for
THE ELLEN'S WAY HOMEOWNERS
ASSOCIATION TRUST

Scale: 1"=120' APRIL 4, 2022
GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 120 ft.

NOTE: ALL EASEMENT DIMENSIONS ARE TO CENTERLINE OF 5' WIDE PEDESTRIAN PATH

Course	Bearing	Distance
L37	SPUR EASEMENT 1 N 20°51'51" E	22.23'
L38	SPUR EASEMENT 2 N 20°51'51" E	19.81'



Agenda Item Summary

Agenda Item #	IX. 3.
Date	7/20/22

Staff

Ken Beaugrand, Real Estate Specialist

Subject

Approval and Execution of Acceptance of Deed from Greenhound, LLC, Bill of Sale and Assignment of License Agreements and Settlement Statements and related closing documents for Town's purchase of two parcels of land with the building thereon located at 10-12 Washington Street; 10 Washington Street being shown as Lot 2 on a Plan of Land Prepared for Dorothy Leichter by Michael S. Bachman, Registered Surveyor, dated October 3, 1984 recorded in Plan File 2 –E with the Nantucket County Registry of Deeds, containing according to said Plan, 5,032 square feet, and 12 Washington Street being shown on a plan entitled "Plan of Land in Nantucket, Massachusetts, drawn by Schofield Brothers, Inc. dated January 29, 1969 and bearing Nantucket Planning Board File No. 867 dated June 26, 1971, containing according to said Plan 4,572 square feet. The Premises is conveyed together with and subject to License Agreements with the Nantucket Interfaith Council, Nantucket Regional Transit Authority for the Greenhound Bus Lanes and a sub-lease to Nantucket Island Tours, Inc. and the Nantucket Regional Transit Authority for the Greenhound Building.

Executive Summary

This purchase of the Premises at 10-12 Washington Street is authorized pursuant to the vote of Article 19 at the 2022 Annual Town Meeting. Town Counsel has reviewed the Deed and closing documents prepared by the Seller's attorney and drafted the closing documents to be executed by the Seller.

Staff Recommendation

This transaction was approved by a vote of Article 19 of the 2022 Annual Town Meeting.

Background/Discussion

This purchase will provide the Town with a building for transportation services and will enable the Town to further develop the Harbor plans.

Impact: Environmental ☐ Community ☒ Other

Board/Commission Recommendation

N/A

Public Outreach

2022 Annual Town Meeting



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

N/A

Attachments

- 1) Quitclaim Deed for reference
- 2) Acceptance of Deed
- 3) Bill of Sale and Assignment of License Agreements
- 4) Settlement Statement



RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

QUITCLAIM DEED

Greenhound LLC, a Massachusetts limited liability company having a principal business address at 58 Main Street, Nantucket, Massachusetts ("Grantor"),

for consideration of Four Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$4,750,000.00) paid in full, hereby

grants to the Town of Nantucket, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of 16 Broad Street, Nantucket, Massachusetts ("Grantee")

with QUITCLAIM COVENANTS

All of Grantor's right, title and interest in the land with the buildings and improvements thereon situated in Nantucket, Nantucket County, Massachusetts, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Said premises are conveyed subject to any and all liens, encumbrances and restrictions of record insofar as now in force and applicable.

For Grantor's title, see Deed dated October 23, 2007, and recorded with the Nantucket County Registry of Deeds in Book 1109, Page 94.

EXECUTED under seal on the date set forth in the acknowledgment set forth below to be effective as of the ____ day of _____, 20____.

GRANTOR:

Commonwealth of Massachusetts

_____, SS

Subscribed and sworn on this ____ day of _____, 202____ to before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as _____ of _____.

Notary Public

My Commission Expires:

Exhibit A
Legal Description

#10 Washington Street, Nantucket

The land in the Town and County of Nantucket, Massachusetts bounded and described as follows:

NORTHERLY: by Lot 1 as shown on plan hereinafter referred to, 88.79 feet;

EASTERLY: by Candle Street, 56.50 Feet;

SOUTHERLY: by land now or formerly of Norman F. Reith and Mary L. Reith, 89.33 feet; and

WESTERLY: by Washington Street, 56.50 feet.

Being shown as Lot 2 on Plan of Land prepared for Dorothy Leichter by Michael S. Bachman, Registered Surveyor, dated October 3, 1984 and recorded in Plan File 2-E at the Nantucket Registry of Deeds. Containing according to said plan 5,032 square feet.

#12 Washington Street, Nantucket

The land in the Town and County of Nantucket, Massachusetts bounded and described as follows:

EASTERLY: by Candle Street, 50.60 feet;

SOUTHERLY: by a Private Way, 64.77 feet;

SOUTHWESTERLY: by said Private Way and Washington Street, 14.80 feet;

WESTERLY: by Washington Street, 42.68 feet; and

NORTHERLY: by land now or formerly of William F. and Mary L. Reith and Rupert W. and Dorothy Warren, 89.33 feet.

Said land is shown on plan entitled "Plan of Land in Nantucket, Massachusetts, drawn by Schofield Brothers, Inc." dated January 29, 1969, and bearing Nantucket Planning Board File No. 867 dated June 26, 1971. Containing according to said plan 4,572 square feet.

ACCEPTANCE OF DEED

The undersigned Select Board of the Town of Nantucket hereby accept the foregoing deed of 10-12 Washington Street in said Nantucket, from Greenhound, LLC, pursuant to the authority of the vote of Article 19 of the 2022 Annual Town Meeting, this _____ day of _____, 2022.

TOWN OF NANTUCKET
SELECT BOARD

Jason Bridges

Dawn E. Hill Holdgate

Matthew G. Fee

Melissa K. Murphy

Brooke Mohr

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared Jason Bridges, Dawn E. Hill Holdgate, Matthew G. Fee, Melissa K. Murphy and Brooke Mohr, as Members of the Select Board of the Town of Nantucket who proved to me by 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

BILL OF SALE AND ASSIGNMENT OF LICENSE AGREEMENTS

THIS BILL OF SALE AND ASSIGNMENT OF LICENSE AGREEMENTS (this "**Assignment**") is made and entered into as of this ____ day of July, 2022 (the "**Effective Date**") by Greenhound LLC, a Massachusetts limited liability company ("**Assignor**"), and the Town of Nantucket, a Massachusetts municipal corporation, acting by and through its Select Board ("**Assignee**") who agree as follows.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by Assignor and Assignee, effective as of the Effective Date, Assignor hereby assigns and transfers unto Assignee all of its right, title, claim and interest, if any, in and under:

(A) The equipment and/or appliances attached to the real property located 10-12 Washington Street, Nantucket, MA (the "**Property**") belonging to Assignor and used in connection with the use and operation of the Property (as set forth in Section 3 of that certain Purchase and Sale Agreement dated as of March 31, 2022, as amended, between Assignor and Assignee (the "**Purchase Agreement**")); and

(B) the license agreements with respect to the existing licensees of the Property (as set forth in Section 6 of the Purchase Agreement and referred to herein as the "**Existing Licenses**") listed in Schedule 1 attached hereto.

ASSIGNOR AND ASSIGNEE FURTHER HEREBY AGREE AS FOLLOWS:

1. As of the Effective Date, Assignee hereby assumes and agrees to perform all of Assignor's obligations under the Existing Leases, to the extent the same arise and accrue on or after the Effective Date. Assignor shall continue to be responsible for all obligations under the Existing Licenses arising or accruing prior to the Effective Date.

2. This Assignment shall be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors in interest and assigns.

3. This Assignment shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

4. This Assignment may be executed in any number of copies and counterparts, each of which will be deemed an original and all of which counterparts together will constitute one agreement with the same effect as if the parties had signed the same signature page. This Assignment and related documents may be executed by electronic copy, including DocuSign, unless otherwise specifically provided for herein or if an original is required by local custom or law.

[Signature page follows]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment the Effective Date.

ASSIGNOR:

GREENHOUND LLC,
a Massachusetts limited liability company

By: _____
Name: _____
Title: _____

ASSIGNEE:

TOWN OF NANTUCKET,
a Massachusetts municipal corporation,
acting by and through its Select Board

By: _____
Name: _____
Title: _____

Schedule 1

License Agreements

License Agreement dated January __, 2022, by and between Greenhound LLC as Licensor and Nantucket Interfaith COuncil as Licensee.]

License Agreement - Greenhound Bus Lanes dated January __, 2022, by and between Greenhound LLC as Licensor and Nantucket Regional Transit Authority as Licensee pursuant to which NRTA has entered into that certain Sub-License Agreement dated _____, 2022 with Nantucket Island Tours Inc.

License Agreement - Greenhound Building dated January __, 2022, by and between Greenhound LLC as Licensor and Nantucket Regional Transition Authority as Licensee

SETTLEMENT STATEMENT

Greenhound, LLC ("Seller")
Town of Nantucket ("Buyer")
10-12 Washington Street,
Nantucket, MA (Property)
July 21, 2022 (Closing Date)

Purchase Price:	\$4,750,000.00
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Less:

Deposit	\$ 0.00
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Recording Fees:	\$ 105.00
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Real Estate Tax Adjustment	\$ 0.00
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Net Amount Due to Seller:	\$ 4,749,895.00
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Buyer's Funds	\$ 4,749,895.00
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Funds to be Disbursed:

Seller's Proceeds	\$ 4,749,895.00
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BUYER: GREENHOUND, LLC

SELLER: TOWN OF NANTUCKET
By its SELECT BOARD

By: _____

Jason Bridges

Dawn E. Hill Holdgate

Matthew G. Fee

Melissa K. Murphy

Brooke Mohr



Agenda Item Summary

Agenda Item #	IX. 4.
Date	7/20/22

Staff

Ken Beaugrand, Real Estate Specialist

Subject

Approval of Conservation Restriction from Nantucket Conservation Foundation, Inc. to Nantucket Land Council, Inc. of the property at Smooth Hummocks, shown as Lot 2 on Land Court Plan No. 17368-B to be maintained in perpetuity for conservation purposes, and will grant access thereto to the general public for passive recreation activities.

Executive Summary

Nantucket Conservation Foundation, Inc.(NCF) owns the property at Smooth Hummocks by virtue of the Certificate of Title No. 18835 filed with the Nantucket County Registry District of the Land Court. NCF is granting a Conservation Restriction to the Property to Nantucket Land Council, Inc. in perpetuity and for conservation purposes. The Property contains approximately 20 acres of vacant land abutting the Atlantic Ocean. It will provide a significant open space corridors to over 500 acres of permanently protected conservation lands. In addition MA Division of Fisheries and Wildlife acting by and through its Natural Heritage and Endangered Species Program (NHESP) has designated portions of the Property as "Priority Habitats of Rare and Endangered Species" and as a Core Habitat critical for long term protection of rare and other native species and their habitats. The Conservation Restriction will also provide a significant benefit to the general public as the Grantor of the Conservation Restriction grants public access to the Property for permitted passive recreational use and educational activities.

Staff Recommendation

Staff recommends approval of the Conservation Restriction. Town Counsel has reviewed the background documents and the Conservation Restriction which has been preliminarily approved by the Division of Conservation Services. Town Counsel has delivered a Report to the Select Board in her letter dated July 15, 2022 in which she approves of the Conservation Restriction as being in the public interest.

Background/Discussion

The Town shall not responsible for the maintenance and care of the Property and is not responsible for the enforcement of the Conservation Restriction.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

This Conservation Restriction will provide public access to open space for passive recreational purposes.



Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

Attachments

Conservation Restriction (containing the Approval of the Town of Nantucket Select Board); Letter to Select Board dated July 15, 2022 from Town Counsel



GRANTOR: NANTUCKET CONSERVATION FOUNDATION, INC., a Massachusetts nonprofit corporation

GRANTEE: NANTUCKET LAND COUNCIL, INC., a Massachusetts nonprofit corporation

ADDRESS OF PREMISES: Smooth Hummocks, Nantucket, Massachusetts

FOR GRANTOR'S TITLE SEE: Nantucket County Registry District of the Land Court, Certificate of Title No. 18835

CONSERVATION RESTRICTION

I. STATEMENT OF GRANT

NANTUCKET CONSERVATION FOUNDATION, INC., a Massachusetts nonprofit corporation which is the sole owner of the Premises as defined herein, for the Foundation's successors and assigns ("Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, hereby grants, with QUITCLAIM COVENANTS, to NANTUCKET LAND COUNCIL, INC., a Massachusetts non-profit corporation, its permitted successors and assigns ("Grantee"), for charitable consideration, as this conveyance is to be considered and characterized as a gift, IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES, the following Conservation Restriction on land located in Nantucket containing the entirety of a 20 +/- acre parcel of land ("Premises"), which Premises is more particularly described as LOT 2 on Land Court Plan 17368-B and on Nantucket Owner's Certificate of Title No. 18835, both as filed in the Nantucket District of the Massachusetts Land Court. A true and complete copy of said certificate of title is incorporated herein and attached hereto as Exhibit A, and a true and complete reduced copy of said plan is incorporated herein and attached hereto as Exhibit B.

II. PURPOSES:

This Conservation Restriction is defined in and authorized by Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws and otherwise by law. The purposes of this Conservation Restriction ("Purposes") are to ensure that the Premises will be maintained in perpetuity in its natural, scenic, or open condition, and to prevent any use or change that would materially impair the Conservation Values (as defined below).

The Conservation Values protected by this Conservation Restriction include the following:

Open Space. The Premises contributes to the protection of the scenic and natural character of the glacial outwash ecosystem of Nantucket Island and the protection of the Premises will enhance the open-space value of these and nearby lands... The Premises will enhance abutting and surrounding open space providing critical connections to over 500 acres of abutting previously protected conservation lands.

- Wildlife Habitat. The Premises includes areas designated by the Massachusetts Division of Fisheries and Wildlife, acting by and through its Natural Heritage and Endangered Species Program (NHESP), as “Priority Habitats of Rare and Endangered Species”, the protection of which aligns with NHESP’s wildlife and habitat protection objectives. The Premises is categorized as a sandplain grassland natural community by The Nature Conservancy’s 1999 Island Vegetation Analysis.
- Public Access. Public access to the Premises will be allowed for passive outdoor recreational and educational activities including walking and nature study.
- Biodiversity. The Premises includes areas designated as Core Habitat as defined by the Massachusetts Natural Heritage and Endangered Species Program. BioMap2, published in 2010, was designed to guide strategic biodiversity conservation in Massachusetts over the next decade by focusing land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems. BioMap2 is also designed to include the habitats and species of conservation concern identified in the State Wildlife Action Plan.
- Water Quality. Protection of the premises will help protect Nantucket’s sole source aquifer, which is the island’s only source of drinking water.
- Consistency with Clearly Delineated Federal, State, or Local Governmental Conservation Policy.
 - Preservation of the Premises is pursuant to clearly delineated conservation policy expressed in Nantucket’s Master Plan, adopted by Nantucket voters at the Annual Town Meeting in April 2009, which states in the Town of Nantucket 2007 Open Space and Recreation Plan as Goal/Objectives 1C: “The Town should encourage the use of creative regulatory and non-regulatory land protection tools such as conservation restrictions, tax abatements, gifts and zoning measures; and in the Nantucket Comprehensive Plan (NCCP), including the following objectives therein: Objective 4.1, “To aggressively acquire land and conservation restrictions to protect natural ecosystems;” and Objective 4.2, “To encourage land management activities by the Land Bank and nonprofit entities to provide permanent resource protection;”
 - Preservation of the Premises as open space is further pursuant to clearly delineated governmental conservation policy in accordance with “Nantucket’s Goals and Objectives for Balanced Growth” which was adopted in November 1990 by Town

Meeting and states as Objective A-1: “To identify and acquire critical open spaces through outright ownership or by less-than-fee means, such as conservation restrictions, scenic easements, and the purchase of development rights in order to complete the Island’s open space network.

III. PROHIBITED and PERMITTED ACTS AND USES

A. Prohibited Acts and Uses

The Grantor will not perform or allow others to perform the following acts and uses which are prohibited on, above, and below the Premises:

1. Structures and Improvements. Constructing, placing, or allowing to remain any temporary or permanent structure including without limitation any building, tennis court, golf courses, landing strip, mobile home, swimming pool, asphalt or concrete pavement, graveled area, roads, sign, fence, gate, billboard or other advertising, antenna, utilities or other structures, utility pole, tower, solar panel, solar array, conduit, line, septic or wastewater disposal system, storage tank, or dam;
2. Extractive Activities/Uses. Mining, excavating, dredging, withdrawing, or removing soil, loam, peat, gravel, sand, rock, surface water, ground water, or other mineral substance or natural deposit, or otherwise altering the topography of the Premises;
3. Disposal/Storage. Placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, tree and other vegetation cuttings, liquid or solid waste or other substance or material whatsoever;
4. Adverse Impacts to Vegetation. Cutting, removing, or destroying trees, shrubs, grasses or other vegetation;
5. Adverse Impacts to Water, Soil, and Other Features. Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, natural habitat, archaeological conservation, or ecosystem function;
6. Introduction of Invasive Species. Planting or introducing any species identified as invasive by the Massachusetts Invasive Plant Advisory Group or identified as invasive in such recognized inventories as the Massachusetts Introduced Pests Outreach Project, the Northeast Aquatic Nuisance Species Panel, or other such inventories, and any successor list as mutually agreed to by Grantor and Grantee;
7. Motor Vehicles. Using, parking, or storing motorized vehicles, including motorcycles, mopeds, all-terrain vehicles, off-highway vehicles, motorboats or other motorized watercraft, snowmobiles, launching or landing aircraft, or any other motorized vehicles, acknowledging that vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) may have a legal right to enter the Premises;

8. Subdivision. Subdividing or conveying a part or portion of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), it being the Grantor's and Grantee's intention to maintain the entire Premises under unified ownership;
9. Use of Premises for Developing Other Land. Using the Premises towards building or development requirements on this or any other parcel;
10. Residential or Industrial Uses. Using the Premises for residential or industrial purposes;
11. Inconsistent Uses. Using the Premises for commercial purposes that are inconsistent with the Purposes or that would materially impair the Conservation Values, or for any other uses or activities that are inconsistent with the Purposes or that would materially impair the Conservation Values.

B. Permitted Acts and Uses

Notwithstanding the Prohibited Acts and Uses described in Paragraph III.A., the Grantor may conduct or permit the following acts and uses on the Premises, provided they do not materially impair the Purposes and/or Conservation Values. In conducting any Permitted Act and Use, Grantor shall minimize impacts to the Conservation Values to ensure any such impairment thereto is not material.

1. Vegetation Management. Maintaining vegetation, including pruning, trimming, cutting, and mowing, and removing brush, all to prevent, control, and manage hazards, disease, insect or fire damage, and/or in order to maintain the condition of the Premises as documented in the Baseline Report (see Paragraph XV.).
2. Non-native, Nuisance, or Invasive species. With prior written approval of the Grantee, removing non-native, nuisance, or invasive species, and controlling species in a manner that minimizes damage to surrounding, non-target species and preserves water quality.
3. Natural Habitat and Ecosystem Improvement. With prior written approval of the Grantee, conducting measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, ecosystem function, or rare or endangered species including planting native trees, shrubs, and other vegetation.
4. Archaeological Investigations. Conducting archaeological activities, including without limitation archaeological research, surveys, excavation and artifact retrieval, but only in accordance with an archaeological field investigation plan, which plan shall also address restoration following completion of the archaeological investigation, prepared by or on behalf of the Grantor and approved in advance of such activity, in writing, by the Massachusetts Historical Commission State Archaeologist (or appropriate

successor official) and by the Grantee. A copy of the results of any such investigation on the Premises is to be provided to the Grantee;

5. Trails. With prior written approval of the Grantee, the creation and routine maintenance of a walking trail with a treadway up to 4 feet in width, which shall be located and designed to avoid impacts to rare and endangered species to the greatest extent possible.
6. Signs. With prior written approval of the Grantee and designed in manner to reduce impact to the open space of the area, constructing, installing, maintaining, and replacing signs with respect to the Permitted Acts and Uses, the Purposes, the Conservation Values, trespass, public access, identity and address of the Grantor, the Grantee's interest in the Premises, boundary and trail markings, any gift, grant, or other applicable source of support for the conservation of the Premises;
7. Motorized vehicles. Using motorized vehicles for the purpose of using existing improvements specified in Paragraph III.B.9, and using mobility devices by persons with mobility impairments;
8. Outdoor Passive Recreational and Educational Activities. Hiking, cross-country skiing, snowshoeing, nature observation, nature and educational walks and outings, outdoor educational activities, and other non-motorized outdoor recreational and educational activities;
9. Maintenance and Continued Use of Existing Improvements. Using, maintaining, repairing and replacing the existing traveled roads and parking areas that bisect the property, detailed in the Baseline Report (see Paragraph XV). In the event that the roads and parking areas are lost due to erosion, and with the prior written approval of the Grantee, relocation of such roads and parking areas to a northern, interior portion of the property, provided that relocated roads and parking areas shall not be larger than the current area of the improvements subsequently lost to erosion, as detailed in the Baseline Report;

C. Site Restoration

Upon completion of any Permitted Acts and Uses, any disturbed areas shall be restored substantially to the conditions that existed prior to said activities, including with respect to soil material, grade, and vegetated ground cover.

D. Compliance with Permits, Regulations, Laws

The exercise of any Permitted Acts and Uses under Paragraph III.B. shall be in compliance with all applicable federal, state and local laws, rules, regulations, zoning, and permits, and with the Constitution of the Commonwealth of Massachusetts. The inclusion of any Reserved Right requiring a permit, license or other approval from a public agency does not imply that the Grantee

or the Commonwealth takes any position whether such permit, license, or other approval should be issued.

E. Notice and Approval

1. Notifying Grantee. Whenever notice to or approval by Grantee is required, Grantor shall notify or request approval from Grantee in a manner consistent with Paragraph XIII, by a method requiring proof of receipt, and in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question, unless a different time period is specified herein. The notice shall:
 - a. Describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity;
 - b. Describe how the proposed activity complies with the terms and conditions of this Conservation Restriction, and will not materially impair the Purposes and/or Conservation Values;
 - c. Identify all permits, licenses, or approvals required for the proposed activity, and the status of any such permits, licenses, or approvals.
 - d. Describe any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the Purposes and Conservation Values.
2. Grantee Review. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within sixty (60) days of receipt of Grantor's request. Grantee's approval shall only be granted upon a showing that the proposed activity will minimize impacts to the Conservation Values and will not materially impair the Purposes and/or Conservation Values. Grantee may require Grantor to secure expert review and evaluation of a proposed activity by a mutually agreed upon party.
3. Resubmittal. Grantee's failure to respond within sixty (60) days of receipt shall not constitute approval of the request without further action by Grantee. Grantor may subsequently submit the same or a similar request for approval.
4. Management Plan. During such periods as the fee interest in the Premises is owned by the Nantucket Islands Land Bank (the "Land Bank"), the Land Bank may present a management plan for the Premises to be approved by Grantee. Written approval of such management plan by Grantee shall constitute prior written approval of Grantee of those Acts and Uses that are: (i) permitted by this Conservation Restriction, pursuant to Paragraph III.B.; and (ii) specifically included and described in such Management Plan.

IV. INSPECTION AND ENFORCEMENT

A. Entry onto the Premises

The Grantor hereby grants to the Grantee, and its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction. Except in the case of emergencies, “reasonable notice” shall be at least two business day’s prior written notice, and “reasonable times” shall be during normal business hours of 8:00 a.m. through 4:00 p.m.

B. Legal and Injunctive Relief

1. Enforcement. The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain compensatory relief and equitable relief against any violations, including, without limitation, injunctive relief and relief requiring restoration of the Premises to its condition prior to the time of the injury (it being agreed that the Grantee will have no adequate remedy at law in case of an injunction). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction.
2. Notice and Cure. In the event the Grantee determines that a violation of this Conservation Restriction has occurred and intends to exercise any of the rights described herein, the Grantee shall, before exercising any such rights, notify the Grantor in writing of the violation. The Grantor shall have thirty (30) days from receipt of the written notice to halt the violation and remedy any damage caused by it, except if remedy is not reasonably able to be accomplished within thirty (30) days, Grantor shall so notify Grantee and may take such period of time to accomplish a remedy as is reasonable under the circumstances and agreed upon in writing by Grantee. If Grantor has not halted the violation and commenced a cure during said thirty (30) days, Grantee may take further action, including instituting legal proceedings and entering the Premises to take reasonable measures to remedy, abate or correct such violation, without further notice. Provided, however, that this requirement of deferment of action for thirty (30) days applies only if Grantor promptly ceases the violation and Grantee determines that there is no ongoing violation. In instances where a violation may also constitute a violation of local, state, or federal law, the Grantee may notify the proper authorities of such violation.
3. Reimbursement of Costs and Expenses of Enforcement. Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including counsel fees) incurred by the Grantee in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a

survey by a Massachusetts licensed professional land surveyor and to have the boundaries permanently marked.

C. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the sole discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

D. Disclaimer of Liability

By acceptance of this Conservation Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

E. Acts Beyond the Grantor's Control

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from natural causes beyond the Grantor's control, including but not limited to fire, flood, weather, climate-related impacts, and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

V. PUBLIC ACCESS

The Grantor grants access to the Premises to the general public and agrees to take no action to prohibit or discourage access to and use of the Premises by the general public, but only for daytime use and only as described in Paragraph III.B.8 provided that such agreement by Grantor is subject to the Grantor's reserved right to establish reasonable rules, regulations, and restrictions on such permitted passive recreational use by the general public for the protection of the Purposes and Conservation Values. Grantor has the right to control, limit, or prohibit by posting and other reasonable means activities or uses of the Premises not authorized in Paragraph III.B.8. The Grantor's right to grant public access across the Premises is subject to the restrictions described in this Conservation Restriction. The Grantee may require the Grantor to post the Premises against any use by the public that results in material impairment of the Conservation Values. Any public use which is permitted by the terms of this Conservation Restriction constitutes permission to use the Premises solely for purposes described in Section 17C of Chapter 21 of the Massachusetts General Laws, and the Grantor and Grantee hereto benefit from exculpation from liability to the extent provided in such section.

VI. TERMINATION/RELEASE/EXTINGUISHMENT

A. Procedure

If circumstances arise in the future that render the Purposes impossible to accomplish, this Conservation Restriction can only be terminated, released, or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, or successor official (“Secretary”), and any other approvals as may be required by Section 32 of Chapter 184 of the Massachusetts General Laws.

B. Grantor’s and Grantee’s Right to Recover Proceeds

If any change in conditions ever gives rise to termination, release, or extinguishment of this Conservation Restriction under applicable law, then Grantee, on a subsequent sale, exchange, or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds in accordance with Paragraph V.C., subject, however, to any applicable law which expressly provides for a different disposition of the proceeds, and after complying with the terms of any gift, grant, or funding requirements. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

C. Grantee’s Receipt of Property Right

Grantor and Grantee agree that the conveyance of this Conservation Restriction gives rise to a real property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that this Conservation Restriction bears to the value of the unrestricted Premises. The proportionate value of the Grantee’s property right will be determined as of the date of termination, release, or extinguishment.

D. Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in accordance with Paragraph VI.B. and Paragraph VI.C. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

VII. DURATION and ASSIGNABILITY

A. Running of the Burden

The burdens of this Conservation Restriction shall run with title to the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction. The Grantor, on behalf of itself and its successors and assigns, appoints the Grantee its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except when all of the following conditions are met:

1. the Grantee requires that the Purposes continue to be carried out;
2. the assignee is not an owner of the fee in the Premises;
3. the assignee, at the time of the assignment, qualifies under and 26.U.S.C. 170(h), and applicable regulations thereunder, if applicable, and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the Massachusetts General Laws; and
4. the assignment complies with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VIII. SUBSEQUENT TRANSFERS

A. Procedure for Transfer

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee not less than twenty (20) days prior to the effective date of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Conservation Restriction. If the Grantor fails to reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, then the Grantee may record, in the applicable registry of deeds, or registered in the applicable land court registry district, and at the Grantor's expense, a notice of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, to the extent applicable.

B. Grantor's Liability

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

IX. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within thirty (30) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance or non-compliance with any obligation of the Grantor contained in this Conservation Restriction.

X. NON-MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Conservation Restriction following the terms set forth in Paragraph VII.C to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner.

XI. AMENDMENT

A. Limitations on Amendment

Grantor and Grantee may amend this Conservation Restriction only to correct an error or oversight, clarify an ambiguity, maintain or enhance the overall protection of the Conservation Values, or add real property to the Premises, provided that no amendment shall:

1. affect this Conservation Restriction's perpetual duration;
2. be inconsistent with or materially impair the Purposes;
3. affect the qualification of this Conservation Restriction as a "qualified conservation contribution" or "interest in land" under any applicable laws, including 26 U.S.C. Section 170(h), and related regulations;
4. affect the status of Grantee as a "qualified organization" or "eligible donee" under any applicable laws, including 26 U.S.C. Section 170(h) and related regulations, and Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws; or
5. create an impermissible private benefit or private inurement in violation of federal tax law, as determined by an appraisal, conducted by an appraiser selected by the Grantee, of the economic impact of the proposed amendment; or
6. alter or remove the provisions described in Paragraph VI (Termination/Release/Extinguishment); or
7. cause the provisions of this Paragraph XI to be less restrictive; or
8. cause the provisions described in Paragraph VII.C (Running of the Benefit) to be less restrictive

B. Amendment Approvals and Recording

No amendment shall be effective unless documented in a notarized writing executed by Grantee and Grantor, approved by the Town of Nantucket and by the Secretary in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, and recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XII. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the Massachusetts General Laws have been obtained, and it has been recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XIII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Nantucket Conservation Foundation, Inc.
118 Cliff Road
Nantucket, Massachusetts 02554

To Grantee: Nantucket Land Council, Inc.
6 Ash Lane
Nantucket, Massachusetts 02554

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

XIV. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in order to effect the Purposes and the policy and purposes of Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the Purposes that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the Grantor and Grantee with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

XV. BASELINE DOCUMENTATION REPORT

The Conservation Values, as well as the natural features, current uses of, and existing improvements on the Premises, such as, but not limited to, trails, woods roads, structures, meadows or other cleared areas, agricultural areas, and scenic views, as applicable, are described in a Baseline Documentation Report ("Baseline Report") prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other documents and on file with the Grantee and included by reference herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, (iii) is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein, and (iv) may be supplemented as conditions on the Premises change as allowed over time. Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant in addition to the Baseline Report.

XVI. MISCELLANEOUS

A. Pre-existing Public Rights

Approval of this Conservation Restriction pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws by any municipal officials and by the Secretary, is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

B. Release of Homestead

The Grantor attests that there is no residence on or abutting the Premises (including areas excluded from the Premises) that is occupied or intended to be occupied as a principal residence by any party claiming through Grantor.

C. Subordination

The Grantor shall register in the applicable land court registry district simultaneously with this Conservation Restriction all documents necessary to subordinate any mortgage, promissory note,

loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

D. Executory Limitation

If Grantee shall cease to exist or to be qualified to hold conservation restrictions pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, or to be qualified organization under 26 U.S.C. 170(h), and applicable regulations thereunder, if applicable, and a prior assignment is not made pursuant to Paragraph VII, then Grantee's rights and obligations under this Conservation Restriction shall vest in such organization as a court of competent jurisdiction shall direct pursuant to the applicable Massachusetts law and with due regard to the requirements for an assignment pursuant to Paragraph VII.

E. Prior Encumbrances

This Conservation Restriction shall be in addition to and not in substitution of any other restrictions or easements of record affecting the Premises.

F. The following signature pages are included in this grant:

Grantor

Grantee Acceptance

Approval of Town of Nantucket Select Board

Approval of the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

G. The following exhibits are attached and incorporated herein:

Exhibit A: Certificate of Title No. 18835

Exhibit B: Reduced Copy of Land Court Plan 17368B

WITNESS our hands and seals this ____ day of _____, 2022.

NANTUCKET CONSERVATION FOUNDATION, INC.

By: _____
Cormac Collier, President, duly authorized

By: _____
Charles K. Gifford Jr., Treasurer, duly authorized

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared _____
and _____, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as his free act and duly authorized deed on behalf of Nantucket Conservation Foundation, Inc.

Notary Public
My Commission Expires:

ACCEPTANCE OF GRANT

The foregoing Conservation Restriction from the Nantucket Conservation Foundation was accepted by Nantucket Land Council, Inc. this _____ day of _____, 2022.

NANTUCKET LAND COUNCIL, INC.

By: _____
Lucy Dillon, President, duly authorized

By: _____
Laurel Ried Langworthy
Treasurer, duly authorized

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this _____ day of _____, 2022, before me, the undersigned notary public, personally appeared _____ and _____, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose as his/her free act and duly authorized deed on behalf of NANTUCKET LAND COUNCIL, INC.

Notary Public
My Commission Expires:

APPROVAL OF TOWN OF NANTUCKET SELECT BOARD

We the undersigned, being a majority of the Select Board of the Town of Nantucket, hereby certify that at a public meeting duly held on _____, 2022, the Select Board voted to approve the foregoing Conservation Restriction from Nantucket Conservation Foundation, Inc. to Nantucket Land Council, Inc. in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

TOWN OF NANTUCKET
By its Select Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss.

On this _____ day of _____, 2022, before me, the undersigned notary public, personally appeared Jason Bridges, Dawn E. Hill Holdgate, Matthew G. Fee, Melissa K. Murphy and Brooke Mohr, members of the Town of Nantucket Select Board, and 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 on behalf of the Town of Nantucket Select Board

Notary Public
My Commission Expires:

**APPROVAL OF SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS OF
THE COMMONWEALTH OF MASSACHUSETTS**

The undersigned, Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction from Nantucket Conservation Foundation, Inc. to Nantucket Land Council, Inc. has been approved in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

Dated: _____, 2022

Bethany A. Card
Secretary of Energy and Environmental Affairs

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this _____ day of _____, 2022, before me, the undersigned notary public, personally appeared Bethany A. Card, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

EXHIBIT A

Description of the Premises

Copy of Nantucket Owner's Certificate of Title No. 18835.

Street Address: Smooth Hummocks

Nantucket Assessor's Map 81 Parcel 56

EXHIBIT B

Reduced Copy of Plan of Premises

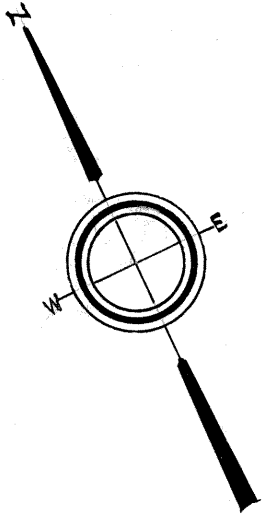
Land Court Plan 17368B

SUBDIVISION PLAN OF LAND IN NANTUCKET

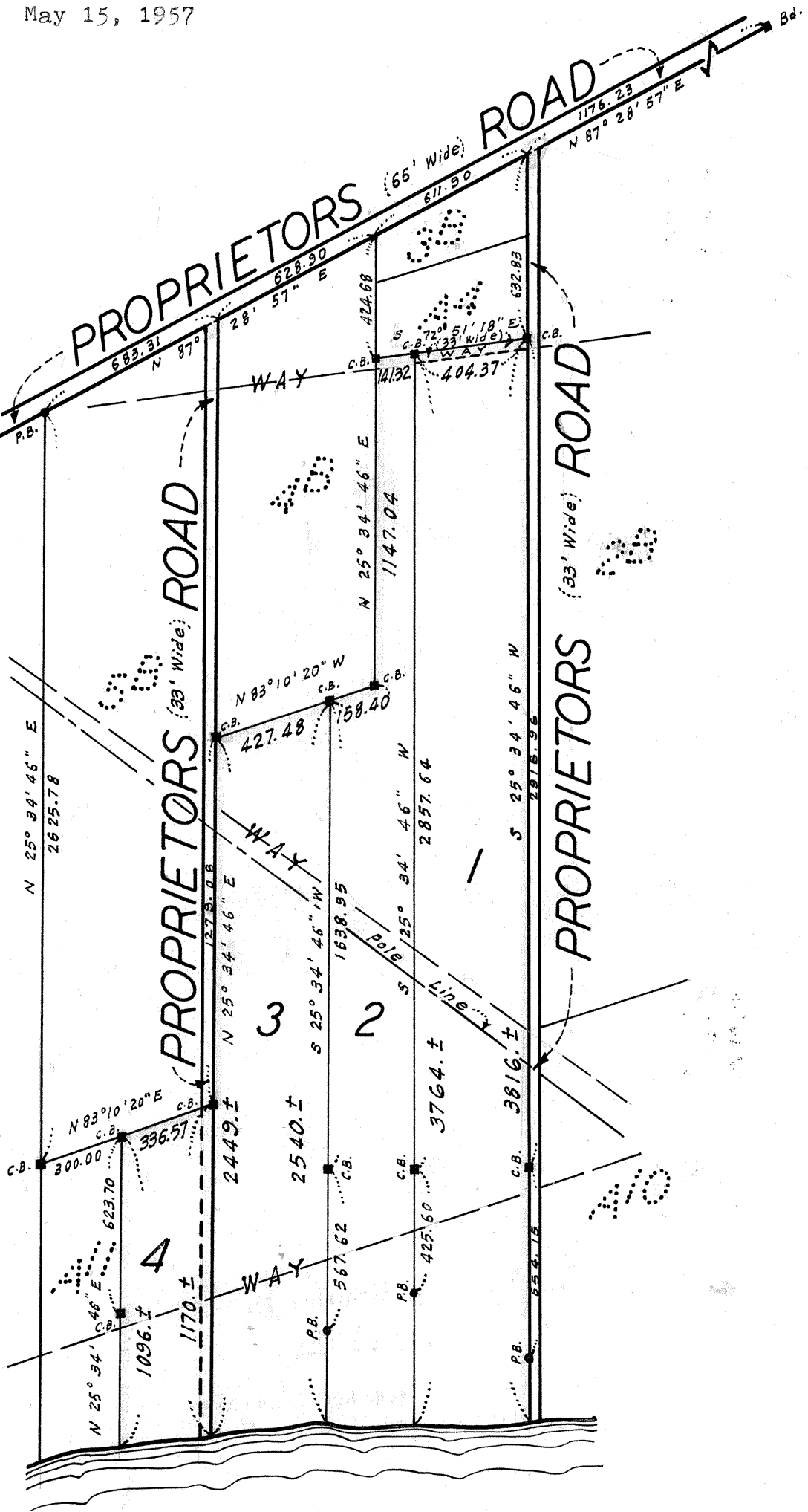
Josiah S. Barrett, Engineer

May 15, 1957

173 68B



Subdivision of Lot A³
Shown on Plan 17368A sheet 1
Filed with Cert. of Title No. 3099
Registry District of Nantucket County



ATLANTIC OCEAN

Separate certificates of title may be issued for land
shown hereon as Lots 1, 2, 3 & 4.
By the Court.

[Signature]
Recorder.

JUN. 7, 1957

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JUN. 7, 1957
Scale of this plan 500 feet to an inch
C.M. Anderson, Engineer for Court

This plan filed with Certificate No. 4151

Nantucket Registry District
MAY 22 1958

RECEIVED FOR REGISTRATION
10 O'CLOCK - m - A - M

This plan filed with Certificate No. 4151

Attest Joseph J. Barnett
Assistant Recorder

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

**REGISTER
THIS
COPY****(SEAL)**

CASE NO. 17368-1999-03

Upon the petition of Nantucket Conservation Foundation, Inc. representing that Leila L. McKnight was the registered owner in Certificate of Title No. 4170A issued from the Registry District of Nantucket County;

and representing that the death of said Leila L. McKnight in Washington, D.C. on January 24, 1997, and the allowance of her foreign will by the Probate Court for the County of Nantucket;

And praying for a new certificate of title, after due proceedings, it is **ORDERED**: that said Certificate of Title No. 4170A be cancelled and a new certificate for the land described therein be issued to Nantucket Conservation Foundation, Inc. of Nantucket, in the County of Nantucket, in said Commonwealth of Massachusetts.

By the Court.

Attest:

Charles W. Trombly, Jr.
Recorder

Dated: March 11, 1999

ATTEST
ATTEST

Charles W. Trombly, Jr.
RECORDER

NCF: 118 Cliff Road, Nantucket, MA 02554

MDC/ef

✓

TRANSFER CERTIFICATE OF TITLE

Cert. No. 18835
Docu. No. 84263

From TRANSFER Certificate No. 4170A Originally Registered

July 31, 1957 in Registration Book 21 Page 61A

for the Registry District of Nantucket County.

THIS IS TO CERTIFY that NANTUCKET CONSERVATION FOUNDATION INC. of 118 CLIFF ROAD, NANTUCKET IN THE COUNTY OF NANTUCKET AND COMMONWEALTH OF MASSACHUSETTS 02554

is the owner in fee simple

of that land situated in NANTUCKET

in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY	by Lot 3 as shown upon plan hereinafter mentioned twenty-five hundred forty (2540 +/-) feet, more or less;
NORTHERLY	one hundred fifty-eight and 40/100 (158.40) feet,
NORTHWESTERLY	eleven hundred forty-seven and 04/100 (1147.04) feet by Lot 4B as shown on said plan;
NORTHEASTERLY	by Lot A 4 as shown on said plan one hundred forty-one and 32/100 (141.32) feet;
SOUTHEASTERLY	by Lot 1 as shown on said plan thirty-seven hundred sixty-four (3764 +/-) feet more or less; and
SOUTHWESTERLY	by the Atlantic Ocean.

All of said boundaries, except the water lines, are determined by the Court to be located as shown on Plan numbered 17368-B, drawn by Josiah S. Barrett, Engineer, dated May 15, 1957, filed with Certificate of Title No. 4151 at the Registry District of Nantucket County, and said land is shown thereon as Lot 2.

So much of the land hereby registered as is included within the limits of all Proprietors Roads, shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to the land hereby registered the right to use the whole of said Proprietors Roads, as shown on said plan, in common with all other persons lawfully entitled thereto in and over the same.

A reservation regarding certain roads and also said Proprietors Roads and fishing rights contained in a stipulation between the petitioners and the Town of Nantucket, filed with the papers in this case on April 18, 1946, a copy of which is filed at the Nantucket County Registry of Deeds, with the copy of the decree.

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

to said land is registered under said chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting and subject as aforesaid; and to the memoranda of encumbrances for this certificate. Also to any and all public rights legally existing in and over the same below mean high water mark in the Atlantic Ocean;

WITNESS, PETER W. KILBORN, Esquire, Chief Justice of the Land Court, at Nantucket, in said County of Nantucket.

The fifteenth day of March in the year nineteen hundred and ninety-nine at 10 o'clock and 12 minutes in the forenoon.

Attest, with the seal of said court,

Joanne L. Kelley
Joanne L. Kelley, Assistant Recorder

Case # 17368

Purported Address of Property:
118 CLIFF ROAD
CERTIFICATE 18835

July 15, 2022

Vicki S. Marsh
vmarsh@k-plaw.com

Hon. Jason Bridges and
Members of the Select Board
Nantucket Town Hall
16 Broad Street
Nantucket, MA 02554

Re: Conservation Restriction – Nantucket Conservation Foundation, Inc.
to Nantucket Land Council, Inc. (Smooth Hummocks, Nantucket, MA)

Dear Members of the Select Board:

I have been asked to review a proposed Conservation Restriction (“CR”) on a parcel of land located at Smooth Hummocks in the Town of Nantucket (the “Property”), and to provide a report to the Select Board. The CR is being granted by the Nantucket Conservation Foundation, Inc. (“Grantor”) to the Nantucket Land Council, Inc. (“NLC”) as the owner of the Property as evidenced by Certificate of Title No. 18835 filed with the Nantucket Registry District of the Land Court. The Property is approximately 20 acres in size and is shown as “Lot 2” on a plan of land entitled “Plan of Land in Nantucket,” prepared by Josiah S. Barrett, Engineer, dated May 15, 1957, filed with said Registry District of the Land Court as Land Court Plan No. 17368-B (the “Plan”). As explained below, although the proposed CR does not grant any real property interest in the Property to the Town, it does provide access to the general public for passive outdoor recreational activities. The CR is being presented to the Select Board for its approval, before being submitted to the Secretary of Energy and Environmental Affairs for the Secretary’s approval as being in the public interest.

I have been provided with a copy of the proposed CR, including Exhibit B as described above. It is my understanding that the Division of Conservation Services (“DCS”) has given preliminary approval to the CR. I have also reviewed the deed by which the Grantor acquired the Property as well as the Land Court Plan No. 17368-B which describes the lot which comprise the Property. I approve of the final CR as to form.

The CR describes the conservation values that will be protected by the CR and that support the approval of the CR as being in the public interest. The CR will contribute to the protection of the scenic and natural character of the surrounding and abutting parcels that are already restricted, by providing significant open space corridors to approximately five hundred (500) acres of permanently protected conservation lands. Protection of the Property will help protect Nantucket’s sole source aquifer, which is Nantucket’s only source of drinking water. In addition, the Property is categorized as a sandplain grassland natural community by The Nature Conservancy’s 1999 Island Vegetation Analysis. Furthermore, MA Division of Fisheries and Wildlife acting by and through its Natural Heritage and Endangered Species Program (NHESP) has designated portions of the Property as “Priority Habitats of Rare and Endangered Species” and as a Core Habitat which are areas most

Hon. Jason Bridges and
Members of the Select Board
July 15, 2022
Page 2

critical for long term protection of rare and other native species and their habitats, as described in *BioMap 2*, published in 2010. Preservation of the Property through the acquisition of a CR is consistent with the conservation policy objectives of the Nantucket Master Plan adopted in April 2009, the Nantucket Comprehensive Community Plan, and in the 2007 Town of Nantucket Open Spaced and Recreation Plan as Goals and Objectives.

With the exceptions described in the next paragraph, activities prohibited within the Property by the CR include the construction of temporary and permanent buildings or other structures and improvements; excavation and removal of soils, sand, and gravel; cutting or removing trees, grasses, and other vegetation (except for limited mowing and cutting to maintain the condition of the Property); and using, parking or storing motorized vehicles, including motorcycles, mopeds, all-terrain vehicles or any other motorized vehicle except for vehicles used for public safety or other government officials who may have a legal right to enter the Property.

Notwithstanding the general prohibitions of various activities, the CR preserves the rights of the Grantor and its successors and assigns to make use of the Property for several purposes including the right to use the Property with prior written approval of NLC for conducting measures for the removal of non-native or nuisance or invasive species; restoration of native biotic communities, enhance or restore wildlife and wildlife habitats, ecosystems function, or rare and or endangered species including planting native, trees, shrubs and other vegetation; the creation and routine maintenance of a walking trail with a treadway up to four (4) feet in width; and the use, maintenance, repair and replacement of the existing traveled roads and parking areas that bisect the Property. In the event that the roads and parking areas are washed away or damaged due to erosion, the Grantor and its successors and assigns may with the prior written approval of NLC relocate such roads and parking areas to a northern interior portion of the Property, provided that the relocated roads and parking areas shall not be larger than the current areas of the roads and parking areas lost to erosion.

The CR also provides a significant benefit to the general public as the Grantor grants the general public access to the Property for permitted passive recreational use and educational activities, and agrees not to take any action to prohibit or discourage access to and use of the Property by the general public during daytime hours subject to the Grantor's reserved rights to create rules, regulations and restriction on the permitted passive recreational use by the general public for the protection of the purposes and conservation values of the CR. Such passive recreational and educational activities may include hiking, cross-country skiing, snowshoeing, nature observation, nature and educational walks, outdoor educational activities and other non-motorized outdoor recreational and educational activities.



Hon. Jason Bridges and
Members of the Select Board
July 15, 2022
Page 3

As the Grantee of the CR, NLC has the right to enforce compliance with the terms of the CR. As noted above, certain activities within the Property are permitted only with the prior approval of NLC. The CR does not grant the Town any right of enforcement of the CR. NLC has a limited right of access to the Property for the purpose of inspecting and ensuring compliance with the CR. The CR runs with the Property, in perpetuity, and is enforceable against the original Grantor and its successors and assigns. The terms of the CR are to be incorporated in any deed or any other legal instrument which grants any interest in all or a portion of the Property conveying an interest in the Property, and NLC is to be notified of any transfer of interests.

Where the CR is to be held by a charitable corporation (i.e., NLC) and not by the Town itself, G.L. c. 184, §32 requires that the CR must be approved by the Select Board, as well by as the Secretary of Energy and Environmental Affairs, as being in the public interest. For this reason, the CR is being submitted to the Select Board for your approval and signatures. After you have approved and signed the CR, it will then be submitted to the Secretary by NLC and, upon the Secretary's approval, will be filed with the Nantucket Registry District of the Land Court.

Please feel free to contact me with any questions concerning this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Vicki S. Marsh".

Vicki S. Marsh

VSM/dmm

cc: Town Manager
Nantucket Land Council, Inc.

822361/NANTCR19718/0001



LOVERS LANE RECONSTRUCTION

TOWN OF NANTUCKET – SELECT BOARD PROJECT UPDATE
JULY 20, 2022



Engineering | Design | Planning | Construction Management



- **Scope of Work**
- **Existing Conditions**
- **Project Goals**
- **Project Status**
- **Next Steps**

Scope of Work

LOVERS LANE RECONSTRUCTION

Original Scope of Work

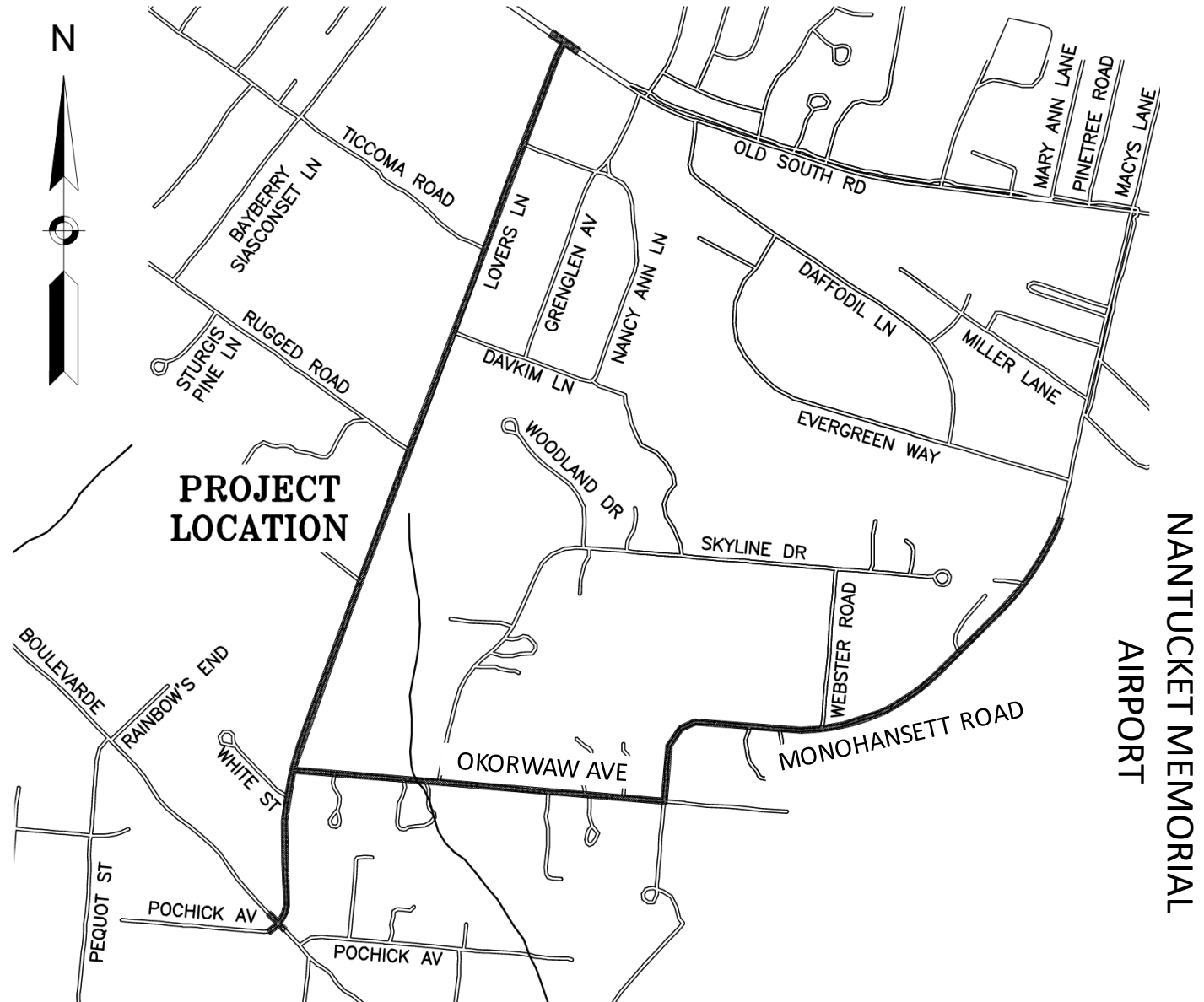
Lovers Lane, Okorwaw Ave, Monohansett Road

- Topographic Existing Ground Survey
- Conceptual Design
- Public Outreach

Current Scope of Work

Lovers Lane

- Final Design
- Permitting
- Construction Administration





Lovers Lane



Okorwaw Ave

Deficiencies

- Roadway Surface
- Roadway Width
- Pavement Striping/Signing
- Stormwater Management
- Lack of Trail Connectivity



Monohansett Road

EXISTING CONDITIONS

LOVERS LANE RECONSTRUCTION

STORMWATER MANAGEMENT



STORMWATER MANAGEMENT

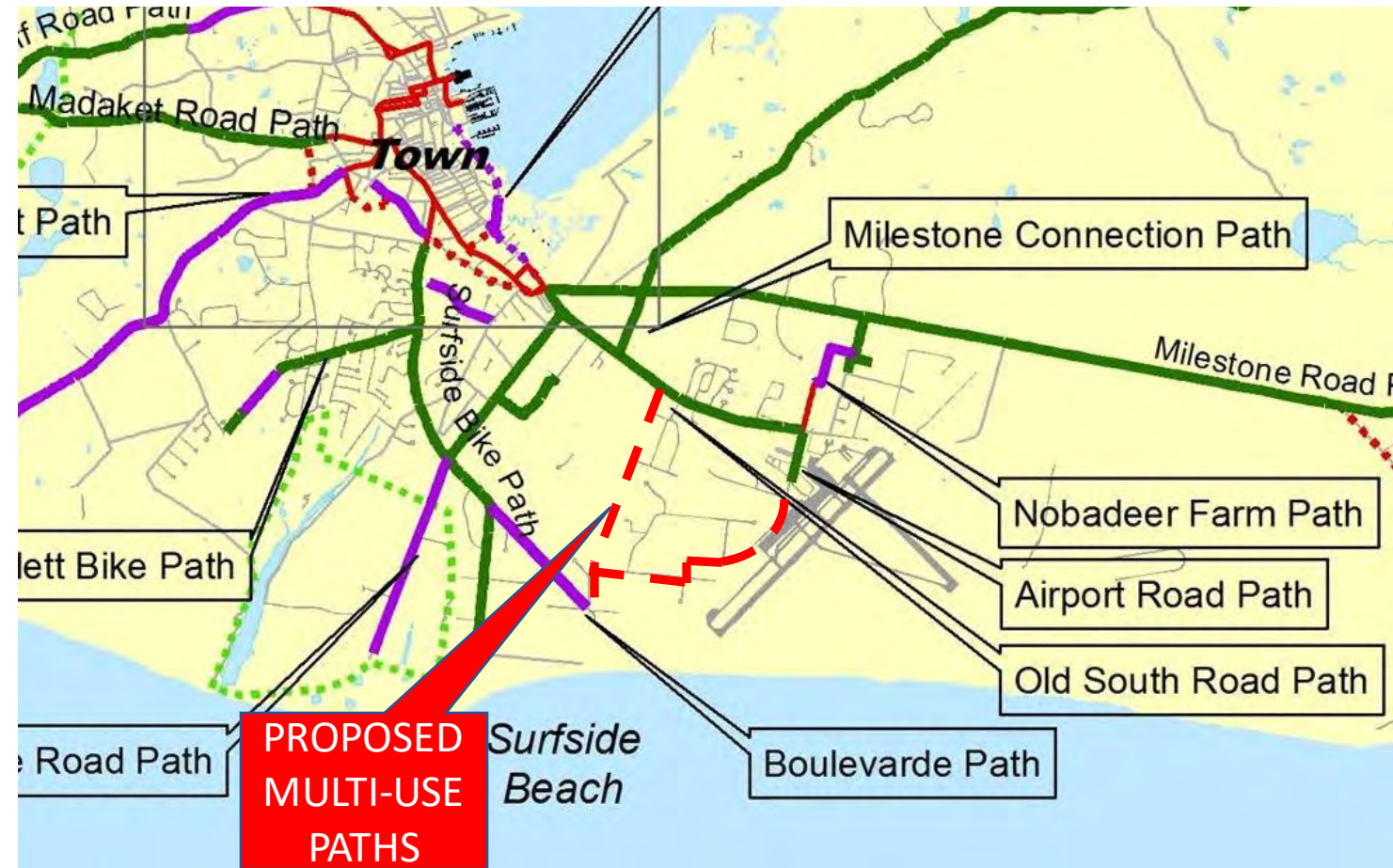
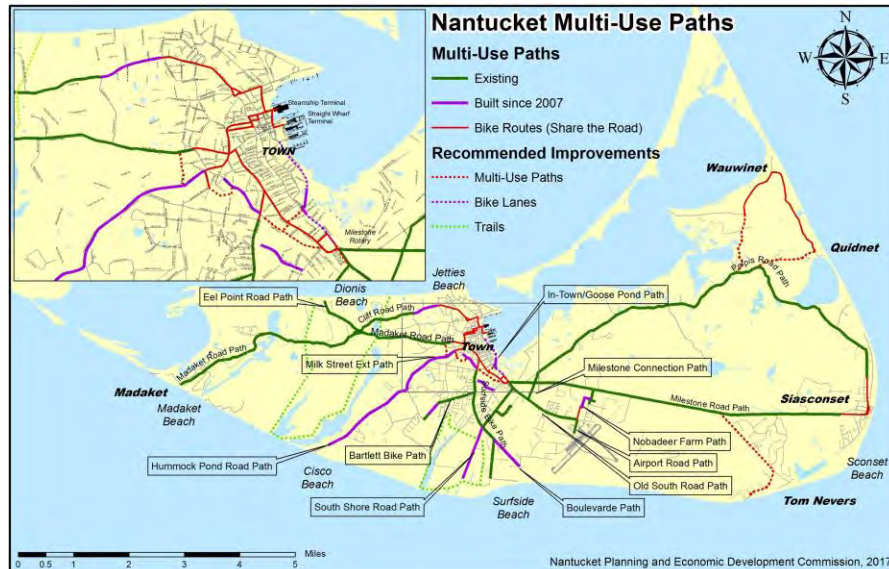


Temporary Stormwater Management Measures

EXISTING CONDITIONS

LOVERS LANE RECONSTRUCTION

LACK OF TRAIL CONNECTIVITY



Improved Roadway Surface

- **Full Depth Roadway Construction**
- **Hot Mix Asphalt Pavement**
- **Asphalt Berm**

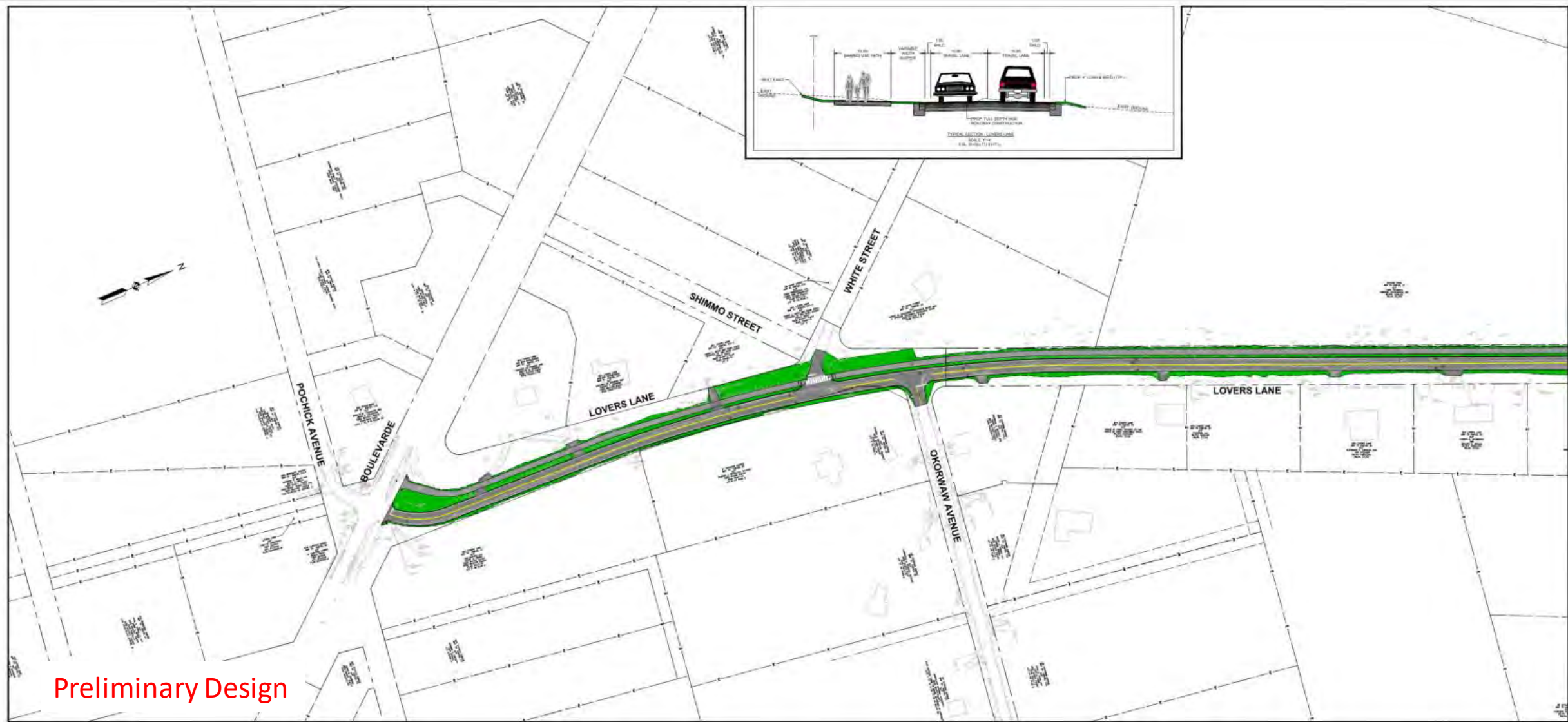
Stormwater Management Improvements

- **Closed Stormwater Drainage System**
- **Deep Sump Catch Basins**
- **Infiltration Chambers**

Improved Multi-Use Path Connectivity

PROJECT STATUS

LOVERS LANE RECONSTRUCTION



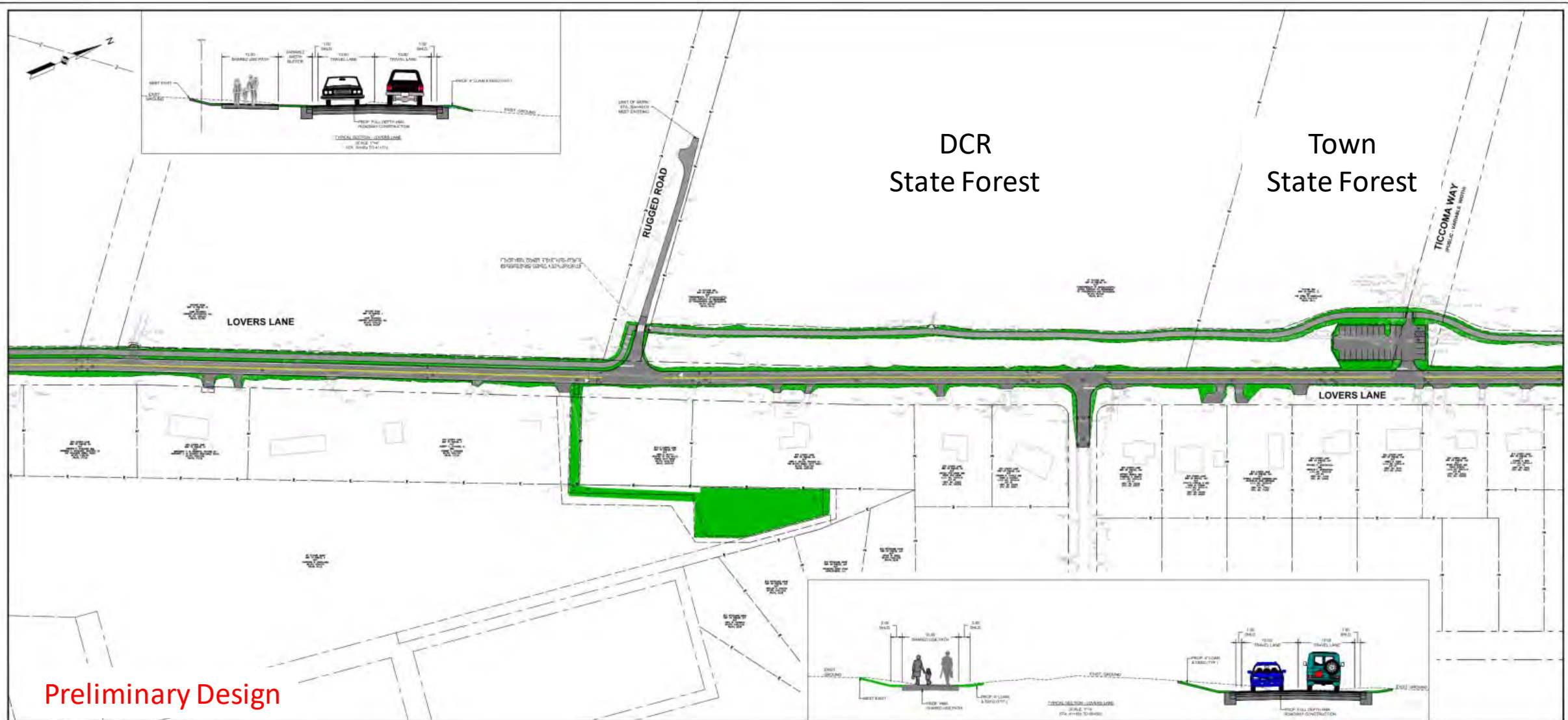
Preliminary Design

LOVERS LANE
NANTUCKET, MA

SCALE 1"=40'

PROJECT STATUS

LOVERS LANE RECONSTRUCTION

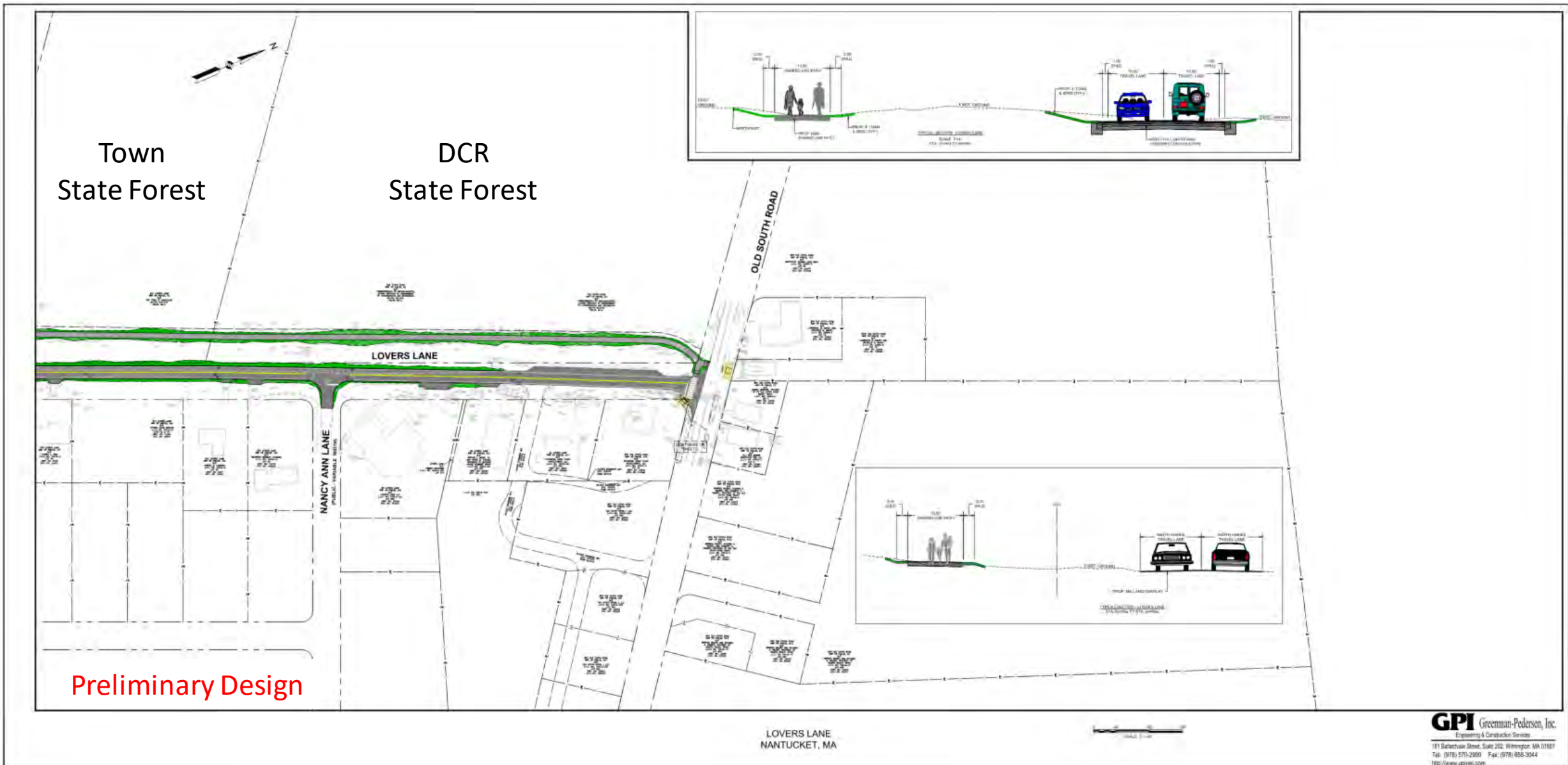


Preliminary Design

LOVERS LANE
NANTUCKET, MA

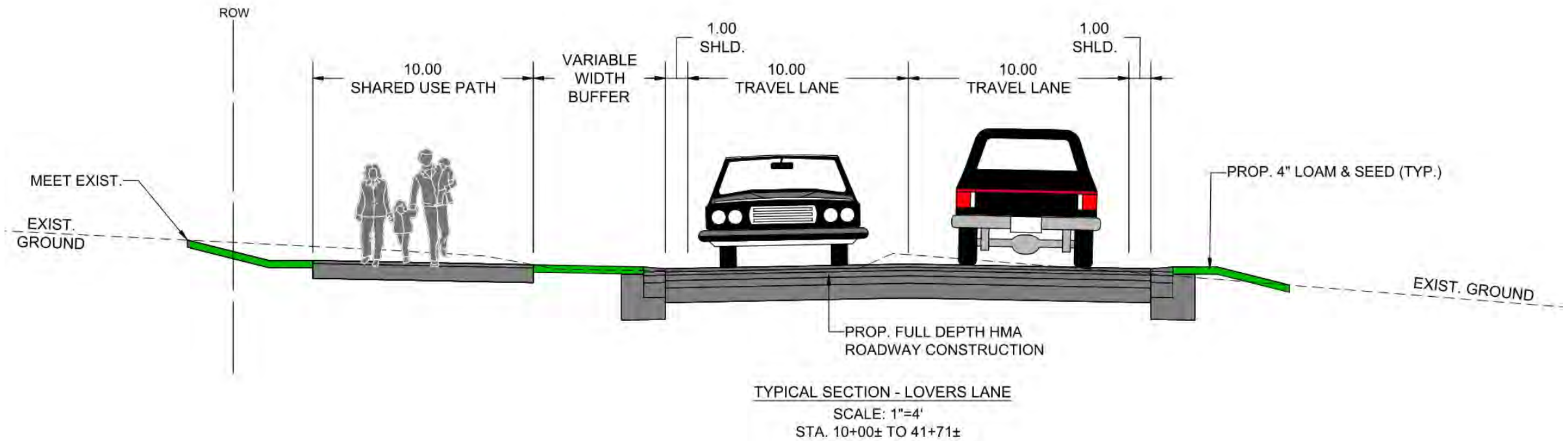
PROJECT STATUS

LOVERS LANE RECONSTRUCTION



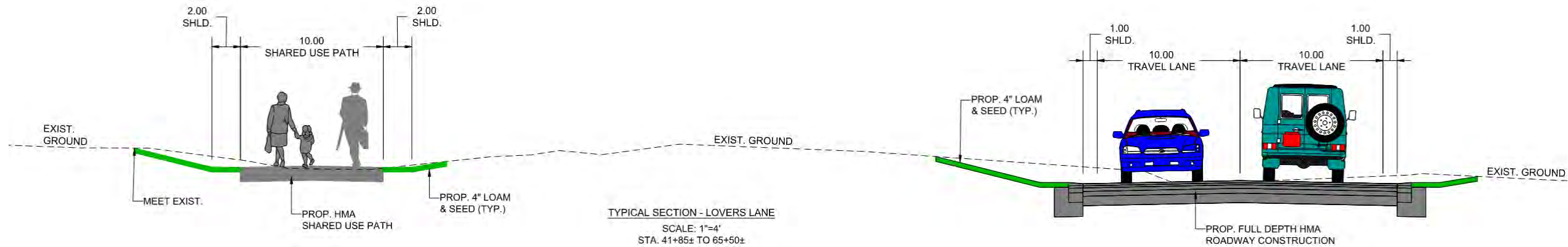
PROJECT STATUS

LOVERS LANE RECONSTRUCTION



PROJECT STATUS

LOVERS LANE RECONSTRUCTION





Lovers Lane - Before

PROJECT STATUS

LOVERS LANE RECONSTRUCTION



Lovers Lane - After

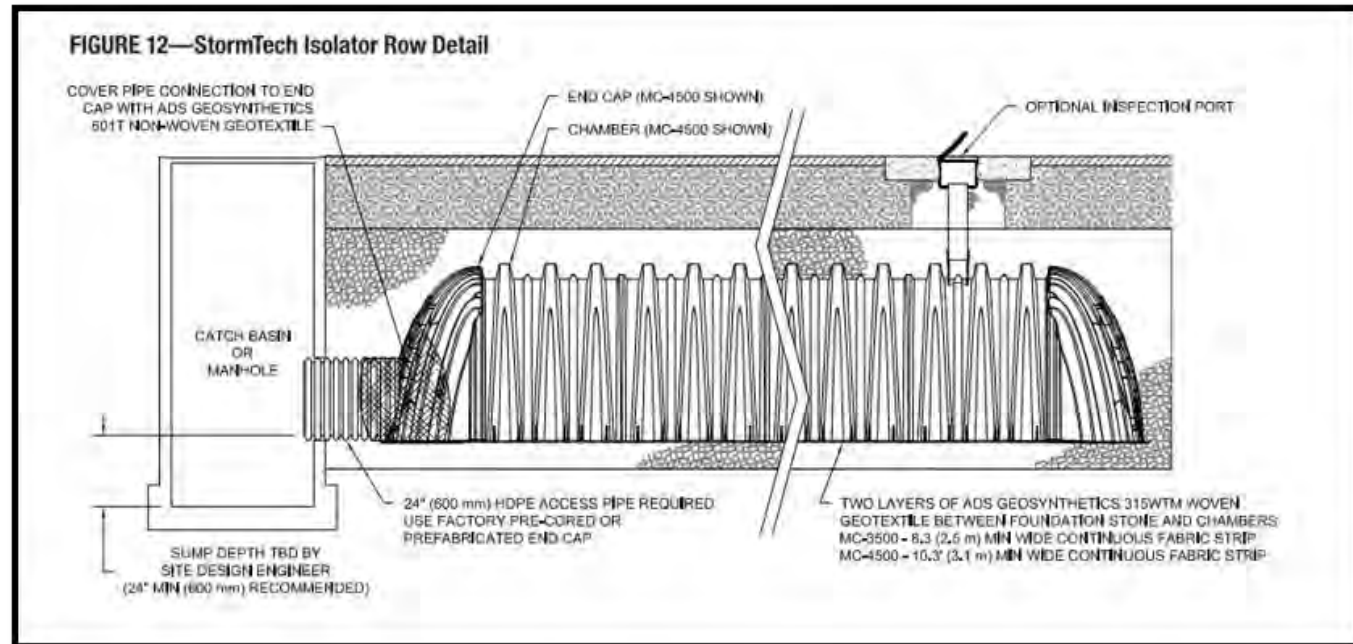
Conceptual Design of Okorwaw Ave



Conceptual Design of Monohansett Road



Drainage — Infiltration Chamber System



Drainage — Infiltration Chamber System



Drainage — Infiltration Chamber System



Utilities

- Verizon
- National Grid
- Comcast

Utility Relocation Estimates

<i>Utility</i>	<i>Total</i>	<i>Notes</i>
Verizon	?	Awaiting Response
National Grid	?	Awaiting Response
Comcast	\$ 90,510.00	\$48,860 if trench shared work with Ngrid



Permitting

- **DCR Construction Access Permit**
 - **Requires a Maintenance Agreement between the Town and DCR**
- **MESA — Massachusetts Endangered Species Act**
- **MHC — Massachusetts Historical Commission**

Right of Way Impacts

- **Temporary Easements for Construction — 3**
- **Permanent Easements — 5**
- **DCR Construction Access Permit**

Construction Cost Estimates

Okorwaw Ave	
Conceptual Estimate	\$2,350,000.00 - \$2,875,000.00

Monohansett Road	
Conceptual Estimate	\$4,000,000.00 - \$4,830,000.00

Lovers Lane	
Preliminary Design Estimate	\$6,000,000.00 - \$6,500,000.00
Utilities	\$140,000.00 - \$280,000.00
Design Contingency	\$600,000.00 - \$1,300,000.00
	\$6,740,000.00 - \$8,080,000.00

Escalation Factor 2018 - 2022

Escalation Factor 2018 - 2022														
Item			Annual Cost					Annual Growth Factor						
No.	Name	Unit	2018	2019	2020	2021	2022	2018 Growth Factor	2019 Growth Factor	2020 Growth Factor	2021 Growth Factor	2022 Growth Factor	Average Growth Factor	Total Growth Factor (5yrs)
120	Earth Excavation	CY	\$30.00	\$35.00	\$35.00	\$40.00	\$42.50	2%	17%	0%	14%	6%	8%	42%
120.1	Unclassified Excavation	CY	\$32.00	\$35.47	\$42.00	\$49.00	\$90.00	0%	11%	18%	17%	84%	26%	181%
151	Gravel Borrow	CY	\$45.00	\$45.00	\$46.00	\$50.00	\$56.00	16%	0%	2%	9%	12%	8%	24%
156	Crushed Stone	TON	\$45.00	\$50.00	\$50.00	\$52.00	\$54.00	13%	11%	0%	4%	4%	6%	20%
201	Catch Basin	EA	\$3,500.00	\$3,900.00	\$4,250.00	\$4,500.00	\$4,950.00	0%	11%	9%	6%	10%	7%	41%
202	Manhole	EA	\$3,800.00	\$4,200.00	\$4,750.00	\$5,000.00	\$5,900.00	3%	11%	13%	5%	18%	10%	55%
221	Frame and Cover	EA	\$800.00	\$875.00	\$900.00	\$925.00	\$1,000.00	5%	9%	3%	3%	8%	6%	25%
222.1	Frame and Grate - MassDot Cascade Type	EA	\$876.00	\$950.00	\$987.50	\$1,000.00	\$1,165.00	3%	8%	4%	1%	17%	7%	33%
241.12	12 Inch Reinforced Concrete Pipe Class III	FT	\$85.00	\$100.00	\$100.00	\$100.00	\$117.50	13%	18%	0%	0%	18%	10%	38%
302.12	12 Inch Ductile Iron Water Pipe (Rubber Gasket)	FT	\$100.00	\$120.00	\$166.00	\$175.00	\$210.00	0%	20%	38%	5%	20%	17%	110%
376	Hydrant	EA	\$4,778.00	\$5,600.00	\$5,600.00	\$5,600.00	\$6,500.00	19%	17%	0%	0%	16%	11%	36%
450.231	Superpave Surface Course - 12.5 Polymer (SSC - 12.5)	TON	\$100.00	\$115.00	\$115.00	\$130.00	\$135.00	0%	15%	0%	13%	4%	6%	35%
450.31	Superpave Intermediate Course - 19.0 (SIC - 19.0)	TON	\$100.00	\$128.00	\$129.00	\$130.00	\$130.00	0%	28%	1%	1%	0%	6%	30%
506	Granite Curb Type VB - Straight	FT	\$40.00	\$40.00	\$45.00	\$47.00	\$53.00	5%	0%	13%	4%	13%	7%	33%
620.13	Guardrail, TL-3 (Single Faced)	FT	\$34.00	\$34.00	\$39.00	\$39.00	\$40.50	N/A	0%	15%	0%	4%	5%	19%
701	Cement Concrete Sidewalk	SY	\$65.00	\$65.00	\$70.00	\$75.00	\$78.00	8%	0%	8%	7%	4%	5%	20%
751	Loam for Roadsides	CY	\$55.00	\$55.00	\$60.00	\$60.00	\$72.00	10%	0%	9%	0%	20%	8%	31%
910	Steel Reinforcement for Structures	LB	\$4.00	\$4.00	\$4.60	\$9.50	\$5.50	0%	0%	15%	107%	-42%	16%	38%
983.1	Riprap	TON	\$62.50	\$80.00	\$80.00	\$100.00	\$125.00	0%	28%	0%	25%	25%	16%	100%

Red = Decrease

Green = Increase

Overall Growth Factor 2018 - 2022

Average Growth Factor per year	Total Growth Factor (5yrs)
8%	42%
26%	181%
8%	24%
6%	20%
7%	41%
10%	55%
6%	25%
7%	33%
10%	38%
17%	110%
11%	36%
6%	35%
6%	30%
7%	33%
5%	19%
5%	20%
8%	31%
16%	38%
16%	100%

MassDOT Itemized Average Growth Factor (5 yrs)

30% - 40%

A phased approach to the construction of Lovers Lane.

Three phases of construction could be advertised as individual projects.

- **DCR Trail**
- **Stormwater Infiltration System**
- **Roadway Reconstruction**

Lovers Lane Construction Phasing	
Construction of DCR Trail	\$500,000 - \$600,000
Installation of Three Stormwater Infiltration Systems	\$1,250,000 - \$1,500,000
Roadway Reconstruction, Multi-Use Path, Storm Drain Structures & Pipes, Utility Relocation	\$5,000,000 - \$6,000,000

Lovers Lane Preliminary Design

- **Submitted November 2021**
- **Awaiting Comments and Direction**

DCR Permitting

- **Awaiting approved Maintenance Agreement**
- **Finalize Access Permit Process**

Environmental Permitting

- **Finalize submission to MESA and MHC**

Short Term Rental (STR) Working Group

FINAL DRAFT Framework as of 7/14/22 4:08 PM ~~7/9/22 11:37 AM – with SB comments from 07/06/22 mtg~~

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7/13/22 SB meeting with comments from SB, PB, FC

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2. In appointing the members, in addition to the criteria above, applicants should be considered who are also:
 - a. People who own STRs
 - i. Year-round owners
 - ii. Seasonal owners
 - iii. Commercial owners
 - b. People who have concerns about the impact of STRs on their neighborhoods
 - c. Own business interests, e.g. restaurants, landscapers, etc.
 - d. In adherence with the conflict-of-interest guidelines as set forth by Town Counsel and agreed with the Select Board.
3. The STR Working Group members will be appointed using the Town of Nantucket's Committee, Board and Commission process.
 - a. All members will be confirmed by a majority vote of the 3 Select Board members (2 are recused), the chair of the Finance Committee and the vice-chair of the Planning Board.
 - b. The 1.c, 1.d, 1.e and 1.f members will be proposed by their respective groups.
 - i. Each group will be asked to propose ~~2 members~~ 3 nominees from which a primary and an alternate will be appointed by the appointing authority of the Working Group and 3.a. will determine who is full-time and who is alternate during the selection process.
4. ~~The non-voting chair will be a~~ An independent consultant facilitator will be engaged by the Select Board to who will moderate and manage all meetings of the STRWG, and we will consider people from off-island with relevant expertise.
5. The working group members' commitment will include:
 - a. Attending 95% of the scheduled meetings. Attending 100% of the meetings where critical votes are taken, e.g. the substance of a Zoning article for Annual Town Meeting.
 - i. Missing more than 2 meetings will be grounds for dismissal from the STR Work Group and the alternate will be appointed.
 - b. Reaching 100% consensus on data needed, data definitions and sources of all data.
 - c. Reaching ~~80%~~ consensus (7 votes out of 9) on any topic that is brought to a vote. The intention of this is for the group to reach compromises, not to enable 3 members to stop the process.
 - i. When this is not achieved, the chair will elicit what work needs to be done to reach 80%.
 - d. Soliciting all input from their represented constituency prior to each meeting.
 - i. Method to be confirmed re: Open Meeting Law (OML).
 - e. Communicating any relevant information back to their constituencies.

Short Term Rental (STR) Working Group

FINAL DRAFT Framework as of 7/14/22 4:08 PM 7/9/22 11:37 AM – with SB comments from
07/06/22 mtg

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7/13/22 SB meeting with comments from SB, PB, FC

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- i. Method to be confirmed re: OML.

6. While there are probably more than nine different constituencies for this topic, a working group larger than nine will be difficult to manage.
 - a. It will be the responsibility of the individual members to solicit input from their represented constituency.
 - b. It will be up to the chair to ensure all constituencies who want to actively participate are included in the relevant discussions.
 - i. This will be done, in part, by posting detailed agendas of topics to be covered for each meeting.
 - c. It is expected that Town Administration will play a critical role in identifying solutions for this topic and will be included in all meetings as needed.
 - i. A member of PLUS will provide support for the STR Working Group.
7. All meetings will be public and held under Open Meeting Law on Zoom and/or Hybrid to ensure ease of participation by members of the public.
8. The Objectives of the STR Working Group are:
 - a. To provide 100% transparency in all discussions, deliberations, and decisions in respect to STRs on Nantucket.
 - b. 100% agreement to the ~~facts~~ contributing data points, how they are defined, and the necessary analyses for decision-making by the STRWG
 - c. To develop sensible guidelines for STRs that consider (but not be limited to):
 - i. Nantucket's unique situation,
 - ii. the history of seasonal rentals,
 - iii. how STRs are developing in similar communities and the impact on Nantucket,
 - iv. the economic impact of the suggested guidelines.
 - d. To identify either new Bylaws and/or Zoning that would be voted upon at the 2023 Annual Town Meeting.
 - i. To identify any guidelines that may arise that would support Article 39.
9. The STR Work Group will be successful (Goals) when:
 - a. Any articles arising out this Work Group pass at Town Meeting by a significant margin (not just 2/3rd or majority vote), indicating broad public support for the solutions.
 - b. All participants agree to work in good faith.
 - c. Other?
10. After the pre-meeting, the group of 6 will:
 - a. Take the updated draft Framework back to their respective boards and committee for their input. (In progress.)

Short Term Rental (STR) Working Group

FINAL DRAFT Framework as of 7/14/22 4:08 PM 7/9/22 11:37 AM – with SB comments from
07/06/22 mtg

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7/13/22 SB meeting with comments from SB, PB, FC

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- b. Hold another meeting by July 31st to align the input from the 3 boards.
- c. Make any final edits and publish the Framework as final.
 - i. Ensuring any relevant points raised during Public Comment are considered in the final Framework.

11. Once constituted, the agenda for first meeting of the STR Work Group will be to:

- a. Adopt the Framework, Objectives and Goals.
- b. Agree “way of working.”
 - i. How will decisions be made and confirmed? (See proposed guidelines in 5.c. above)
 - ii. Meeting frequency and platform (Zoom, Hybrid)
 - iii. Identify actions to be taken if people/members don’t adhere to the Framework.
- c. Review existing data, identifying any gaps. Agree definitions, sources, timing and endorsing the data to be used for decision making.
- d. Agree communication plan, identifying the what/who/how/when for each element.
- e. Agree an approach for community outreach and engagement.
- f. Set the agenda for the next meeting and the meeting schedule.



July 17, 2022

Elizabeth Gibson, Town Manager
Town of Nantucket
16 Broad Street, 1st Floor
Nantucket, MA 02554

Reference: Facilitation Services and Support for Short-Term Rental Working Group

Dear Ms. Gibson,

Barrett Planning Group LLC is pleased to submit this proposal to assist the Short-Term Rental Working Group with meeting the objectives described in the draft STR Working Group Framework (July 2022). As a community planning firm working in coastal towns throughout New England, we are aware of the challenges they face as they try to balance different and often conflicting ideas about short-term rentals. Aside from our awareness and understating of the subject matter, we have a long history of working with communities to resolve a wide range of public policy conflicts about land use, community development, community character, and neighborhood change.

While much of our prior experience with Nantucket has involved housing, approximately one-third of our firm's work involves community-wide comprehensive planning and another third to half of our assignments involve zoning. We are one of the few Massachusetts firms that specializes in zoning recodification and comprehensive zoning revision. As a result, we are accustomed to working on issues of precision, clarity, format, and logical organization of zoning bylaws and ordinances. Zoning can be an effective public policy tool or a source frustration for policy makers and users. Regardless of how the STR Working Group decides to revise ATM Article 42, crafting the final proposal is a task that we are ideally qualified to support.

As principal-in-charge, I will lead the firm's work. Alexis Lanzillotta will assist with keeping the project on task and schedule, coordinate our services, conduct research, and prepare public educational materials. Alexis and I recently worked together with the Town of Mansfield to help resolve a highly contentious, multi-year zoning dispute between a neighborhood and private school and equip the Town to move forward with a plan of action. Barrett Planning Group employs six planners, a project manager and community engagement team leader (Alexis), an associate planner, a GIS/visualization coordinator, and support personnel. For contract administration, I will be the Town's principal contact.

I am a planner and public policy analyst with 35 years of experience in planning and community development. Before establishing my own firm five years ago (www.barrettplanningllc.com), I worked for RKG Associates, Inc. as Municipal Services Director for four years and before that, as Planning Director for Community Opportunities Group, Inc., for 17 years. My earlier work experience was with state and local government. My firm is a certified Woman-Owned Business Enterprise with the State Office of Supplier Diversity. Our WBE certification attached to this proposal, along with our resumes.

Scope of Work and Fee

We have reviewed the 2022 Annual Town Meeting Warrant to familiarize ourselves with Articles 39, 40, 41, 42, and 43. From our conversation with you, we understand that the primary types of assistance needed for the STR Working Group involve meeting facilitation, coordination, research, and either drafting or reviewing, commenting, and advising on drafts of proposed bylaw amendments. The number of meetings required to address the group's charge has not been determined. However, the process should be structured and designed for a logical progression of discovery, sharing, and decision making, with clear milestones and a desired timeframe for completing tasks. In our experience, meetings without well-planned agendas, goals or milestones and a process without transparency, a work plan, and a generally understood and agreed-upon schedule can be unproductive if not counterproductive. We are well-versed in a range of facilitation techniques and will bring these skills and our experience to the STR Working Group.

As a basis for budgeting and planning, we suggest a plan of services comprised of ten structured meetings, supported by hours for research, education, and writing. For these services, we would invoice the Town once a month on a per-meeting basis for meetings and an hourly basis for other support services, for a total not-to-exceed fee of \$28,000. Our estimate assumes the following:

Per-meeting fee: \$1,500.00, for up to 10 meetings (\$15,000)
Miscellaneous project coordination: \$13,000, billed at \$130 to \$150/hour
(for meeting prep and follow-up, research, education, drafting, and reporting)
Total Not-to-Exceed: \$28,000

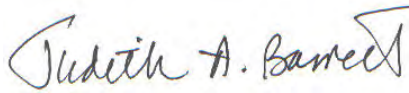
If the Working Group can complete its tasks in less time or with fewer meetings, we would only bill for services delivered to the Town based on the per-meeting and hourly rate amounts shown above.

Per our normal billing policy, we will invoice the Town for reasonable out-of-pocket expenses, which at this time we assume will be limited to transportation reimbursement. We would be pleased to set a not-to-exceed for travel in consultation with you. Note that we do not charge on an hourly basis for our time in transit. In our experience working with Nantucket and communities on Martha's Vineyard, traveling on the ferry enables us to work on any number of projects. If we were working on your project while in transit, the hours would be billed as project coordination, but otherwise we will not include travel time in our monthly invoices.

Thank you for considering our proposal. If you have any questions, please don't hesitate to contact me at judi@barrettplanningllc.com or 774-699-1499. We look forward to hearing from you and continuing our services to the Town.

Sincerely,

BARRETT PLANNING GROUP LLC

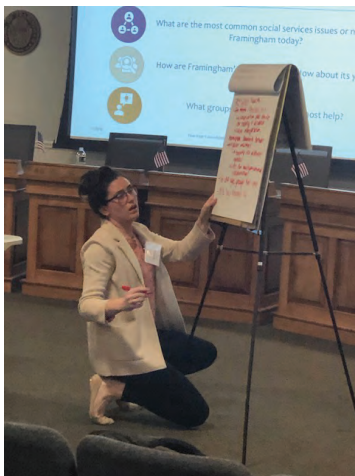
A handwritten signature in blue ink that reads "Judith A. Barrett". The signature is written in a cursive style with a large, stylized 'J' and 'B'.

Judith A. Barrett

Owner and Managing Director



Community Planning &
Neighborhood Development
Zoning & Regulatory Reform
Housing Policy & Planning
Development Impact Analysis



*Barrett Planning Group LLC is a
certified women business enterprise
(WBE) by the Massachusetts State
Office of Supplier Diversity*

BARRETT PLANNING GROUP LLC
350 Lincoln Street, Suite 2503
Hingham, Massachusetts 02043
(781) 934-0073

FIRM PROFILE

Barrett Planning Group LLC provides high quality, customized community planning and community development services for cities, towns, and non-profit organizations.



Founded by Judi Barrett, a veteran planner with over 32 years of experience in the field, Barrett Planning Group is known for our creative approach to planning and problem solving, our expertise as trainers and technical assistance providers, our attentiveness to clients, and our expertise in capacity building.

WHAT WE DO

- Community-wide and neighborhood-level planning
- Training, technical assistance, and capacity building
- Public education
- Community engagement
- Zoning bylaws and ordinances
- Housing policy analysis and planning
- Market analysis
- Socioeconomic impact analysis
- GIS mapping and spatial analysis

OUR MISSION

Barrett Planning Group meets the planning and capacity building needs of local governments and their private-sector partners. We deliver creative, place-based planning and advisory services of lasting value, and we collaborate with other firms that share our commitment to quality and innovation. In all our work, Barrett Planning Group advocates for healthy communities and public policies inspired by a commitment to basic social fairness.



JUDI BARRETT

Owner and Managing Director

Barrett Planning Group LLC
350 Lincoln St., Ste 2503
Hingham, MA 02043
judi@barrettplanningllc.com
781.934.0073 Ext. 7

BACKGROUND

Judi Barrett is the founding principal and managing director of Barrett Planning Group LLC. She brings over three decades of planning and community development experience as a consultant and community and economic development professional with state and local government. Judi has devoted her career to building the capacity of cities and towns to solve difficult public policy questions and to develop effective leadership and advocacy skills. She has prepared and managed a variety of projects for public and private clients, including comprehensive and strategic plans, zoning revisions, housing studies, and more. She is well known for her work in affordable and fair housing policy and inclusionary zoning. A frequent panelist at regional and national conferences and a guest lecturer for planning programs, Judi is also a technical assistance resource and trainer for city and town officials and non-profit boards.



PROFESSIONAL EXPERIENCE

Owner and Managing Director, Barrett Planning Group LLC, April 2017-Present. Founder of small private consulting firm providing strategic planning, training, and technical assistance services to municipalities from Maine to Florida. Judi Barrett has prepared numerous comprehensive plans, affordable housing and fair housing studies and plans, neighborhood revitalization and commercial center vision plans, and zoning ordinances and bylaws over her 33-year career. She is highly respected for her work in socioeconomic and fiscal impact analysis.

Director of Municipal Services, RKG Associates, Inc., May 2013-April 2017. Played an instrumental role in expanding RKG's practice in Massachusetts as part of a longer-term company plan to consolidate and reorganize its New England economic development operation. Responsible for marketing, business development, project management, client relations, and supervising teams of RKG staff and subcontractors. Projects ranged from comprehensive plans to major zoning revisions, housing market studies, economic development plans and policy studies, conflict resolution, and training and technical assistance contracts.

Professional Affiliations & Service

- American Planning Association
- APA-Massachusetts Chapter, Chair, Housing and Community Development Committee
- Urban Land Institute, Boston/New England Chapter, Member, Housing and Economic Development Product Council
- Trainer, Citizen Planner Training Collaborative (CPTC)
- Trainer, Neighborhood Revitalization Strategy Areas (NRSA) and Neighborhood Planning Strategies for HUD CDBG Grantees
- Guest Lecturer, Graduate Planning Courses, University of Massachusetts, Massachusetts Institute of Technology, Harvard Graduate School of Design

PROFESSIONAL EXPERIENCE



Director of Planning, Community Opportunities Group, Inc., March 1996-April 2013. Established and built a well-respected municipal planning practice for a small Boston-based firm that specializes in community development and housing. Planning group offered services in city and town planning, open space and recreation plans, housing and economic development plans, zoning, fiscal impact analysis, technical assistance, and capacity building. Also provided expert witness services for Chapter 40B comprehensive permit appeals. Won three planning awards from the Mass. Chapter of the American Planning Association.

Recent Conference Presentations

- APA National Planning Conference, 2015, 2016, 2017, 2018, 2019
- Central Florida Regional Affordable Housing Coalition, 2018 Housing Summit, "Regulatory Strategies to Create Affordable Housing"
- ULI Housing Conference: Housing Opportunity, 2016, Boston, "Affordability in the Suburbs: From Fair Housing to Community Opposition"
- APA Northeast Region Conference, 2015, Saratoga Springs, NY. "Getting Ahead of Demographic Trends"
- Southern New England APA Conference, 2011-2017, 2019
- Cape Cod Housing Institute, 2017, 2018, 2019, 2020

Director, Community Development Fund, Executive Office of Community Development, June 1993-March 1996. Managed the Community Development Fund (CDF), the Commonwealth's largest set-aside of Community Development Block Grant (CDBG) funds for non-entitlement cities and towns. Directed annual application round, prepared application package and technical assistance materials, oversaw the review and awards process, and supervised grant compliance and grantee monitoring.

Community Development Administrator, Town of Plymouth. September 1988-June 1993. Led a comprehensive community development department with housing, economic development, park and open space, and other programs. Oversaw the formation of Plymouth's "Main Street" program (Downtown/Waterfront), wrote special legislation that created the Tourism Fund and Visitor Services Board, and provided staff support and technical assistance to boards and commissions. Assisted with preparing master plans for the Downtown/Waterfront Area, North Plymouth, and Manomet.

EDUCATION

Harvard University, Bachelor of Liberal Arts (cum laude). Concentrations: American Civilization and Government.

Graduate coursework in American Studies, University of Massachusetts Boston; and Economics and Community Development, Harvard University and Tufts University.

REPRESENTATIVE LIST OF CURRENT AND PAST ENGAGEMENTS

Zoning & Regulatory Barriers Assessment

Andover Zoning Bylaw Recodification and Update
Bedford Zoning Bylaw Update
Millbury Zoning Bylaw Update
Southbridge Comprehensive Zoning Revision
Bedford Great Road Zoning Revision
Tewksbury Comprehensive Zoning Revision
Beverly Inclusionary Zoning Bylaw
Salisbury Inclusionary Zoning Bylaw
Lenox Comprehensive Zoning Revision
Comprehensive Zoning Update for Needham Center
Boxborough Zoning Audit
Medfield Zoning Audit

Comprehensive Planning

Barnstable Local Comprehensive Plan
Bridgewater Master Plan
Hingham Master Plan
Littleton Master Plan
Tewksbury Master Plan
Carlisle Master Plan
Westford Comprehensive Plan
Dedham Master Plan
Clinton Master Plan
Ayer Comprehensive Plan
Harvard Master Plan
Shirley Master Plan
Lincoln Comprehensive Plan
Medfield Master Plan Fair Housing & Equity Assessments (subcontractor)
Shrewsbury Master Plan (subcontractor)
Derry, NH Master Plan (subcontractor)
North Andover Master Plan
West Newbury Comprehensive Plan
Merrimac Master Plan

Community Development and Fair Housing

WestMetro HOME Consortium (Newton)
City of New Bedford
Town of Lexington
Devens Enterprise Commission (DEC), Innovative Housing Guidelines
City of Worcester
City of Newton, Analysis of Inclusionary Zoning Local Preference Policy
City of Lawrence, Arlington Neighborhood Revitalization Plan

Socioeconomic Impact Analysis

National Development, Waterstone & Bridges at Lexington
Westwood Planning Board, University Station
Westford Multifamily Impact Analysis
Dedham Planning Board, Legacy Place
Jeffrey Donohoe Associates, Impact of Relocating Military Personnel from Island of Guam
Town of North Andover, Impact of Royal Crest Redevelopment Plan
Hudson, NH, Amazon Fulfillment Center

Technical Assistance & Strategic Planning

Massachusetts Audubon Society, Low-Impact Development Training Workshop
Citizen Planner Training Collaborative (CPTC)
Comprehensive Curriculum Revision & Update
GrowSmart RI/Land Use Training
Collaborative Strategic Plan
City of Chelsea Strategic Plan for Affordable Housing
Departmental Reorganization Study, Town of Medway
Affordable Housing Trust Strategic Plan, Town of Nantucket
Framingham Economic Development and Industrial Corporation (EDIC) Strategic Plan



ALEXIS LANZILLOTTA

Project Manager

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BACKGROUND

Alexis Lanzillotta joined Barrett Planning Group in 2018 after enjoying a twelve-year career as a public school teacher. She brings many of the skills cultivated in the classroom to her role as a project manager for Barrett Planning Group, particularly in creating educational materials for clients and designing community engagement opportunities that promote participation, collaboration, and enthusiasm among attendees. Alexis has designed sophisticated workbook tools for the firm that can efficiently organize and analyze data from public sources and select proprietary services. She is also the firm's team leader for graphic communications, using tools like Adobe Illustrator to provide polished graphics for community engagement events, public meetings and hearings, and final reports.

PROFESSIONAL EXPERIENCE

Project Manager, Barrett Planning Group: 2018-Present. Responsible for demographic, economic, and fiscal impact research and analysis for our municipal and private non-profit clients. Coordinates the work of subcontractors on major project teams. Responsible for report writing and editing assignments, developing materials for public meetings and co-facilitating public workshops. Expertise in Adobe graphics applications and infographics design.

Latin Teacher, Duxbury Public Schools: 2006-2018. Taught introduction to the Latin language and an overview of Roman culture to grades 7-8. Collaborated with colleagues to restructure the Duxbury Latin curriculum based on ACTFL standards.

Latin Tutor, Academic Resource Center, Tufts University: 2004-2005. Independent Tutor: 2006-2012.

EDUCATION

M.Ed. in Curriculum and Teaching, Fitchburg State University, 2010.

B.A. in Latin (cum laude), Tufts University, 2006.

Also successfully completed graduate-level coursework at the **University of Massachusetts Boston**, 2013-2019, in the history of Latin literature and methodologies for teaching Latin.



Professional Affiliations

- American Planning Association Member
- Massachusetts Association of Planning Directors Member

Special Interests

- Graphic design
- Geographical analysis
- Visioning and consensus building

Current & Recent Projects

- Carlisle Master Plan
- Arlington Housing Plan
- East Milton Square Visioning Process
- Bridgewater Comprehensive Master Plan
- Brewster Millstone Road Visioning Process
- Hingham Master Plan
- Citizen Planner Training Collaborative (CPTC) Curriculum Update



FIONA COUGHLAN, AICP

Community Planner

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BACKGROUND

Community Planner Fiona Coughlan, AICP plays a key role in many projects at Barrett Planning Group, from community development technical assistance to comprehensive planning, development impact analysis, and community engagement and outreach. Fiona cultivates strong relationships with her clients, which is why they often ask her to return for follow-up work and continued support. She has completed projects for Barrett Planning Group in Framingham, Gloucester, Barnstable County, Derry, NH, Bridgewater, and beyond. Fiona was recently designated as an APA Climate Champion

PROFESSIONAL EXPERIENCE

Community Planner, Barrett Planning Group LLC, February 2019-Present. Provides project management and support, data analysis, report drafting and editing, workshop design and facilitation, and community outreach for comprehensive plans, strategic plans, and area studies.

Administrative Coordinator, The Rajen Kilachand Center for Integrated Life Sciences and Engineering, July 2017-February 2019. Managed daily administrative and operations duties for students, faculty, and staff of the building. Served as second-in-command and main point of contact for construction and renovation projects at the Center. Also served on the Building and Design team for the redesign of the upper research floors and wet lab, vivarium, and testing spaces.

Intern, Boston Planning and Development Agency, September 2016-July 2017. Assisted the Director of Development Review and Project Management staff with permitting and development review logistics, management of city-wide data tracking programming process, and conducting research studies and independent data analysis.

Intern, Town of Framingham Economic Development and Industrial Corporation, January-May 2014. Assisted with database maintenance, website development, news distribution, and social media. Created marketing videos and developed a web app for dining, shopping, and living in Framingham.

EDUCATION

Master of City Planning, Boston University Metropolitan College, 2018. Graduate Certificates in Applied Sustainability, and Urban Affairs and Public Policy. Recipient of the Award for Excellence in Graduate Study in City Planning, MET College Class of 2018.

B.A. in Urban and Regional Planning, Framingham State University, 2015.



Professional Affiliations

- APA Sustainable Communities Division Executive Committee; Student and Emerging Professional Co-Chair
- APA-MA & MAPD
- APA-MA Sustainability Committee
- APA Climate Champion

Special Interests

- Community development
- Fiscal impact analysis
- Applied sustainability
- Community engagement
- Demographic and needs assessments

Current & Recent Projects

- Technical assistance, program design, and grant management, Town of Barnstable
- Five-Year Consolidated Plans for the Barnstable County HOME Consortium and the Cities of Framingham, Gloucester, and New Bedford



JILL SLANKAS, AICP

Community Planner

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BACKGROUND

Jill Slankas joined Barrett Planning Group in 2022, bringing over ten years of experience in working with the public and private sectors in environmental planning, natural resource management, community engagement, and GIS mapping and analysis. In her role, Jill enjoys working with clients on the preparation of environmental documents, hazard mitigation planning, natural resource inventories and assessments, and implementing best management practices for sustainable land use planning. Jill has a Master's degree in Watershed Management from the University of Arizona and a Bachelor's degree in Environmental Science from Marist College. In her spare time, Jill volunteers for the North and South Rivers Watershed Association, chairs the STEAM committee at a local elementary school, and coaches youth basketball.



PROFESSIONAL EXPERIENCE

Community Planner, Barrett Planning Group LLC, September 2020-Present. Responsible for project management, community engagement, detailed GIS and mapping analysis, and writing and editing reports for our municipal clients.

North and South Rivers Watershed Association - Citizen Science Volunteer Coordinator, November 2019-present. Coordinates volunteer programming for environmental monitoring programs. Conducts GIS analysis and prepares maps for NSRWA programming.

North Carolina Department of Environment and Natural Resources - Nonpoint Source Planning Coordinator, September 2006-June 2008. Utilized GIS to prepare maps for water quality reports and watershed management plans and to analyze effectiveness of BMPs on water quality. Created and updated GIS databases. Administered grant-funded projects.

Frederick P. Clark Associates, Inc - Associate/Environmental/GIS, September 2002-July 2006. Oversaw the firm's GIS division and utilized GIS to perform analyses of development potential for municipal clients. Coordinated public outreach efforts. Prepared select sections of Environmental Impact Statements.

Barry Isett & Associates, Inc - Environmental Scientist/GIS Specialist, February 2000-September 2002. Oversaw the firm's GIS division. Developed ArcView GIS applications for clients. Provided GIS training to municipal clients. Prepared project proposals and grant applications.

EDUCATION

Master of Science in Watershed Management, University of Arizona, 1999.

B.S. in Environmental Science, Marist College, 1996. Minor in Mathematics.

Professional Affiliations

- American Institute of Certified Planners (AICP)
- American Planning Association (APA) Massachusetts Chapter

Certifications and Awards

- Certification in Wetlands Delineation, Cook College of Rutgers University, Fall 2022
- Recipient of "MSRWA Citizen Scientist of the Year" Award, 2019

Special Interests

- GIS and geographical analysis for environmental management
- Public speaking and community engagement
- Grant writing

Current & Recent Projects

- Map preparation for the WaterSmart educational program for NSRWA
- Coordination of volunteer training for NSRWA



TYLER MAREN

Community Planner

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BACKGROUND

Community Planner Tyler Maren came to Barrett Planning Group from the Westford Land Use Department, where he worked both during and after graduate school at Clark University, where he completed his M.A. in Community Development and Planning. He specializes in urban planning and housing, human geography, social justice, and public service. Tyler believes that planning is important to ensuring that our communities evolve and grow in an equitable, healthy, and sustainable way. His areas of experience include working with Barrett Planning Group's local government clients on planning and zoning issues, affordable housing, community engagement and research, and GIS mapping.



PROFESSIONAL EXPERIENCE

Community Planner, Barrett Planning Group LLC, September 2020-Present. Provides general project support, zoning review, and advanced statistical analysis. Responsible for writing and editing reports for our municipal clients.

Planning & Zoning Assistant, Town of Westford, MA, September 2017-September 2020 (Intermittent). Assisted the Planning and Zoning departments with document preparation, GIS tasks, site visits, and meeting minutes. Gained wide-ranging experience in government administration, local housing and economic development issues, and community engagement.

Research Assistant, A Case Study in Rural Southwestern Uganda, Colgate University, May 2012. Conducted academic research with a team of 14 students and professors on location in Southwestern Uganda. Led field studies in villages near the Bwindi Impenetrable National Park. Gained practical experience in GIS as well as qualitative and quantitative data collection.

EDUCATION

Clark University, Master of Arts in Community Development & Planning, 2020. Concentration in Urban Resilience. Published research paper on housing issues for refugee populations in Worcester, MA. Treasurer, IDCE Graduate Student Association, 2019.

B.A. in Geography (magna cum laude), University of Massachusetts Amherst, 2016. Charter member, UMass Amherst Chapter: Gamma Theta Upsilon (international geography honor society). President, UMass Amherst Geography Club, 2016.

Professional Affiliations

- American Planning Association Member
- Massachusetts Association of Planning Directors Member

Special Interests

- Equitable housing issues
- Human geography
- GIS and geographical analysis

Current & Recent Projects

- Nantucket Housing Production Plan
- Boxborough Planning Board Zoning Audit
- Andover Zoning Recodification and Update
- Bridgewater Comprehensive Master Plan
- Dennis Housing



ELIZABETH HANEY

Community Planner

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BACKGROUND

Community Planner Elizabeth Haney joined Barrett Planning Group in 2022. Elizabeth brings years of experience in affordable housing development and housing policy, as well as project management in the affordable housing development and technology sectors. She has worked on projects with Cambridge Housing Authority, MassDevelopment's TDI program, MassINC and Karl F. Seidman Consulting. She obtained her Master's of City Planning from the Massachusetts Institute of Technology in spring of 2019, with studies focused on housing, community and economic development.

PROFESSIONAL EXPERIENCE

Community Planner, Barrett Planning Group LLC, January 2022-Present. Provides general project support, zoning review, and advanced statistical analysis. Responsible for writing and editing reports for our municipal clients.

Consultant, Provisio Partners, January 2021-January 2022. Led cross-functional teams through the delivery of complex, Salesforce-based customer relationship management projects and online portal solutions for clients who deliver vital human services (housing, supportive, and social services).

Project Manager & Kuehn Fellow, Planning Office for Urban Affairs, July 2019-January 2021. Coordinated project initiation, determination, permitting, closing and construction processes--including RFP responses for state and local funding resources, managing construction closing, construction management and requisition processes on multiple LIHTC projects.

Senior Support Specialist, HomeKeeper, Grounded Solutions Network, May 2013-August 2017. Led training, development, impact measurement and user support for HomeKeeper, a Salesforce.com App, used worldwide by affordable homeownership and housing counseling program staff.

EDUCATION

Massachusetts Institute of Technology, Master's of City Planning, 2019. Studies focused on housing, community and economic development, along with transportation and urban design. Recipient of the O. Robert Simha Prize for outstanding work in planning.

B.A. in History (magna cum laude), Boston College, 2011. Studies focused on American and South African history, statistics, economics, and studio art.



Special Interests

- Equitable Transit Oriented Development
- Program Evaluation and Impact Measurement
- GIS & Geographical Analysis

Previous Projects

- MassINC research on 40R, 43D, equitable transit-oriented development (ETOD) & Commuter Rail Fare Policy
- AFFH Analysis for Cambridge Housing Authority
- Suitability analysis for MassDevelopment TDI Equity Investment program

Current & Recent Projects

- Wellesley Housing Development Corporation Market Study
- Governor Prentice Inn Redevelopment Plan, Orleans



CARLY VENDITTI

Community Planner

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BACKGROUND

Carly Venditti joined Barrett Planning Group in 2022 upon completion of her Masters of Urban Planning from Texas A&M University. She is enthusiastic about returning to Massachusetts and expanding her professional endeavors to include community work that addresses creative housing solutions throughout the greater Boston metropolitan area. Carly was recognized by the Federal Department of Transportation (DOT) as an Outstanding Student Contributor of the Year for her work writing the Keys to Urban Mobility Report and her continued guidance to state DOTs for real mobility applications in accessibility performance measurement.



OTHER PROFESSIONAL EXPERIENCE

Graduate Assistant Researcher, Texas A&M Transportation Institute, Bryan, Texas: June 2020 – May 2022. Facilitated the assessment, quality control, and data management of bicycle and pedestrian data from over 100 permanent and 300 short-duration counters throughout Texas for the direct input and use in the Texas Bicycle and Pedestrian Count Exchange. Conducted research and coauthored the Keys to Estimating Urban Mobility Report with a focus on defining mobility and accessibility concepts, new performance measures, and the changes in methodology as mobility studies evolve. Generated a presentation and memorandum on the applied application of equity in transportation for over twenty States' DOTs with the eventual goal to create a performance measure to mitigate impacts from transportation projects and attract community collaboration.

Comprehensive Planning Intern, Southeastern Regional Planning & Economic Development District (SRPEDD): 2019-2020. Conducted a needs assessment for housing in the town of Mattapoisett, MA by analyzing HUD, GIS, and Census Data, as well as collaborated on the impending housing production plan to aid residents in accomplishing long and short-term goals for community improvements. Participated in Town of Norton, MA strategic 10-year town development plan by conducting on-street interviews with residents and led community outreach groups activities. Conducted equity fare analyses by riding GATRA and SRTA bus services in the cities

Project Management Intern, Waterbury Development Corporation, Waterbury, CT: May-July 2018. Co-Author and collaborated on Federal Development Agency Public Works Grant application for Brass City Food Hub infrastructure to gain funding for improvements on the sidewalk and paved thruway. Collaborated with City of Waterbury Legal Team to streamline the procedure of collection/deposit of fees for variance advertisement to comply with City Charter section 11F-11.

Special Interests

- Community Development
- Coalition Building
- Graphic design

Current & Recent Projects

- Texas Bicycle and Pedestrian Count Exchange (for Texas A&M Transportation Institute)
- Keys to Estimating Urban Mobility Report (for Texas A&M Transportation Institute)
- Mattapoisett Housing Needs Assessment (for SRPEDD)
- Equity Fare Analyses (for SRPEDD)

EDUCATION

Masters of Urban Planning, Texas A&M University, GPA 4.0, May 2022.

B.A. in Political Science, Wheaton College (MA), 2020.



CATHERINE DENNISON

Community Planning Associate

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BACKGROUND

Community Planning Associate **Catherine Dennison** has a passion for problem solving. In her role at Barrett Planning Group, Catherine enjoys opportunities to tackle tough policy questions with clients and their communities. Catherine's background in management and research equips her with leadership and listening skills and informs her collaborative approach to complicated issues and pursuit of creative solutions. Since joining the firm in 2020, Catherine's varied responsibilities and assignments in communities across the Commonwealth have broadened her perspective and fostered her professional growth.

PROFESSIONAL EXPERIENCE

Community Planning Associate, Barrett Planning Group LLC, September 2020-Present. Specializes in data analysis, visualization, and accessible presentation for clients and their communities. Responsible for data collection through community input and engagement such as interviews and surveys, as well as outside research and case studies for comprehensive review and innovative solutions. Generates professional and curriculum development materials for initiatives of many scales, from in-house implementation to statewide guidance. Provides support for technical assistance, planning, and zoning clients on project tasks from initial research through report drafting, editing, and finalization.

Store Manager, DAVIDsTEA at Derby Street, December 2016-July 2018. Operated one of the highest volume and most profitable DAVIDsTEA locations in New England. Ensured the team's consistent delivery of outstanding customer experiences and developed strategies for reaching and surpassing retail sales targets while controlling costs. Responsible for recruiting and training staff, overseeing day-to-day store operations, and creating and fostering relationships with local businesses through outreach and community events.

EDUCATION

B.A. in American Studies, Wellesley College, 2020. Minor in Economics. Concentration on Race, Gender, and Class in the United States in the Twentieth Century. Davis Scholar, 2018-2020. Davis Scholar Class Council Treasurer, 2018-2019. Knapp Fellow in the Social Sciences, 2020.

Certificate in Data Analytics, Cornell University, 2021. Coursework in data visualizations and presentation, data-informed decision making, and predictive data analysis.



Professional Affiliations

- American Planning Association Member, Massachusetts Chapter
- Massachusetts Association of Planning Directors Member

Special Interests

- Social & cultural history
- Data visualization & presentation

Current & Recent Projects

- City of Newton Analysis of Inclusionary Zoning Local Preference Policy
- Massachusetts Audubon Society Low Impact Development Workshop Curriculum
- City of Fitchburg Vacant Property Registration Regulation Update



THE COMMONWEALTH OF MASSACHUSETTS

Executive Office for Administration and Finance

SUPPLIER DIVERSITY OFFICE

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Secretary

William M. McAvoy

Executive Director

March 8, 2022

Ms. Judi Barrett

Barrett Planning Group, LLC

350 Lincoln Street, Suite 2503

Hingham, MA 02043

Dear Ms. Barrett:

Congratulations! Your firm has been renewed as a woman business enterprise (WBE) with the Supplier Diversity Office ('SDO') under the business description of **URBAN PLANNING SERVICES**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is March 07, 2025. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,

A handwritten signature in blue ink that reads "William M. McAvoy". The signature is written in a cursive style with a large, stylized 'W' and 'M'.

William M. McAvoy
Executive Director

Consensus Building Institute Proposal to the Town of Nantucket

CBI is pleased to offer this proposed scope of services to the Town of Nantucket to provide process support and facilitation of a Short Term Rental (STR) Working Group, whose task is to develop sensible guidelines for STRs for Nantucket that meet the diverse interests of the Island's communities and can achieve broad public support at the 2023 Spring Town Meeting.

Organizational History, Experience, and Qualifications

The Consensus Building Institute (CBI), founded in 1993, improves the way that leaders collaborate to make organizational decisions, achieve agreements, and manage multi-party conflicts and planning efforts. A nationally and internationally recognized not-for-profit organization, CBI provides strategic planning, organizational development and high-skilled facilitation for state and federal agencies, non-profits, and international development agencies and their stakeholders in the U.S. and around the world.

Among other services, CBI provides facilitation, mediation, evaluative research and coaching to guide effective stakeholder processes and help build consensus on challenging public issues. CBI has worked on projects across the globe that require integrating diverse stakeholder interests, complex technical information, and difficult choices with large stakes and uneven allocation of costs and benefits. We work extensively with public agencies, organizations and their constituencies and stakeholders. Our core work is in helping citizens, governments, nonprofit and private institutions engage to reach agreements that respond to key challenges and needs of the fiscal, environmental, and cultural life of communities.

Our Approach

CBI's approach to designing consensus building processes is based on the premise that successful approaches need to be tailored to the specific purposes and dynamics of the situation. We work with stakeholders to design or refine work plans of any level of complexity, helping to identify process goals, sequence issues, integrate technical information, joint fact finding, and organize to meet regulatory and other deadlines. Processes are designed to help participants create, evaluate, and decide among options and packages that seek meet the underlying priorities and interests of all stakeholders – in this case, the Town and community as a whole.

We are particularly skilled at integrating divergent interests, spurring the development of creative options and packages, and building buy-in on a set of shared criteria for decision-making to allow parties to evaluate options and make smart trade-offs. As professional non-partisan facilitators and mediators, we are skilled at building trust and guaranteeing confidentiality. When engaging in facilitation of diverse stakeholder groups, CBI focuses on the following core practices: (1) thorough preparation, including early outreach to stakeholders, careful consideration of meeting and process objectives and structure, engagement with technical experts, and preparation of realistic and clear agendas and related meeting materials; (2) effective meeting facilitation, with an eye towards ensuring balanced participation, creative interaction, joint learning, and an ongoing synthesis of key points that help push discussions towards implementation-centered outcomes; (3) ongoing strategic planning to adjust the process as needed in response to participants' issues, interests, and aspirations; and (4) careful crafting of discussion outcomes that highlight key themes, areas of agreement and divergent views, information needs, and next steps.

Samples of Similar Projects

CBI has worked extensively on regional and municipal policy design projects with similar dynamics, and needs, including many in Massachusetts and around New England. The following provides some examples of recent work. Many more sample projects available upon request.

Herring River Stakeholder Group, 2018 – present. Facilitator of a representative stakeholder group chartered by the Project's partners, the Towns of Truro and Wellfleet and the NPS Cape Cod National Seashore, to serve as a conduit of stakeholder input on the Herring River Restoration Project. The project will restore the natural tidal flow to the estuary by replacing the old dike at the river's mouth with a new bridge, rebuilding two secondary dikes, elevating 1.7 miles of roads, and implementing projects to protect low-lying structures from flood waters, and will be monitoring using a comprehensive adaptive management process.

Assessment and Facilitation of Cape Cod's Climate Action Plan, 2019-2021. Facilitated a series of sub-regional community meetings to solicit input on planning priorities, concerns, and barriers to moving climate adaptation and mitigation actions forward throughout Cape Cod. Developed recommendations for a strategic framework and collaborative approach to address the region's contributions to and threats from climate change. Facilitated and managed a team of 5 to help convene, facilitate, and support a Cape-wide Climate Action Plan to identify, study and monitor the causes and consequences of climate change on Cape Cod as a basis to guide and develop science-based policies, strategies and actions that governments, businesses, organizations, and individuals can pursue to improve the region's resilience to climate hazards; and mitigate climate change on Cape Cod through reducing net regional greenhouse gas emissions in support of the framework and targets established by the Commonwealth. Included 4 municipal sub-regional meetings, 12 stakeholder working group meetings (3 rounds of meetings for 4 groups), 12 community partner focus group meetings (2 rounds of 6 groups), and additional meetings as needed. Result to be a region-wide plan denoting the highest priority goals, strategies, actions, and steps.

Rebuilding Nicholas County Schools Assessment and Mediation Process, 2017 - 18. Lead assessor and mediator for a process to develop a mutually agreeable and workable plan for the rebuilding of three Nicholas County schools destroyed by a flood in 2016. The Nicholas County Board of Education and West Virginia State Board of Education sought an agreement on how to allocate resources available under FEMA's Public Assistance Program to proceed with the rebuilding of Nicholas County schools. Highly contentious and political process, which included a public engagement workshop for over 200 members of the public, and resulted in a consensus agreement. Convened by FEMA and the State of West Virginia.

Brewster Coastal Adaptation Strategy Advisory Group, 2015 – 2016. Facilitator and Process Manager of a year-long process in the town of Brewster, MA, to engage residents in developing a consensus-based Coastal Adaptation Strategy to guide future decisions to adapt to a changing coastline and increasing demands for coastal access. Convened a balanced stakeholder advisory group of representatives and liaisons from Brewster - with federal, state, and regional partners- to guide technical studies and assessments, define preferred approaches, seek consensus, and build community support.

Orleans Water Quality Advisory Panel, 2014 – 2015. Facilitator and Process Manager of a year-long process in the town of Orleans, MA, to engage stakeholders in revising the town's Comprehensive Wastewater Management Plan (CWMP) into an adaptive water quality management plan. Convened

a balanced stakeholder panel of representatives and liaisons from Orleans, surrounding towns, federal and regional partners, and state and federal regulators to guide studies and assessments, define preferred approaches, seek consensus, and build widespread community support for a customized, affordable water quality management plan for the Town of Orleans. Panel reached consensus on a “hybrid” approach and set of next steps.

East Harwich Commercial Zone Planning, 2014. Helped design and facilitate 3-part community engagement process to help refine the zoning of 100 acres of East Harwich, MA, in context of long-standing deadlock. Designed, facilitated, and supported planning team between meetings.

Cape Cod 208 Update Stakeholder Engagement Process, 2013-14. Assessor, Lead Facilitator, and Project Manager of facilitation services for the Cape Cod Commission’s 208 Area Water Quality Management Planning process. Conducted assessment focus groups to advise on an appropriate public engagement process for watershed-based solutions to the region’s wastewater issues and their impacts on coastal waters. Helped to develop and refine the stakeholder engagement process. In phase 1, facilitated and supervised a team of 3 to convene, facilitate, and support 11 watershed working groups across the Cape to develop local wastewater management solutions. Helped to design, facilitated and managed a team to convene, facilitate, and support 4 sub-regional working groups in phase 2. Each group consisted of 15-30 representatives from town government, town staff, civic and environmental organizations, local business, and regional and federal partners. Helped coordinate between the Cape Cod Commission, working groups, technical consultants, and other cape-wide advisory groups.

Cape Cod National Seashore Dune Shacks Subcommittee, 2009-2010. Co-facilitator of a Federal Advisory Commission subcommittee to develop a Preservation and Use Plan and Environmental Assessment for the Historic Dune Shack District, including 18 dwellings used by families, non-profit organizations, artists’ groups, and the public. Helped develop operating protocols, work plan, and kick-off activities. The process resulted in a unanimous agreement among the Subcommittee and acceptance by the NPS CCNS Commission on a final report that will serve as the basis for the first ever management plan.

Proposed Staffing

The Consensus Building Institute proposes CBI Managing Director Stacie Smith as the lead facilitator. Ms. Smith is uniquely qualified to provide design and facilitation assistance to the Town of Nantucket for this initiative, based on her extensive experience facilitating local land use and community consensus building processes on challenging topics. Stacie has over twenty years of experience serving as a facilitator and mediator in public policy processes across diverse organizations and issues in the U.S. and internationally, including extensive work with local governments. She has facilitated and mediated a broad range of consensus building processes in cases as diverse as cultural resource disputes in national seashores, collaboration in world heritage sites, multi-sector development of national voluntary standards, and global partnerships to advance integrated river basin management. Stacie brings strong analytical skills and is highly adept at working in complex and contentious contexts with multiple diverse groups, to identify core interests and perspectives, synthesize and analyze themes, and articulate recommendations that can improve effectiveness and satisfaction in collaborative processes. Ms. Smith is the Associate Director of the MIT-Harvard Public Disputes Program at Harvard Law School, and has served as an Adjunct Professor at the University of Massachusetts, Boston Graduate Program in Dispute Resolution, where she has co-taught semester-long courses in Conflict Assessment and Advanced Negotiation/Mediation. She is listed on the US

Institute's National Roster of Environmental Dispute Resolution Professionals, and rosters of the U.S. Environmental Protection Agency, the U.S. Department of Interior and the Massachusetts Office of Dispute Resolution. She holds a B.A. from Brown University and an M.A. from Columbia University Teachers College. Her full CV is attached.

Stacie may be assisted by one of our skilled Associates, who can help with virtual or in-person meeting logistics, note-taking and development of neutral meeting summaries, facilitation of sub-committees or smaller break-out groups, research, and drafting of agreements.

Proposed Work Plan

The following describes how we might go about supporting the STRWG

Task 1: Refine Process and Convene

CBI would begin by reviewing any background materials about the Working Group and its goals, including the precipitating warrant article and any recorded notes or feedback and the draft process Framework. We would also work with the Select Board, Planning Board and Finance Committee to refine the Framework and advise on any unresolved key process issues.

It is important that the Working Group understand that as meeting facilitator, CBI will work on behalf of all members and the group as a whole. We would propose a set of "on-boarding" Zoom calls with each member prior to the first meeting to set expectations, gain an understanding of their individual and constituent perspectives, and offer an opportunity for suggestions and feedback on process objectives and methods, in order to ensure shared understandings and expectations and build trust.

Drawing on our learning from the on-boarding calls, we would help the group to develop a set of Operating Protocols which would seek to clarify the group's task, membership, roles and responsibilities (for primaries and alternates, voting and non-voting members, and organizational vs at-large members, as well as for the facilitator), decision-making protocols, and behavioral expectations. We would also help to develop an initial Work Plan, that covers the potential topics for exploration and discussion, and a suitable schedule and approach to achieving the expected outcomes, and clarifies a schedule for virtual and in-person/hybrid meetings, as well as potentially public forums at appropriate times during the process.

We would suggest developing outlines of these documents and circulating them to members in advance of the first meeting, to allow them time to consider key issues and components and come to the meeting ready to discuss them.

Task 2: Facilitation and Consensus Building

CBI would take the lead in planning, managing and facilitating the Working Group meetings, which will include:

- Drafting, refining, and circulating meeting agendas
- Ensuring logistical meeting needs (virtual and hybrid) are covered
- Working closely with staff and technical experts to draft, review, and finalize meeting presentations, documents, and other materials to ensure they meet the needs of the process
- Travelling to and facilitating meetings
- Documenting key take-aways and action items

- Work with staff and WG members to follow-up on action items between meetings;
- Communicate with participants between meetings, via email and telephone, to respond to any concerns, advise on opportunities for building agreements, assist with outreach to constituencies, etc.

In the meetings, as neutral facilitators, we would work to ensure that everyone is actively involved and that their input is heard and integrated. We encourage open discussion, while enforcing ground rules and respecting deadlines. We would offer procedures to ensure effective discussion, manage “at-the-table” dialogue and meeting proceedings, facilitate timely and focused conversation, help name problems and identify options, work to maximize joint gains, and help avoid or resolve disputes.

Additionally, if desired, a CBI Associate could assist with documenting the outcomes via a draft meeting summary, without attribution, that highlights the key themes, issues, agreements, and next steps. This could fulfill the requirements of, or supplement, official meeting minutes – beyond verbatim documentation of what was said, CBI highly recommends some level of synthesized summaries that help the group track their progress. If this task is to be completed by staff from the Town, CBI proposes time for the facilitator to review and possibly refine these summaries, to make sure that they read as neutral, unbiased, and credible.

Task 3: Public Engagement

In order to develop solutions with broad public support, it may be useful for the Working Group to host one or more meetings that are specifically designed to engage the public. While all meetings may have brief opportunities for public input, designated public forums offer more opportunity for creative, engaging, and satisfying methodologies for effective input from broad and diverse sets of constituencies. For example, an initial session might elicit the range of public interests and priorities and refine criteria for evaluating options and alternatives. A second workshop might be held closer to the end of the process to review, discuss, and evaluate options and packages under consideration by the Working group. CBI would work with the Working Group to design and facilitate any public forums.

Budget

CBI typically works on a Time and Materials basis, based on fully-loaded hourly rates. Stacie’s rate is \$225/hour, and our Associate rate is \$115/hr. Our estimate of the level of effort for Stacie’s time based on the above scope is ~20 hours for Task 1 and ~22 hours per meeting for Task 2 and 3 (plus travel time and direct costs, variable depending on flight vs drive/ferry). We could imagine something like 5-8 Working Group meetings, plus 2 Public Meetings. Adding an Associate to create meeting summaries would add ~16 hours per meeting in Tasks 2-3.

Please let us know if you have any questions about this proposal.



Stacie Nicole Smith

Managing Director Consensus Building Institute, Inc.
Associate Director | MIT-Harvard Public Disputes Program
Tel. (617) 844-1124 | E-mail stacie@cbi.org

PROFESSIONAL SUMMARY

Over twenty years of experience as a process designer, mediator, facilitator, trainer and researcher on a broad range of public issues in the U.S. and internationally, with particular expertise in complex, contentious multi-party disputes around substantively challenging technical issues, and 22 years of curriculum development, teaching and training experience in negotiation, mediation, process design, and conflict resolution.

KEY SKILLS

- Designing processes to allow people to have a constructive voice in decisions that affect them, and helping groups work together and resolve disputes in ways that leave everyone better off.
- Facilitating highly complex and contentious multi-party disputes around substantively challenging technical issues, where identities, values, and interests intertwine.
- Attending to both the structure and facilitation of dialogue, to ensure it focused on the underlying goals and that the perspectives of all interested and affected participants are heard and respected.
- Strong experience in a wide range of substantive areas, from environment issues (land use, water, energy), historic and cultural resources, tribal and indigenous peoples, to education

EXPERIENCE

1999-present	Consensus Building Institute	Cambridge, MA
2019-present	Managing Director (previously Senior Mediator, Senior Associate, Associate)	
	• Co-manage and lead CBI's \$6+ million budget and 30+ staff and project management for projects of all sizes (1 – 600K+) • Provide assessment, process design, mediation, facilitation, consensus building, and coaching for local, state, and federal entities, communities, and non-profits nationwide. • Design and teach training courses on negotiation, mediation and consensus building for public, non-profit and private organizations. • Substantive expertise in community engagement, education, voluntary collaboration, environment and land use, social and cultural resources • Director of the Workable Peace Project, a curriculum program integrating negotiation and conflict management skills into high school history courses	
2019-present	MIT-Harvard Public Disputes Program, Harvard Law School	Cambridge, MA
	Associate Director	

- Initiate and direct research projects on application of dispute resolution/consensus building principles and strategies to public policy arenas. Develop strategies and materials for teaching negotiation and dispute resolution skills.

2008, 2013 **University of Massachusetts, Boston** Boston, MA

Adjunct Faculty, Graduate Programs in Dispute Resolution

- 2008 Co-instructor for DisRes 603: Advanced Negotiation/Mediation: Multi-Party Disputes for advanced graduate students in International Relations and Dispute Resolution
- 2013 Co-instructor for ConRes 603: Conflict Assessment for advanced graduate students in International Relations and Dispute Resolution

1996-1999 **Brooklyn International High School** Brooklyn, NY

Social Studies & Humanities Teacher

- Teacher of History and English to heterogeneous groups of 9th through 12th grade immigrant students at an alternative public school in New York City.
- Wrote all curriculum materials and integrated, hands-on projects and authentic assessment tasks for a population with limited proficiency in English.
- Participated in all aspects of school governance, including budgeting, scheduling, discipline, curriculum, professional development, and personnel.
- Responsible for mentoring students for social development, academic assistance, internship, and graduation preparation.

EDUCATION

1996 **Columbia University Teachers College** New York, NY

M. A. Concentration in Teaching of History

1994 **Brown University** Providence, RI

Bachelor of Arts

- Graduated with honors. Independent Major in American Social Political Theory.

2000 **Mediation Works, Inc.** Boston, MA

- Completion of Thirty-Two Hour Mediation Training, May 1-5, 2000.

PROFESSIONAL AFFILIATIONS

Association of Conflict Resolution, Environment and Public Policy Section and Education Section, Member

John S. McCain III National Center for Environmental Conflict Resolution: Mediator, Roster of Conflict Resolution Professionals

SELECTED PROJECTS

Cultural Resources

National Park Service Cultural Resources, Partnership and Science Directorate, 2021-22. Co-facilitator of a strategic planning process to help the 130-person directorate to establish longer-term goals, address

chronic understaffing issues, and confront climate change, diversity, changing technology regarding the cultural resources of the U.S.

Isle Royale National Park non-tribal Section 106 Consultation Process, 2015–present. Process designer and facilitator, working with the NPS and its official consulting parties (the Advisory Council on Historic Preservation, the Michigan State Historic Preservation Office, the National Trust for Historic Preservation, Isle Royale Family and Friends Association, North Shore Commercial Fishing Museum, and the Michigan Historic Preservation Network) to assess, convene, and facilitate a process to identify, assess impacts, and agree on mitigation for the impacted cultural resources.

Cranston Armory Reuse Planning Process, 2017 – present. Facilitator and process designer for community and stakeholder engagement as part of an initiative to identify opportunities for adaptive reuse of an enormous architectural and historic landmark at the heart of a vibrant residential neighborhood in Providence, RI. Working with Utile, Inc, helped to refine and facilitate the project Steering Committee, design and facilitate public engagement, and support plan development. Resulted in RPF to award a lease for master reuse in alignment with the desires of the state and community.

Fort Hancock 21st Century Federal Advisory Committee Facilitation, 2015- 2018. Facilitator of the Fort Hancock Federal Advisory Committee, which advises Gateway National Recreation Area, NPS, in its effort to preserve Sandy Hook Unit's section of the Fort Hancock National Historic Landmark District by reviving a viable, vital community in this former military base. These majestic buildings can provide a new century of service to the nation through adaptive reuse.

Long-Range Interpretive Planning for Fire Island National Seashore, 2016-2017. Process designer and facilitator of a collaborative interpretive planning process for an NPS national seashore, to develop an updated, relevant, and innovative Long-Range Interpretative Plan that meets the mission of the park, engages partners, and builds collaborative stewardship for the park's cultural and natural resources.

Strategic Planning and Long-Range Interpretive Planning for the New Bedford National Whaling Historical Park, 2014-2015. Process designer and facilitator of a collaborative planning process for an NPS historical park, to develop an updated, relevant, and innovative Long-Range Interpretative Plan and Strategic Action Plan that meets the mission of the park and brings together the interpretive expertise of NPS with the vast range of historical and cultural assets of its partners in and beyond New Bedford.

Applying Consensus Building and Conflict Resolution Methods to Heritage Place Management, 2008-2013. Author, co-editor, co-designer of a workshop and subsequent publication on the use of consensus building strategies in the field of cultural heritage management, with the Getty Conservation Institute. Worked with 8 cultural heritage practitioners to develop case studies on key process challenges and needs. Workshop proceedings published in book and on-line forms by the Getty Conservation Institute in 2016.

Cape Cod National Seashore Dune Shacks Subcommittee, 2009-2010. Co-facilitator of a Federal Advisory Commission subcommittee to develop a Preservation and Use Plan and Environmental Assessment for the Historic Dune Shack District, including 18 dwellings used by families, non-profit organizations, artists' groups, and the public. The process resulted in a unanimous agreement among the Subcommittee and acceptance by the NPS CCNS Commission on a final report that will serve as the basis for the first ever management plan.

Managing Values in Heritage Site Management for the Getty Conservation Institute, 2006-2008. Designed, researched, and wrote a didactic case study about stakeholders and values related to the Heritage site of Jerash, Jordan, to be used as an educational module for heritage site managers in the

Arab world. Published as two-volume book in English and translation into Arabic, with detailed teaching notes, by the Getty Conservation Institute in 2010.

Conflict Management Workshop for the Metropolitan Museum of Art, 2005-2006. Designer and trainer for two one-day open enrollment professional development workshops for MET employees. Workshop teaches concepts and skills for managing conflict, dealing with difficult people and improving professional relationships.

Community Development and Land Use

Walsh Property Community Planning, Truro MA, 2019 – 2021. Assessor, process designer, and facilitator for an advisory committee of citizen representatives from diverse sectors of the community to lead a community wide process to guide the development of plans for the use of a 70-acre area purchased by the town.

Somerville, MA, Community Forum on Policing, 2019-20. Lead designer and facilitator of a public meeting to provide residents of Somerville, MA, with opportunities to voice their thoughts on how to improve relationships with the community's law enforcement, in the wake of concerns raised about police actions toward counter-protesters at the Straight Pride Parade in Boston in the summer of 2019. One hundred participants attended the meeting at a local school and CBI generated a Report on Community Feedback. City officials responded with a number of policy and funding reforms.

Greater Lakewood NJ Community Assessment, 2018-2019. Lead assessor and facilitator to assess the situation in a diverse and rapidly growing region, to clarify the social and civic challenges facing the region and identify opportunities for developing a shared vision for the future. Working with the National Charrette Institute, interviewed over 90 people, including elected officials and agency leads at the county and township levels; business, religious, education, and community leaders from the region; and residents of Lakewood and its neighboring townships. Released a report identifying the key issues, concerns, and needs, and recommended a range of process steps for collaborative engagement to address those concerns.

Rebuilding Nicholas County Schools Assessment and Mediation Process, 2017 – 2018. Assessor and mediator of a consensus building effort to develop a mutually agreeable and workable plan for the rebuilding of schools in Nicholas County West Virginia. The flooding destroyed three Nicholas County public schools, which are eligible for FEMA recovery funds. The Nicholas County Board of Education and West Virginia State Board of Education sought an agreement on how to use resources available under FEMA's Public Assistance Program to proceed with the rebuilding of Nicholas County schools. Included an extensive assessment, convening and facilitation of a mediation process, design and facilitation of a public engagement workshop for over 200 members of the public. Convened by FEMA and the State of West Virginia.

Coaching for City of Newton's Needham Street Area Vision Plan, 2017-18. Provided process design and facilitation support to the Department of Planning and Development for the City of Newton as they developed and implemented a community engagement process for a Visioning Plan that would reflect a broadly shared single vision and strategy for an important area of the city. Provided process templates and advice on process design, trouble-shooting and coaching for facilitation and process challenges.

Department of Defense Office of Economic Adjustment Compatible Use Program Stakeholder Engagement and Consensus Building workshop, 2016. Designed and delivered a tailored 1-day workshop for staff at the DOD Compatible Use Program focused on stakeholder engagement and consensus building. The training will help managers and staff assist military departments and

communities prevent and resolve potential conflicts by engaging effectively, developing appropriate collaborations, seeking joint gains, and reaching sustainable agreements.

San Antonio Public Housing Communication and Difficult Conversations workshops, 2015. Designed and delivered 3 1-day workshops on communication and difficult conversations for 95 staff members of the San Antonio Public Housing Authority.

East Harwich Commercial Zone Planning, 2014. Helped design and facilitate 3 community workshops to refine the zoning of 100 acres of East Harwich, MA, in context of long-standing deadlock.

Town of Norwood Downtown Summit, 2014. Designed and facilitated an energizing public Summit for the revitalization of downtown Norwood, MA, to revisit their 2008 Action Plan, prioritize next steps, and strategize implementation steps.

Plymouth Airport Advisory Group, 2009-2010. Assessor, process-designer, and mediator for the collaborative development of an airport Master Plan and proposed runway expansion. Stakeholders include airport officials, representatives from surrounding neighborhoods, local governments, and airport users. Process reached a consensus agreement on airport runway length and future expansions pending FAA approval.

Summer Street Development Mediation, 2010. Assessor and mediator for a five-meeting development mediation regarding the size, height, layout, and design of a proposed mixed use development over two lots in downtown Davis Square, Somerville. Proposal included a residential condominium building and a new VFW Function Hall. Participants included the City of Somerville, the developer, the VFW, the neighboring bank, and two groups of residential neighbors.

Lincoln Institute for Land Use Policy: Resolving Land Use Disputes Training Program, 2005-2009. Co-instructor for Regional Resolving Land Use Disputes Introductory course delivered in Portland, OR, and problem-solving clinic facilitator for yearly courses delivered in Cambridge, MA. The Program, developed and delivered in sponsorship with Lincoln Institute of Land Policy is aimed at strengthening the multi-party negotiation, mediation, and facilitation skills of land use officials, concerned citizens and developers.

Trustees of Reservations Public Visioning Sessions, 2008. Provided process input and facilitation for two public visioning sessions on the future of the new grounds and buildings of the Doyle Reservation.

Housing Voucher Summit, 2005. Co-facilitator for multi-session national policy dialogue on the future of Section 8, the primary Federal program subsidizing the cost of private rental housing. Summit was convened by the National Low Income Housing Coalition, and involved 60-70 Federal, state and local government officials, housing finance and public housing agency executives, advocates for low income households, and program participants. Group reached near-unanimous agreement on a package of proposals to improve and sustain the Housing Choice Voucher Program.

City of Providence Waterfront Redevelopment Charrette, 2008. Facilitator of eleven sessions over four-days for public input on the future of the Providence Waterfront. Assisted a Steering Committee of diverse stakeholders in designing a process, refining the agenda, developing evaluation criteria and selecting speakers. Facilitated public input sessions, compiled and synthesized input, and presented synthesis to public at final session.

Everett Dialogue on the Changing Face of the Community, 2006-2007. Co-facilitator of a multi-party, 11-session community dialogue among public officials and immigrant community leaders in Everett, MA convened by State Senator Jarrett Barrios. Sessions designed to seek improved communication and

joint outcomes on issues of mutual concern including public safety, quality of life, education, public health, economic development, and inter-group relations.

On the Rise Strategic Planning, 2006. Assessed, planned, and facilitated a one-day strategic planning meeting with a Cambridge Woman's Shelter to develop a transition plan for their first shift to a new Executive Director.

Negotiation Training for Yale School of Forestry and Environmental Studies, 2004. Designed and facilitated one-day training on Negotiation skills for graduate students of the Yale SOFES program.

Meriden Center City Advisory Group, Meriden, CT, 2004-2005. Co-conducted assessment to develop a report to city residents and the project proponent on recommendations for intensive, effective public engagement in a downtown master planning initiative. Developed, convened, and facilitated five monthly meetings of a diverse Community Advisory Group, to provide input on phase 2 planning for Center City redevelopment. Issued final report of community recommendations for downtown redevelopment.

Mediation for Results Summary Process Mediation, 2003-2004. Mediator of Eviction and Small Claims lawsuits bi-monthly in Malden and Chelsea, MA.

Assembly Square Conflict Assessment, 2003. Assessment team member, and interviewer for a Conflict Assessment of a land use and development dispute in Somerville, MA.

Climate & Hazard Recovery and Mitigation

Assessment and Facilitation of Cape Cod's Climate Action Plan, 2019-2021. Facilitated a series of sub-regional community meetings to solicit input on planning priorities, concerns, and barriers to moving climate adaptation and mitigation actions forward throughout Cape Cod. Developed recommendations for a strategic framework and collaborative approach to address the region's contributions to and threats from climate change. Facilitated and managed a team of 5 to help convene, facilitate, and support a Cape-wide Climate Action Plan to identify, study and monitor the causes and consequences of climate change on Cape Cod as a basis to guide and develop science-based policies, strategies and actions that governments, businesses, organizations, and individuals can pursue to improve the region's resilience to climate hazards; and mitigate climate change on Cape Cod through reducing net regional greenhouse gas emissions in support of the framework and targets established by the Commonwealth. Included 4 municipal sub-regional meetings, 12 stakeholder working group meetings (3 rounds of meetings for 4 groups), 12 community partner focus group meetings (2 rounds of 6 groups), and additional meetings as needed. Result to be a region-wide plan denoting the highest priority goals, strategies, actions, and steps.

Virgin Island Recovery Planning Coordination, 2018 – 2019. Facilitator and mediator working with FEMA R2, EPA R2, other federal agencies, and VI government and civil society partners to coordinate, align, and improve recovery, mitigation, and resiliency planning.

Equity in Sustainability for Providence, RI, 2016-2017. Strategic Advisor for a consultant team assisting the City of Providence to become a National model of equity and sustainability by designing and facilitating an inclusive, generative and collaborative process for City departments and community leaders to create a visionary, measurable, achievable and community-oriented sustainability plan.

Mattapoisett Preparedness and Adaptation to Extreme Weather, 2015 – 2016. Facilitator of citizen engagement for a collaborative effort between EPA and the town of Mattapoisett to better understand and inform the population about the risks of disruptive storm surge, hurricanes and projected sea level rise. Working with local community members, helped identify and implement citizen science and

engagement activities such as collection of citizen experiences and photos from past storms, video testimonials of survivors of hurricanes, and visual markers of storm levels on utilities poles.

New Hampshire Ecosystem and Societies Study, 2015. As part of a National Science Foundation grant to understand interactions among climate, land use, ecosystem services, and society, helped to design and facilitate four “citizen jury” workshops for citizens to compare, evaluate, and come to consensus on the valuation of a range of ecosystem services under a set of variable background conditions, in the year 2100.

WWF High Level Stakeholder Dialogue on Curbing Emissions from International Aviation, 2013. Co-facilitator for a 1.5 day workshop among fifty stakeholders and experts involved in managing global carbon emissions from the aviation sector, including government officials from developed and developing countries, aviation industry representatives, trade and tourism industry representatives, environmental NGOs, representatives from international development banks, and issue experts. Building on a previous meeting, the focus of the workshop was on ways to address greenhouse gas emissions in the global aviation sector using market-based mechanisms (MBMs) that honor global treaties and minimize competitiveness impacts.

Indigenous Peoples

EPA Tribal Wetland Workshop, 2021 – present. Co-designer and facilitator of a 32 hour training and workshop to help Tribes to grow their capacity to regulate, manage, protect and restore wetland resources in Indian Country, by helping to build capacity and develop cross-Tribal collaboration on wetlands management in the Northern Great Plains.

Negotiation and Collaboration Workshops for First Nations Tax Administrators and Band Leaders, 2010-2019. Design and present negotiation, collaboration, and difficult conversations training for First Nations, sometime in partnership with the Tulo Center of Indigenous Economics or with the First Nations Tax Commission. Trainings vary from one half-day to two days, with materials and exercises tailored to address the key issues and dynamics of participants. Presented capacity building and simulations at an annual conference for First Nations Tax Administrators, and presented at a series of workshops on exercising First Nation taxation jurisdiction for First Nation leaders. Conducted day-long training in Communication and Difficult Conversations for the Wasauksing First Nation.

Mock Hearing for the First Nations Tax Commission and First Nations Financial Management Board, 2009-2019. Developed and implemented a series of simulated mock hearings for the FNTC Commissioners and Staff, as well as one session in partnership with the FNFMB, to prepare them to convene hearing and review processes for disputes over First Nations taxation laws and implementation of those laws.

Negotiation, Consensus Building, and Facilitation Training for and the First Nations Tax Commission, 2009-2019. Trainer for a series of negotiation, consensus building, and facilitation training workshops for FNTC Commissioners and Staff.

Bureau of Indian Affairs RPI InterTribal Organization Meeting Facilitation, 2015. Assessor and facilitator of a meeting among the Bureau of Indian Affairs and the five umbrella intertribal organizations receiving Rights Protection Implementation (RPI) program funds from the U.S. Congress to co-manage off-reservation hunting, fishing, and gathering rights, to develop an approach for allocating \$5M in special Rights Protection Implementation (RPI) funding for climate change.

No Child Left Behind Facilities and Construction Negotiated Rulemaking, 2008-2012. Co-facilitator and project manager on the convening and facilitation of a national Negotiated Rulemaking for tribal and

federal interests to address funding and priorities for school renovation, repair, and construction of Bureau of Indian Affairs - funded schools, a system of 184 schools across Indian Country.

Cobell Land Consolidation Tribal Consultations, 2011. Lead facilitator and strategic advisor for 7 full-day regional tribal consultations between Native American Tribes and the US Department of the Interior to integrate tribal and individual input into the Department of Interior's \$1.9B Land Consolidation program, designed to buy back fragmented lands on tribal reservations, freeing it up for the benefit of tribal communities. Program resulted from the Cobell Settlement, the largest class action lawsuits in US history. Helped design, coordinate, and facilitate consultation sessions, and wrote report synthesizing oral and written stakeholder input to inform DOI's plan.

Bureau of Indian Education Assessment on Funding for Repair, Renovation, and New Construction of Indian Schools, 2006-2008. Co-assessor and project manager in conducting interviews with over 200 individuals, representing some 99 different schools. Issues include financing, programming, design, and construction management regarding repair of 180 Native American schools across the U.S. Co-wrote draft and final report, to prepare for a Negotiated Rulemaking as required by No Child Left Behind.

Water Resources

San Francisco Bay Wetlands Regional Monitoring Program (WRPM) Regulatory Alignment, 2022 - present. Assessor and facilitator of a needs assessment and dialogue process to improve interagency coordination and cost-effectiveness of water quality and ecosystem monitoring, information sharing, and public access to collected data. Developed and facilitated a working group of regulatory agencies, designed and conducted a needs assessment on monitoring requirements, identifying opportunities for alignment and coordination, and developing and vetting recommendations for improving alignment. Involves seven Federal, State, and local agencies along with project proponents.

Chesapeake Bay Funders Network Regional Capacity Building Initiative. 2020 – ongoing. Project lead and assessor of local government, non-profit organizations, and collaborative networks in two of six regions in the Chesapeake Bay watershed, one in Maryland and one in Virginia, to identify the barriers, capacity gaps, and capacity needs to facilitate effective collaboration around implementation of the Chesapeake Bay Watershed Implementation Plan. The final assessment report provided recommendations to the funders for capacity building priorities in each region that were integrated into their next round of funding.

Herring River Stakeholder Group, 2018 – present. Facilitator of a representative stakeholder group chartered by the Project's partners, the Towns of Truro and Wellfleet and the NPS Cape Cod National Seashore, to serve as a conduit of stakeholder input on the Herring River Restoration Project. The project will restore the natural tidal flow to the estuary by replacing the old dike at the river's mouth with a new bridge, rebuilding two secondary dikes, elevating 1.7 miles of roads, and implementing projects to protect low-lying structures from flood waters, and will be monitoring using a comprehensive adaptive management process.

Brewster Coastal Adaptation Strategy, 2016-17. Assessment, process designer, and facilitator of a community advisory group, the Brewster Coastal Advisory Group, to develop and publicly present a set of strategies and mechanisms to address key community vulnerabilities, issues, and priorities and to identify the community's preferred adaptation strategies. Included eight public meetings and a public visioning session to examine coastal conditions and threats (including predicted climate change impacts) and community needs, identify and refine a set of guiding principles, and explore potential strategies for

applying these at both the town-wide and landing-by-landing levels. The group reached consensus on a set of guiding principles, many town-wide approaches for coastal adaptation, and a set of recommendations to guide next steps and implementation.

Three Bays Nonpoint Source Nutrient Management Problem Formulation Workshop, EPAORD, 2018. Designed and facilitated a 1.5 workshop with federal, state, regional, and local partners to identify that priority research needed to implement alternative nutrient reduction technologies and their placement in the landscape in the Three Bays watershed, and establish expectations among key stakeholders on approaches and tools to solve the nutrient problem.

Southeast New England Program for Coastal Watershed Restoration Strategic Planning, EPA, MADEP, RIDEM, 2016. Facilitated strategic planning process for a consortium of federal, state, and regional agencies and NGOs working to restore the ecological health of the southeast New England's estuaries, watersheds, and coastal waters and ensure access now in the future to resilient, self-sustaining ecosystems of clean water, healthy diverse habitats, and associated populations of fish, shellfish, and other aquatic dependent organisms. Culminated in a 1-day retreat to devise a group charter and work plans to guide actions.

Orleans Water Quality Advisory Panel, 2014-2015. Facilitator and Process Manager of a year-long process in the town of Orleans, MA, to engage stakeholders in revising the town's Comprehensive Wastewater Management Plan (CWMP) into an adaptive water quality management plan. Convened a balanced stakeholder panel of representatives and liaisons from Orleans, surrounding towns, federal and regional partners, and state and federal regulators to guide studies and assessments, define preferred approaches, seek consensus, and build widespread community support for a customized, affordable water quality management plan for the Town of Orleans. Panel reached consensus on a "hybrid" approach and set of next steps.

Stakeholder-based Identification of Sustainable Water Quality Solutions for Upper Narragansett Bay, 2014-2016. Facilitator of a multi-year effort to improve water quality and overall ecological health of upper Narragansett Bay. Developed a Project Steering Committee and a series of technical workshops to identify, evaluate, build consensus for and prioritize those management strategies offering the most potential for contributing to the restoration of upper Narragansett Bay's water quality.

Mystic River Watershed Initiative, 2013- 2016. Facilitator for EPA Urban Waters Program initiative, which convenes federal, state, and local partners to establish strategic direction and priorities, and recommend and promote key projects and actions needed to improve environmental conditions in the Mystic River Watershed in ways that also advance community and economic development.

Cape Cod 208 Area-Wide Water Quality Plan Update, 2013-2014. Assessor, Lead Facilitator, and Project Manager facilitation services for the Cape Cod Commission's 208 Area Water Quality Management Planning process. Conducted assessment focus groups to advise on an appropriate public engagement process for watershed-based solutions to the region's wastewater issues and their impacts on coastal waters, identify resources needed to conduct this process, and provide the attributes needed in facilitated discussions to maximize the effectiveness of this process. Developed and refined the stakeholder engagement process. In phase 1, facilitated and supervised a team of 3 to convene, facilitate, and support 11 watershed working groups across the Cape to develop local wastewater management solutions. Designed, facilitated, and managed a team to convene, facilitate, and support 4 sub-regional working groups in phase 2. Each group consisted of 15-30 representatives from town government, town staff, civic and environmental organizations, local business, and regional and federal partners. Helped coordinate between the Cape Cod Commission, working groups, technical consultants, and other cape-wide advisory groups.

The Nature Conservancy Great Rivers Partnership, 2012. Co-facilitator of a one-year planning process to create a global partnership to advance integrated river basin management in several the world's largest and most environmentally, economically and socially significant river basins. Partnership includes leading conservation NGOs, multilateral and bilateral development agencies, and corporations. Key planning steps include creation of International Steering Committee, definition of partnership goals, river basin recruitment and selection, global governance and global—basin partnership agreements, global network development, business planning and resource mobilization. Expected scale of investment is approximately \$250 million over 5 years.

Schoharie Watershed Project Advisory Committee Development, 2006. Assessor and facilitator for public engagement process to convene a Project Advisory Committee to assist development of a Stream Management Plan for the Schoharie and East Kill watersheds in New York State. Conducted and compiled interviews, and designed and facilitated focus group meeting to build common interests on the watershed and public involvement plans.

Agriculture, Commodities, and Engagement and Supply Chains

Deer Management Meetings, Michigan Department of Natural Resources, 2019 – present. Bovine tuberculosis (TB) in deer has been a significant issue in Michigan since 1996. Addressing this issue requires the participation of both hunters and cattle producers, among others; however, regulatory actions to date have had little demonstrable impact on the prevalence of TB in deer. Incentives for hunters to comply, and relationships and trust between hunters and regulators, are both limited. The Michigan Department of Natural Resources and Wildlife Division sought assistance from CBI to facilitate dialogue with hunters about whether and how they might constructively engage with DNR, cattle producers, and other stakeholders in deer management that advances shared interests and values in the TB area. Follow-up work will include a similar round of conversations with cattle farmers, followed by the development of an Advisory Group of all stakeholders to help improve deer management in the core TB areas.

Climate Land Use Alliance Retreats, 2018 – present. Co-facilitator for 2-4 day twice annual retreats of the Climate Land Use Alliance, a collaborative of foundations seeking to promote viable solutions and mobilize greater funding to conserve forests and more sustainable use land as an essential part of the global response to climate change.

Evaluation of Collaboration and Lesson Sharing in Agro-Commodity Sustainability Initiatives, 2016-2017. Co-evaluator in an assessment to identify and map the state of collaboration and alignment in NGO efforts to eliminate forest and peat land conversion/deforestation in commodity supply chains. Designed evaluation process, conducted ~40 interviews, and drafted and refined report of findings and recommendations to inform funders and others in the field. Funded by the Climate and Land Use Alliance (CLUA)

Reporting Guidance for Palm Oil Commitments, 2015-16. Co-facilitator of a year-long initiative to develop shared reporting guidance for companies striving to implement No Deforestation, No Peat, and No Exploitation (NDPE) in their palm oil supply chains. Assisted diverse group of over 18 NGOs and investor organizations, with input from companies and communities, to develop guidance for common corporate reporting and supply chain engagement, in order to create consistency and clarity for companies in the palm oil value chain. Convened by CERES, funded by the Packard Foundation.

Energy

Minnesota Environmental Impact Review of Enbridge Line 3 Oil Pipeline, Minnesota, 2017. Facilitated 10 public meeting across the state involving some 1,500 participants, five tribes, and three state agencies, on the review of the state's first full environmental impact statement of an oil pipeline replacement, abandonment, and relocation proposed project. Issues included tribal rights and impacts, potential risks to the headwaters of the Mississippi, comparison to alternative forms of transportation, and greenhouse gas emissions.

Organics-to-Energy Municipal Strategy and Outreach Services, 2014 – present. Assessor, process advisor and facilitator for multiple Massachusetts municipalities interested in the development of local or regional anaerobic digestion facilities. As many citizens are unfamiliar with ADs, residents need productive and meaningful opportunities to explore the potential benefits and impacts to these technologies for their communities, and community leaders benefit from strategic and facilitative assistance as they seek to educate and engage their communities. Funded by the Massachusetts Clean Energy Center.

Northeast Wind Resource Center, 2014 – 2015. Third-party adviser to help the Northeast Wind Resource Center – one of 6 Department of Energy-funded regional wind energy resource centers – serve as an independent, un-biased entity to provide accurate, high quality information in order to assist decision-makers and other stakeholders as they consider wind policies and projects. Designer, convener, and facilitator of a Resource Library Working Group consisting of a diverse combination of experts and stakeholder volunteers in land-based wind from across the Northeast, who will work to advise the NWRC Steering Committee regarding an appropriate approach and criteria for evaluation of credible, legitimate, and salient information for the NWRC Resource Library. [LSEP]

Mass DEP Wind Turbine Noise Technical Advisory Group, 2013-2014. Co-lead facilitator of a technical work group convened by the Department of Environmental Protection, involving municipalities, state agencies, academics, and acoustic consultants, to develop revised state regulations and policies for monitoring, modeling, permitting, and compliance determinations of noise for wind energy facilities in Massachusetts.

Falmouth Wind Turbine Options Process, 2012-13 Assessor, designer, manager and facilitator of a representative working group of stakeholders concerned about the future of the Town's two turbines in Falmouth, MA. The process met 25 times over 9 months to explore the feasibility and implications of a full range of options for addressing the concerns of neighbors while also responding to the fiscal needs and climate goals of the Town. It concluded in January 2013 with a comprehensive final report from the group to the Board of Selectmen.

Social Performance in the Community Training; Shell Royal Dutch Petroleum, 2013-2016. Co-trainer for 3-day tailored training in Social Performance and community engagement strategy and grievance management for United States and Canada-based community relations staff at Shell Royal Dutch Petroleum for global projects and assets.

New England Clean Tech Symposium, 2012. Co-facilitator of a 1-day symposium of NECEC and clean technology industry leaders from across New England to discuss and develop partnerships and priority action steps for building the clean technology industry. Symposium participants committed to concrete steps to move forward together, and to continue working together on these steps and on-going action plans.

Difficult Conversations Workshop for PJM, 2012. Designer and trainer for a 1-day training on difficult conversations tailored for staff of PJM, a 700 member regional transmission organization in the mid-Atlantic, the largest such organization in the U.S., to help improve their comfort and skill in facilitating and managing difficult conversations. Interviewed staff to develop detailed case-studies of

communication and collaboration challenges. Presented a framework for diagnosing what makes these hard conversations difficult, and strategies for transforming these conflict drivers into tools for improving communication and relationships.

Kingston Independence Turbine Acoustic Monitoring Study Public Engagement, 2012-2014. Designer and facilitator for public engagement on the protocols, methodology, and analysis of acoustic monitoring for the Kingston Independence Turbine in Kingston, MA, to maximize the legitimacy, credibility, and relevance of the study outcome. Coordinating stakeholder engagement in a highly contentious context.

New England Wind Forum Workshop, 2012. Planning team member, presenter, and moderator of a full-day regional workshop on Injecting Useful and Credible Information into Wind Power Siting. Presented on Joint Fact Finding, prepared break-out group facilitators, designed break-out group discussions linked to panel presentations and culminating full group discussion, and moderated all sections of the day. Resulted in prioritized action steps for improving the development, dissemination, and use of data to inform the siting of wind projects in New England.

Block Island Energy Forum, 2011. Designer and facilitator of a 1-day community energy forum, convened by the Block Island Electric Utilities Working Group to evaluate a wide range of options for reducing the high costs of electricity on the Island. Options included development of wind, solar, or co-generation resources, and/or investment in a cable connecting Block Island with the mainland to supply power.

Coast, Oceans and Marine Resources

Cape Cod National Seashore Herring Cove Subcommittee, 2012-2013. Facilitator of a Federal Advisory Commission subcommittee to develop alternatives for an Environmental Assessment for the Herring Cove Beach revetment and parking area. The process brings together a range of stakeholders and federal, state, and local policymakers with technical experts in coastal geology and engineering, to reach agreement on a long-term plan for the Herring Cove Beach revetment and parking that balances local use and values with coastal science best practices and Commonwealth and Federal policies.

Northeast Ocean Plan and Northeast Regional Oceans Council Stakeholder Engagement, New England, 2012-13, 2016. Facilitated focus group of 20 to 40 aquaculture representatives regarding their views on regional ocean planning, opportunities and concerns for the aquaculture industry, and data needs for regional marine spatial planning as well as three regional stakeholder meetings to review draft goals and objectives of the Regional Planning Board (RPB). Facilitated 5 of 9 public meetings to present and solicit input on the RPB's draft Regional Ocean Plan.

Skills for Effective Collaboration Workshop for Massachusetts Ocean Partnership, 2009. Course designer and co-trainer of .5 day workshop on collaboration skills for members of the Massachusetts Ocean Partnership, working to engage stakeholders in the development of a first-ever statewide coastal waters plan under the 2008 Massachusetts Oceans Act.

New Bedford and Fairhaven Harbor Plan Revision Scoping Workshop, 2006. Co-facilitator of one-day scoping workshop to get public input for a revision of the New Bedford and Fairhaven Harbor Plan.

Packard Foundation Marine Protected Area Assessment, 2005. Co-assessor of a multi-party process to improve Marine Protected Areas management, coordination, and planning in the Pacific Baja Region of Mexico among key conservation stakeholders. Wrote report assisting Packard and multiple conservation organizations to improve communication and coordination of conservation activities regarding MPAs in the Gulf of California.

Stellwagen Bank Marine Sanctuary Management Plan Fishermen's Caucus, 2004. Associate facilitator for a one-day strategy meeting of commercial and recreational fishermen developing key strategies for the final management planning process. Issues included role of regulation, ecosystem research, historical resources, and on-going Sanctuary management.

Air Quality

Effective Community Engagement in Challenging Contexts, 2020. Co-designed and led a three-part webinar series for EPA regional staff on designing and implementing community engagement processes around difficult public issues, like air toxics. The webinars addressed topics like the rational and core principles of effective engagement, process design, and managing difficult in-the-room moments, all based on interviews with EPA staff and real case studies. Following the webinars, co-developed a comprehensive handbook for EPA summarizing best practices.

Multi-Stakeholder Summit on Radon-Safe Schools, 2018-19. Designer and facilitator of a one-day regional summit to engage current leaders and experts in both the building codes and radon arenas to share perspectives, current strategies, and goals for integrating radon testing and radon-reducing construction features for schools in the International Building Code (IBC).

National Radon Stakeholder Consensus Building Dialogue, 2006-2012. Assessor, process-designer, and mediator for multi-year national consensus building effort for federal, state, civil society, and industry groups working toward radon awareness and abatement. Goals include increasing understanding, collaborating on accelerated action, and improving relationships. Convened by USEPA.

EPA Community Leadership Initiative, 2004-2010. Consultant, facilitator, and project manager on multi-year project with EPA to support local communities around the country in the design and implementation of effective collaborations leading to voluntary air toxics reductions. Provide training and facilitation services to support communities' efforts to put into place multi-stakeholder air toxic reduction campaigns that achieve measurable reductions from stationary, indoor, and mobile sources of air toxics. Includes the following projects:

Region 6 Radon Conference Albuquerque, NM. 2008. Co-facilitated planning group and 2-day multi-stakeholder radon conference for federal, regional, state, tribal and local governmental actors, real estate agents, industry, and academics, increase partnerships and motivate effective progress toward bold national goals.

Region 4 Asthma in Schools Conference, Atlanta, GA. 2008. Worked with EPA to convene and facilitate a 2-day regional Asthma in Schools forum for diverse stakeholders to increase school facilities, health, and educational engagement and outcomes on asthma.

National Radon Conference/Symposium, Kansas City 2006, Las Vegas, NV 2008. Worked with EPA to develop and facilitate interactive sessions to generate discussion regarding innovative best practices for accelerating Radon action through increased testing, mitigation, and Radon Resistant New Construction for EPA HQ, EPA Regions, States, industry leaders and NGO partners.

Great Lakes Asthma Forum, Chicago, IL. 2007. Worked with EPA Region 5 to convene and facilitate a 2-day regional Asthma forum for stakeholders within the health care community (including local and state agencies, community based organizations, health care plans, and healthcare providers) seeking to increase positive outcomes regarding asthma. The forum built on proven model practices and programs in the region to equip and energize participants to accelerate the progress of their own effective programs. Facilitated diverse planning group in developing agenda, and facilitated the forum to maximize participant engagement.

Healthy Air for Northeast Denver (HAND), Denver, CO. 2006-2007. Coach and facilitator for community health and environmental advocacy group working to address air quality concerns in Northeast Denver. Helped develop a formal group charter to guide the group's process, and to provide process leadership to improve group effectiveness and efficiency.

Greater Grand Rapids Children's Environmental Health Initiative, Grand Rapids, MI. 2006. Convened and facilitated a group of state and local governmental agencies, community organizations and business coalitions to develop a comprehensive children's environmental health effort in Greater Grand Rapids. Shaped around a broad range of sources of public health outcomes and environmental risks in children, including secondhand smoke, dust mites, pests, radon, mercury, lead, pesticides, nitrates, UV rays, diesel fumes, and pollution from coal-fired power plants. Helped group to clarify and expand stakeholders, hone their goals and mission, and pursue funding. The new umbrella initiative has since received a funding from a competitive EPA program to expand their work.

Education

Educating for American Democracy, 2019-2021. Facilitator of a National Endowment for the Humanities/US Department of Education grant initiative to convene a transpartisan, interdisciplinary, cross-sector coalition of influential scholars and practitioners to develop a consensus Roadmap for K-12 education in history and civics to prepare all learners to understand the value, failures, and challenges of American democracy, and to equip them with the knowledge, skills, and capacities they need to sustain a healthy, thriving republic. Involved weekly Executive Committee meetings, monthly Steering Committee meetings, and several multi-day convenings, and culminated in a consensus report and supplemental materials for teachers, districts, states, and policy makers.

West Virginia's Voice, 2019. Designer and facilitator of eight public meetings across the state of West Virginia to elicit input on elements of public education reform being proposed by the Governor and legislature. Over 1600 attendees participated in small group discussions on funding equity, instructional quality, social and emotional supports, and school choice and innovation. Hosted by the West Virginia Department of Education.

Say Yes Guilford County Reset, 2017. Co-assessor and co-facilitator of a process between Say Yes to Education and its partners in Guilford County to address implementation challenges in the roll-out of Say Yes Guilford. Say Yes works in partnership with local partners to implement its mission to help all students succeed in school and to go on to complete a postsecondary degree, using a multi-part approach including a scholarship promise to leverage support from government and community stakeholders, who work together to provide wraparound supports (e.g., tutoring, after school programs, counseling, etc.) over time to all the public school students in the city or county. CBI team conducted assessment, designed, facilitated, and documented a 2-day meeting to identify challenges and strategies for getting back on track.

Reimagining Education, 2013. Co-facilitator of two dialogue meetings among influential education leaders, thinkers and practitioners with divergent perspectives and conflicting solutions to education policy questions, with a goal of re-imagining education and create a future where children experience extraordinary learning. The on-going process seeks to transform our national vision of children's education, define pathways to advance that vision, and agree upon joint action to make the transformation possible.

Workable Peace Curriculum Development and Training, 1999-present. Design, write, edit, and oversee development of a set of materials and exercises that integrates conflict resolution into history curricula. Design, plan, and facilitate teacher training institutes and workshops for schools across the United States, and for mixed groups of teachers in Israel and Palestine. Developed and facilitated over 20 trainings from .5 – 5 days for teachers, students, universities, youth programs, and summer camps across the United States and in Turkey and Israel, for Israelis and Palestinians. Includes tailored collaborations with the John F. Kennedy Library and Museum, Youth Leaders International, and Seeds of Peace. Oversee publication and implementation of the curriculum, build and maintain relationships with Workable Peace teachers, and provide resources and personalized support. Oversaw translation and adaptation of curriculum in Italian for publication in 2007.

Portland Public School Facility Reconstruction, 2009. Process design and coaching for the 21st Century School initiative (now the Office of School Modernization), to integrate public engagement in the development of a long-range plan to rehab and rebuild the school facilities for Portland Public Schools.

Collaborative Leadership Training for Schools, 2004-2006. Designer and trainer for a set of 1-12 hour workshops for school leaders, faculty, and trustees on leading collaboratively, managing conflict and building organizational consensus in public and private schools. Delivered to the New Jersey Association of Independent Schools (2004), select Massachusetts Grantees of Federal Small Learning Community grants (2004), the California Association of Independent Schools (2005), and the School of Humanities, Milwaukee (2005).

University of the Middle East Alumni Association, 2004. Lead facilitator for Alumni Association development process for 100 high school teachers and administrators from 13 countries throughout the Middle East and North Africa, to develop curriculum priorities and cooperative networks for building peace studies in their regions. Facilitation held in Toledo, Spain.

Two-part Facilitated Forum on METCO, 2003. Co-designed and co-facilitated a two-part town dialogue for Lincoln, MA on the level of the town's schools' participation in the Metropolitan Council for Education Opportunity (METCO), a voluntary school desegregation program.

Health

Facilitation and Consensus Building Training for Communities That HEAL, 2021. Designed and conducted a 6-hour training for community facing facilitators and coordinators in eight communities across Massachusetts participating in a community-engaged research study led by the Boston Medical Center and funded by National Institutes of Health, with the goal of reducing opioid deaths by 40%. Tailored and delivered a 2-hour version for BMC study leadership.

Negotiation and Communications Training for the World Health Organization (WHO), 2010-2013. Co-manager, designer, and trainer of a 2-year training contract to provide face-to-face training in Advanced Negotiation Skills and Strategic Communication Skills to senior WHO staff at regional offices around the

world, and an 8-week on-line training in Basic Negotiation Skills as a pre-requisite for participation in the face-to-face training.

Surgeon Panel Workshop on Identification and Treatment of Compartment Syndrome from Snakebites, 2012. Facilitator of a 1-day dialogue with a geographically diverse panel of surgeons experienced in treating snakebite victims, to reach agreements on clinical issues involved in identifying and treating Compartment Syndrome caused by snakebites in order to disseminate best practices. Resulted in a multi-author paper accepted for publication in the Journal of the American College of Surgeons.

Salt Lake City Children's Environmental Health & Environmental Justice Partnership, 2010. Facilitator for EPA Region 8 initiative to develop a geographically based, multi-media community partnership initiative to focus on improving children's environmental health in an underserved environmental justice community. Partners included several EPA programs (Children's Environmental Health, Environmental Justice), state agencies (UDEQ, UDOH), county agencies (Salt Lake Valley Health Department), local government, and community partners. Initiative achievements to date include developing and convening a core group, agreeing on a partnership structure, and planning a community health and needs assessment.

State of Epilepsy Research Collaboration, 2004. Process design and facilitation of a meeting of voluntary epilepsy organizations to explore collaboration and coordination of research and funding strategies, convened by the American Epilepsy Society.

Facilitated Discussions on Bio-Monitoring, 2003. Co-facilitated and facilitated a series of four discussions on biomonitoring and how it may impact communities for the Massachusetts Department of Public Health's State Laboratory Institute (SLI) and Bureau of Environmental Health Assessment (BEHA) and the Massachusetts Health Officers Association (MHOA).

Toxics

Pike and Mulberry Superfund Site Community Advisory Group, 2020 – present. Convener and facilitator of a multi-party community group of diverse and divergent interests in the Pike and Mulberry Superfund Site designed to provide and discuss up-to-date information regarding the site, share needs, concerns, and priorities, and provide input to EPA and the State of Indiana on their investigations and regulatory actions and decisions.

McLouth Superfund Site Community Advisory Group, 2019- present. Convener and facilitator of a multi-party community group of diverse and divergent interests in the McLouth Steel Superfund Site designed to provide and discuss up-to-date information regarding the site, share needs, concerns, and priorities, and provide input to EPA and the State of Michigan on their investigations and regulatory actions and decisions.

New England Green Chemistry Network, 2010-2015. Co-planner, co-facilitator, and project manager of EPA's on-going NE Green Chemistry Network. Includes design and facilitation assistance for regional forums and workshops on Green Chemistry, smaller workshops, several working partnership groups to develop action plans to increase the use of Green Chemistry in multiple sectors in New England. Convened by EPA Region 1.

New Bedford Harbor and Aerovox Mill Superfund Cleanup, 2010-2011. Co-facilitator of monthly community engagement meetings to provide information and hear public concerns about the remediation of New Bedford Harbor and demolition of Aerovox Mill. Assist EPA in twice-monthly planning meetings, agenda and presentation development, tracking of action items.

Hudson River PCB Cleanup Community Advisory Group, Ft. Edward, NY, 2004-2005. Associate facilitator of a twenty-five member group of diverse and divergent interests to provide individual input to EPA on the implementation of the Record of Decision to dredge, dewater, and transport Hudson River sediments contaminated with PCBs from the operations of two General Electric manufacturing facilities. Assisted in agenda development, work group facilitation, group communication, meeting summaries.

Newhall Remediation Project, 2003-2004. Community co-facilitator for the investigation and remediation of toxic waste in the State Superfund site of Hamden, Connecticut. Conducted Issues Assessment and work with the Hamden Community, Connecticut DEP, and other stakeholders in determining acceptable investigation and remediation efforts as part of the Public Participation Plan.

Organizational and Partnership Development

Expansion Plan Implementation, Boston, MA, 2019 - ongoing. Facilitate meetings of a leadership team from the Massachusetts Department of Ecological Restoration to implement the organization's expansion plan, including aligning the use of expansion resources with the organization's strategic goals, helping determine how to prioritize and allocate staff effort across a range of objectives, and integrating new position hires into the Division. Develop and implement consultation approaches to engage staff and seek their input in division planning.

On-line facilitation training for Stanley Center for Peace and Security, 2020. Co-designer and co-trainer for the staff of the Stanley Center for Peace and Security, a non-profit organization that convenes members of the global community to exchange ideas, foster innovation, and take collective action on policy in three areas - mitigating climate change, avoiding the use of nuclear weapons, and preventing mass violence and atrocities. Designed and conducted a tailored six-part virtual training, all interactive and designed around the specific virtual facilitation challenges faced by Stanley Center staff.

On-line facilitation training for Shift Project, 2020. Co-designer and co-trainer for the staff of the Shift Project, a non-profit firm supporting businesses to comply with the UN Guiding Principles on Business and Human Rights. Conducted a six-part virtual training, all interactive and tailored to the specific virtual facilitation challenges faced by Shift staff.

Facilitation training for Shift Project, 2019. Co-designer and co-trainer for the staff of the Shift Project, a non-profit firm supporting businesses to comply with the UN Guiding Principles on Business and Human Rights. Conducted a one-day face-to-face training followed by two virtual training sessions, all interactive and tailored to the specific facilitation challenges faced by Shift staff.

Third Way Higher Education Alliance Retreat, 2018. Designer and facilitator of an annual 2-day staff retreat for higher education staff at a Washington DC think tank to reflect on the previous year, identify goals and an action plan for the following year, and build and strengthen relationships.

Aligning Grantmaker Values and Practices, 2016-2018. Co-facilitator of a process with PEAK Grantmaking (formerly the Grant Managers Network) to build consensus and help implement a strategy to promote greater alignment of grant making practices with Grantmaker values. Convened and facilitated Advisory Group, designed and conducted national meeting workshop, and designed and refined regional workshop to be delivered by PEAK staff for PEAK members and partners.

Negotiation Skills for Public Leaders, Public Sector Consortium, 2016-2018. Course instructor of a 2-day Negotiation Skills module of Leadership Matters course, designed to help develop public leaders to create and sustain high performing public organizations that serve the public good. Design and facilitate 1-2 courses annually for public leaders in Rhode Island and Massachusetts.

GuideStar Advisory Council, 2016. Facilitator of the first full day meeting of the GuideStar Advisory Council, a group convened to provide thoughtful, concrete advice to GuideStar's leadership team on key strategic issues. Members represent diverse stakeholders and share ideas and advice to help ensure that GuideStar's efforts to improve data innovation, collection, and distribution are responsive to and broadly aligned with key trends in the non-profit world and with its many stakeholders' interests.

Ending Youth Homelessness in America, 2015. Facilitator of meeting involving federal, state, and local agencies, funders, service providers, child welfare organizations, and advocacy groups to begin to develop goals, metrics, and structures for working together to make youth homelessness rare, brief, and non-recurring.

World Wide Fund for Nature (WWF) Evaluation of Global Arctic Program Negotiation, 2013. Co-assessor and evaluator of an challenging collaborative negotiation effort between WWF Global, multiple independent WWF national offices, the WWF Global Arctic Program, and senior national government representatives to identify lessons learned for managing collaborative global programs, balancing tensions of national office sovereignty and national government constraints, with the structural flexibility needed to achieve high impact conservation priorities in evolving contexts.

United Nations System Staff College Leadership Training, 2014-15. Facilitated 1-day Negotiation and Political Acumen training programs for the UNAIDS Women Leadership program and the UN Emerging Leaders program.

Gund Institute Advanced Facilitation Training, 2013. Co-designer and co-trainer for a 2-day advanced facilitation training for researchers at the Gund Institute for Ecological Economics at the University of Vermont, a trans-disciplinary research working on sustainability issues locally and internationally at the interface of ecological, social, and economic systems.

Arlington Alive, 2012. Planning team member and facilitator for initiative of five local organizations and committees to foster collaborative opportunities between the town of Arlington, MA, businesses, non-profits, artists and residents, that capitalize on arts and culture for the benefit of the community and local economy. Helped identify goals and plan the event, prepared local leaders to facilitate small break-out groups, and moderated the 2.5 hour forum. Led to consensus on 3 strategic priorities, and stimulated significant community momentum to implement all of them.

On-line Advanced Negotiation Course for United Nations Development Program (UNDP), 2002-2008. Co-designer, instructor, and project manager for on-going twelve-week Advanced Negotiation Course, tailored for top-level UNDP Country Office Staff, focusing on improving collaborative relationships in international development work. Starting in 2006, developed and instructed an adapted tailored course for government officials in the Caribbean. Over 300 UNDP staff and 100 Caribbean public officials have completed the course. Authored, co-directed and co-produced 40 minute simulation video and debriefing. Developed exercises for a self-paced version.

Building Better Internal and Inter-agency Agreements, Best Practices Institute, CPRD, 2008. Designed and taught a 1 day workshop on building effective collaborations agreements for participants and alumni of the University of Illinois Leadership Program for Prevention Policy Makers.

Negotiation for Orchestration, Northeast Region Real Estate and Construction Teams, McDonalds, 2008. Co-designer and trainer of 1-day negotiation course for 100 RE and Construction managers for McDonalds.

Negotiation Training for Deputy Resident Representatives, UNDP, 2007 and 2008. Developed and facilitated a .5 day (2007) and 1 day (2008) negotiation skills training for new DRRs from around the world for UNDP.

NISH Negotiation Training, Rochester, NY, 2007. Co-facilitator of 3-day negotiation and difficult people skills training for executives, managers, supervisors, marketing staff and others participating in the AbilityOne Program, formerly Javits-Wagner-O'Day (JWOD), which provides employment opportunities for people with severe disabilities by procuring Federal contracts for goods and services.

Collaborative Problem Solving Training for Public Construction projects, 2006. Co-designer and co-trainer for a series of collaboration and communication trainings for the Massachusetts Department of Capital Asset Management (DCAM), for their Project Managers in Planning, Design & Construction, and Real Estate.

Collaborative Problem Solving Process and Skill-Building for EOHHS Planning and Review Teams (PRT), 2006. Co-designed and co-led a training on collaborative decision-making and consensus building for members of the Executive Office of Health and Human Services' Planning and Review Teams (PRTs). PRTs were designed to promote interagency coordination and joint decision-making on the most challenging child service cases, to ensure children receive the case planning and action they need.

Negotiation Training for Project Team Leadership, Asian Development Bank, 2005. Co-designer and co-trainer for two 3-day courses for ADB employees and team leaders, to teach negotiation styles, strategies and tactics, and provide opportunities to develop and practice negotiation skills in the context of international development.

"Beyond Proficiency" Leadership Policy Summit, 2005. Coached organizer on process-design for Massachusetts summit of district superintendents to develop consensus on policy and programs for gifted and academically advanced students. Provided training for small-group facilitators.

Negotiation Training for UNICEF and UNFPA, 2004-2005. Co-designer and co-trainer of a series of one-to-two day negotiation skills trainings for senior program and operations managers at UNICEF and UNFPA, focusing on improving collaborative relationships in international development work.

Negotiation Training Courses for Stop & Shop, 2002-2003. Materials developer and co-trainer of three one-day and half-day negotiation and consensus building trainings for Real Estate executives, to improve public involvement in store siting and increase skill in lease negotiations.

SELECTED PRESENTATIONS AND WORKSHOPS

National Charrette Institute co-instructor, 2011-present. Faculty teaching on Tools for Collaboration at the annual National Charrette Institute Certification Training course at the Harvard Graduate School of Design.

Heritage Values and Consensus Building, 2013. Presentation on the use of collaboration and consensus building skills in cultural heritage disputes for the North Carolina Preservation Consortium Annual Conference.

Collaboration and Public Engagement in Wind Energy Siting, 2012-13. Presenter at the Massachusetts Clean Energy Center Wind Working Group, Waltham, MA; the Panel on Constructive Dialogue in Host Communities for the NECA Renewable Energy conference in Boston, MA, and at the Windpower 2013 AWEA Conference in Chicago, IL.

Shifting Sands: Finding Consensus on the Dune Shacks of Cape Cod National Seashore, 2011. Washington, D.C. Facilitator and Presenter of the Department of Interior Dialogue on Collaborative Action and Dispute Resolution sponsored by the Office of Collaborative Action and Dispute Resolution (CADR)

Meeting and Process Facilitation: A Workshop for Group Leaders and Process Managers, 2007. One-day professional development workshop hosted by UMass Boston Graduate Programs in Dispute Resolution.

Facilitation: An Introduction for Beginners and Practitioners, 2006. Half-day workshop presentation for UMass Boston Graduate Programs in Dispute Resolution Conflict Studies Conference.

Dialogues on Diversity, JFK Museum and Library, 2003-2005. Facilitate a yearly series of dialogue workshops for diverse groups of 80-150 high school students to introduce negotiation skills and exchange views on challenging topics.

Negotiation in Education, UMass Boston Graduate Program in Dispute Resolution, 2004. Guest lecturer for Graduate level course in Negotiation on the multiple uses of negotiation and conflict resolution in the field of Education.

Summer Teacher Training Institutes, Workable Peace, Chicago, IL, 1999, 2000, 2002; Cambridge, MA, 2000, 2001, 2003; West Hartford, CT, 2003; Miami, FL, 2003; Philadelphia 2000, 2002. New York City, 2001, Delaware, 2000, Maryland, 2006; Seeds of Peace, 2007; Antalya and Istanbul, Turkey, 2000, 2001, 2002. 1-4 day training Institutes designed to improve consensus building skills and teach high school educators to implement the Workable Peace curriculum.

Teaching Conflict Resolution Through History and Role Play, J.F. Kennedy Library Teacher's Workshop, 2003; Northeast Regional Conference on the Social Studies, Boston, MA, 2001; Northeast Association for Supervision and Curriculum Development Affiliate Conference, Boston, MA, 2001, others. Conference on the Spectrum of Conflict Resolution Programs in Education, Baltimore, MD, 2002, many others. 3-hour workshop for educators on identifying and analyzing the sources of conflict, and an introduction to Workable Peace role plays.

Conflict in Social Studies in Post-Sept. 11th America, Cambridge Rindge and Latin School Social Studies Department Professional Development Series, Cambridge, MA. February – May, 2002. 5 monthly 2-hour workshops for educators integrating skills of conflict management into content on the War on Terrorism, Islam, Israeli-Palestinian Conflict, and Civil Liberties.

Educators Making a Difference, Harvard Graduate School of Education Askwith Forum, Cambridge, MA, 2001. Panel participant in 3-hour forum for educators and graduate students on strategies for dealing with today's world crisis.

SELECTED PUBLICATIONS

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