

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

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C. Elizabeth Gibson  
Town & County Manager

## ***AGENDA FOR THE MEETING OF THE SELECT BOARD JULY 14, 2021 - 5:00 PM PSF COMMUNITY ROOM 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS***

### ***YOU TUBE LINK:***

[https://youtu.be/U\\_3gFnCeQBw](https://youtu.be/U_3gFnCeQBw)

### ***ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:***

[https://us06web.zoom.us/webinar/register/WN\\_h5hqCQ9\\_R5WsBoZ2ng0mnA](https://us06web.zoom.us/webinar/register/WN_h5hqCQ9_R5WsBoZ2ng0mnA)

#### ***I. CALL TO ORDER***

#### ***II. SELECT BOARD ACCEPTANCE OF AGENDA***

#### ***III. ANNOUNCEMENTS***

1. The Select Board Meeting is Being Audio/Video Recorded.
2. 2021 Boards/Commissions/Committees Vacancies.
3. Cyrus Pierce Middle School 8<sup>th</sup> Grade Civic Students Produce Nantucket Affordable Housing Situation Video:  
<https://www.youtube.com/watch?v=34860jOqAIE&t=88s>.
4. Effective July 21, 2021, Select Board Meetings to Start at 5:30 PM.

#### ***IV. COVID-19 WEEKLY UPDATE***

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

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

***VI. NEW BUSINESS\****

***VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***

1. Approval of Minutes of July 7, 2021 at 5:00 PM.
2. Approval of Payroll Warrants for July 11, 2021.
3. Approval of Treasury Warrants for July 14, 2021.
4. Follow-up/Approval of Pending Contracts from July 7, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

***VIII. REPORTS***

1. Update from Arcadis on Baxter Road Engineering Feasibility Assessment Project.
2. Third Sewer Force Main Project: Review of Additional Requested Improvements and Surface Features Impacted Along Route Outside of Designated Appropriation.

***IX. CITIZEN/DEPARTMENTAL REQUESTS***

1. Finance Department: Request for Approval of FY 2021 Year End Budget Transfers.
2. Request for Waiver of Sewer Connection Permit Fee for Covenant Property Known as Lot 3, Larrabee Lane on Plan No. 2020-61 (Formerly a Portion of 5 Bartlett Road).
3. Request for Approval of Cellco Partnership dba Verizon Wireless Petitions for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances to be Attached to Existing Utility Poles with the Public Right of Way at the Following Locations:
  - Bartlett Farm Road, Pole # 107/4
  - 18 Bartlett Road, Pole # 4S/2-84
  - Bartlett Road, Pole # 14
  - Daves Street, Pole # 4S/484
  - Easton Street, Pole # 5-2
  - First Way, Pole # 5-2
  - 262 Madaket Road, Pole # 300-50
  - 1 Milestone Road, Pole # 30-1
  - Old South Road, Pole # 175/25
  - 59 Polpis Road, Pole # 28-84
  - 59 Prospect Street, Pole # 237/25
  - 59 Surfside Road, Pole # 26-50/7/261/2

***X. PUBLIC HEARINGS***

1. Public Hearing to Consider Amending Chapter 250, Harbors and Town Pier Regulations (to be Known as Chapter 278, Harbors and Waterways).

***XI. TOWN MANAGER'S REPORT***

***XII. SELECT BOARD'S REPORTS/COMMENT***

1. 2021-2022 Select Board Committee/Liaison/Work Group/Representative Appointments.
2. Committee Reports.

***XIII. ADJOURNMENT***

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

## **SELECT BOARD AGENDA PROTOCOL:**

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

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

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

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

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



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

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

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

*Approved on February 17, 2021*

**Select Board**  
**2021 Committee Vacancy Appointments Timeline**  
***As of 6/24/2021***

**June 24** – Advertise committee vacancies on Town’s website

**July 1 and July 8** – Advertise committee vacancies in the Inky

**July 7 and July 14** – Committee vacancies to be added to Select Board agendas as announcement

**July 16 at 12:00 PM** – Deadline for submitting applications for committee vacancies. This includes applications for:

- Agricultural Commission;
- Council for Human Services;
- Cultural Council;
- Nantucket Historical Commission Alternate;
- Planning Board Alternate;
- Roads and Right of Way Committee;
- Tree Advisory Committee;
- Zoning Board of Appeals; and
- Zoning Board of Appeals Alternate.

**July 21 and August 4** – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

**August 18** – Meeting for applicants to introduce themselves and review their applications; committee appointments.

## NOTICE OF COMMITTEE VACANCIES (as of 7/7/2021)

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

- Agricultural Commission - two seats, terms expire 2022
- Agricultural Commission - two seats, terms expire 2023
- Council for Human Services - one seat, term expires 2024
- Cultural Council - one seat, term expires 2022
- Cultural Council - one seat, term expires 2024
- Nantucket Historical Commission Alternate - one seat, term expires 2024
- Planning Board Alternate - one seat, term expires 2024
- Roads and Right of Way Committee - one seat, term expires 2024
- Tree Advisory Committee - one seat, term expires 2024
- Zoning Board of Appeals - one seat, term expires 2026
- Zoning Board of Appeals Alternate - one seat, term expires 2024

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](mailto:emooney@nantucket-ma.gov).

Applications must be submitted by **12:00 PM on Friday, July 16, 2021**, for a Select Board meeting on **Wednesday, August 18, 2021** 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 14, 2021**

| Type of Agreement/Description  | Department | With                                   | Amount    | Other Information               | Source of Funding  | Term                         |
|--------------------------------|------------|----------------------------------------|-----------|---------------------------------|--------------------|------------------------------|
| Professional Service Agreement | DPW        | Commonwealth Resource Management Corp. | \$200,000 | Solid waste consulting services | Solid Waste Budget | July 1, 2021 - June 30, 2024 |

FOLLOW-UP DETAIL FROM QUESTIONS AT 7/7/21 SELECT BOARD MEETING:

|                                |        |                                 |           |                                                                                         |                     |                              |
|--------------------------------|--------|---------------------------------|-----------|-----------------------------------------------------------------------------------------|---------------------|------------------------------|
| License Agreement              | DPW    | PeopleGIS, Inc.                 | \$33,800  | Annual license fee for DPW online work order software                                   | DPW Budget          | July 1, 2021 - June 30, 2022 |
| Professional Service Agreement | Police | SMRT Engineers-Architects, Inc. | \$249,200 | Engineering analysis and design for connection of LORAN dorms to municipal sewer system | Article 10/2021 ATM | July 7, 2021 - June 30, 2024 |

***Additional Detail Regarding SMRT Scope of Work from 7/7/21 Select Board Agenda – Pending Contracts***

I. Scope of Work from contract – attached

II. Scope of Work Summary:

- 1- There are two buildings with separate septic systems.
- 2- The main dormitory building is over 50 years old and has seventeen rooms:
  - a. This building has failed sanitary sewer piping that drains into its septic tank.
  - b. The failed piping runs under the building which is built upon a concrete slab.
  - c. We can't relocate and repair that failed piping without uncovering the concrete slab above it.
  - d. To uncover the concrete over the failed piping, rooms will need to be disturbed, the piping must be located and mapped out on a drawing and specifications need to be made up for its repair.
  - e. The concrete slab floor is tiled with 9"x9" asbestos floor tiles, the extent of the asbestos needs to be identified and specifications made up for its removal.
  - f. The removal of the asbestos in the floor also necessitates the removal of other areas of asbestos throughout the entire structure. The services of SMRT are required to provide drawings and specifications for the removal of the asbestos which is in the flooring and wall surfaces. After the asbestos is removed, drawings and specifications need to be developed to repair and/or replace the wall and floor surfaces that were disturbed by the asbestos removal.
  - g. Surfaces disturbed for asbestos removal also contain hazardous lead paint. These surfaces need to have the lead paint mitigated and repaired. The services of SMRT are required to provide drawings and specifications for the removal of the paint and to repair or replace these finishes.
  - h. The mechanical room is sheathed in asbestos and these panels are damaged. Because asbestos is being removed from other surfaces throughout the building, it will need to be removed from this space. As a result, all of the electrical distribution systems which are mounted on the walls need to be removed. Because of code compliance issues, it is anticipated that the electrical system will need to be brought up to code. The services of SMRT are required to provide drawings and specifications for this electrical work.
  - i. Also located in the mechanical room is the building's ventilation systems. Because of the asbestos removal, these systems will need to be either stripped clean or replaced. The services of SMRT are required to provide drawings and specifications for this work.
  - j. Because of the scope of work involved with repairing and re-routing the sanitary sewer lines to connect with the municipal sewer system, it is believed that bringing the building into compliance with the current building code will be required. The services of SMRT are required to provide drawings and specifications for this work.
  - k. The goal of this project is to connect the building's sanitary sewer system to the municipal sewer system which is approximately 1,500 feet away and is located in

the coastal dune protection area. The services of SMRT are required to provide the necessary permitting assistance, engineering, drawings, and specifications for this work.

- l. SMRT will also look at the building to determine if when the work is done to replace the sanitary sewer lines, other work may be done at the same time to enhance the buildings' use or occupancy.
- m. After the septic system is abandoned, the services of SMRT are required to provide drawings and specifications for the removal and/or capping of the tank as well as mitigation of the disturbed area.

3- The second building, the girls' dormitory, consists of four rooms and a kitchen. The space was originally constructed as a generator room and machine shop in 1953 and converted to dormitory space in 1999 when a separate septic and lift station was installed.

- a. The building has a single toilet, sink and two showers for up to 8 girls and is drastically under-sized and not in compliance with the plumbing code.
- b. The services of SMRT are required to identify the septic piping and determine if, and/or how to make the plumbing code compliant in this space.
- c. SMRT will also identify any other code compliance issues with the space.
- d. SMRT will also look at the building to determine if when the work is done to replace the sanitary sewer lines, other work may be done at the same time to enhance the buildings use or occupancy.
- e. The goal of this project is to connect the building's sanitary sewer system to the municipal sewer system which is approximately 1,500 feet away and is located in the coastal dune protection area. The services of SMRT are required to provide the necessary permitting assistance, engineering, drawings, and specifications for this work.
- f. After the septic system is abandoned, the services of SMRT are required to provide drawings and specifications for the removal and or capping of the tank, removal of the lift station as well as mitigation of the disturbed area.

III. This Contract is a maximum of \$249,200. However...

- The actual preliminary design and permitting costs are \$104,200.
- Only after we have an idea of what the project will be are the construction documents phase costs of \$104,000 come in to play. The Town could choose to not proceed further at this point if it is not feasible.

Also included in the \$249,200 are:

- Hazardous materials testing by a State DEP and Federal EPA licensed lab and abatement plan: \$23,000.00
- Project cost estimation by Rider, Levett, Bucknall: \$18,000.00

## EXHIBIT A

### 1. Scope of Services:

#### a. Project Understanding:

The general scope of the proposed Phase Two improvements work is to complete a full engineering analysis of the sanitary sewer systems for both dormitory buildings to facilitate connection to the municipal sewer system. It would be our understanding that sub-surface sanitary sewer piping work would potentially involve an interior renovation of both the male and female facilities and envelope improvements to the female facility. A more specific listing of Phase Two scope components include the following:

1. Improvements to the existing interior sanitary sewer system will be based on toilet count/code assessment and will include restroom renovations and new below slab waste lines, as previous investigations have indicated removal and replacement is required.
2. Full hazardous material identification and remediation/removal to both facilities (male and female housing structures).
3. Envelope improvements to the female housing/garage facility; similar scope and detailing as the Phase One work (waterproofing, windows, doors, cedar cladding).
4. Full interior renovation of both male and female facilities resulting from sanitary sewer pipe improvements, including new architectural, interiors, mechanical, electrical and plumbing improvements. No additional housing units to the male facility are to be considered. As the proposed occupant count is proposed to be less than 30 occupants in each facility and the Town is the only tenant, it is our understanding that a fire suppression sprinkler system is not required. This will be re- confirmed with the Town Building Inspector during preliminary design. Demolition of existing walls and partitions are not anticipated as part of this work. Consideration of providing additional female housing rooms (expanding into existing garage bay) is to be studied during the preliminary design phase of the project.
5. Mechanical system upgrades to both facilities are to be considered include package units (allowing reduced ductwork).
6. The existing above-ground oil tank (recently replaced) is to remain.
7. IT/Communications/Security infrastructure is to be provided as part of the improvements.
8. Lighting upgrades are to include general interior lighting improvements

to service the proposed facilities, and similar exterior lighting to the women's dormitory. No site lighting and specialty/accent lighting is to be included in the project.

9. Kitchen upgrades are to include finishes, mechanical, electrical, and HVAC improvements. New residential level appliances are to be provided – commercial grade appliances and development of a 'commercial' grade kitchen are not required.
10. The existing site sanitary sewer lines are to be connected to a common alarmed holding tank, with pump package/force main that is to connect to the existing gravity system adjacent to the Coast Guard Housing area (approximately 1000LF distance).
11. No substantial site improvements are to be included in project scope. No expansion of parking and impervious pavements is proposed.
12. No improvements to existing roofs are proposed as part of this work.
13. Emergency generation is to be provided for the holding tank. No other services/improvements are assumed to be included in emergency power.

SMRT proposes to engage Rider Levett Bucknall, professional cost estimators, to provide project cost estimating services for the improvements. Estimates will be prepared at the preliminary (30%) stage and at completion of bidding documents (95%), and reviewed with the Town prior to formal release for competitive bidding.

SMRT proposes to engage Mabbett & Associates, to provide all hazardous material identification, testing and evaluation services, including the preparation of necessary remediation plans and specifications suitable for public bidding. Inspection services will be required to certify successful completion of all remediation.

SMRT will provide bid documents suitable for competitive public bidding, per MGL statutes. Specifications are to be noted on the drawings and in project manual format where required.

All bidding (including wage rates and pre-filed sub-bids) and construction administration services (including review of project submittals and periodic site observation)], will be provided on an as-needed, hourly basis. This proposal identifies an allowance that hourly services will be billed into.

b. Base Information:

SMRT will prepare building plans and elevations of the dormitories based on existing documentation, field measurements, previous plans provided by the Owner, and field investigations.



Additional site survey information may be required to properly document scope of work associated with the sanitary sewer improvements. SMRT will coordinate required survey work and prepare RFP for said services, but the cost of any survey work is not included in this proposal.

The available Town of Nantucket GIS information will be assumed to be sufficiently accurate for preparation of site plans required for project permitting with Nantucket Historic District Commission (HDC).

No geotechnical investigations are included as part of this proposal.

c. Preliminary Design:

SMRT will prepare preliminary floor plans, elevations and details that incorporate the proposed improvements. The preliminary design plans for both buildings are to include renovations to interior dormitory spaces, lavatories, and common areas and will include architectural, interiors, mechanical, plumbing, and electrical plans and details. The garage/women's facility improvements will also include exterior envelope improvements, including waterproofing, windows, doors, cedar cladding, similar to the Phase One work.

SMRT will meet with Sewer Department officials to review video footage of below slab waste line to assist in the determination/extent of required removal and replacement. Any additional video/sub slab inspection of existing sanitary lines are assumed to be completed by Town staff and are not included in this scope of work. Location of the common holding tank and routing of the force main will be reviewed with Sewer Department staff.

SMRT will meet with the Town and the Police Department on a periodic basis during the development of the preliminary design plans. SMRT will meet with the Town Building Inspector and Fire Department officials to review scope of improvements, egress/accessibility requirements, confirmation of no fire suppression system, and any other building code related issues.

SMRT will coordinate with the Town's security Contractor for locations and specifications of hardware, cameras, and other security improvements on the building elevations. Formal design of all security improvements are assumed to be provided by the Town's identified vendor and is not included in this scope of work.

Hazardous Material Investigation will include the following:

1. Building Inspection, Sampling & Testing

- a. Inspection of building, utilities, and structures for asbestos containing building materials and asbestos containing construction

materials. Retrieve an appropriate number of samples for laboratory testing.

- b. Inspect building for the presence of lead coatings, lead paints, mercury thermostats, PCB ballasts, PCB caulking and bedding sealants, fluorescent tubing, ionization smoke detectors, freon refrigerants, and any other hazardous materials subject to regulatory requirements. Retrieve an appropriate number of samples for laboratory testing.
- c. Perform destructive testing to expose hidden or inaccessible mechanical shafts, window assemblies, plenums, and/or hidden layers of ceilings and flooring systems that may require abatement. Perform limited repairs to restore the sample site to its previous condition as possible.

## 2. Laboratory Testing & Analysis

- a. Submit hazardous materials to an accredited laboratory for testing and analysis.
- b. Review and interpret all laboratory results to determine the extent of hazardous materials requiring abatement.
- c. Abatement Report and Design
- d. SMRT will provide an assessment report for all areas impacted by hazardous materials. The report shall summarize the findings of the inspection, and shall include results, locations and estimated quantities of identified asbestos, lead, and PCB containing materials.
- e. SMRT will provide an Abatement Design to indicate the means and methods of removing any hazardous materials. The design shall include drawings and details as required to demonstrate the scope and sequence of abatement/remediation work.
- f. The abatement design will comply with Town, State, and Federal regulations, particularly those set out by the Occupational Safety & Health Administration (OSHA), and the Environmental Protection Agency (EPA).

No improvements to existing roofs are proposed as part of this work.

At the completion of preliminary design, SMRT/RLB will prepare a cost estimate that will be presented and reviewed with the Town.

The preliminary plans are to be approved by the Town prior to proceeding with the development of Final Design documents.

d. Town Permitting:

At the completion of the preliminary design, SMRT will prepare rendered architectural plans and elevations suitable for submission to Historic District Commission (HDC). No formal 3D aerial perspective renderings are proposed as part of this scope of work.

SMRT will prepare permit applications for HDC.

SMRT will present the project to the HDC, and assumes one meeting/presentation as part of this scope of work. No other State or Local Permitting is assumed to be required for this project.

SMRT will make presentation of project scope, budget and schedule to the Select Board at the completion of the construction documents.

e. Construction Documents:

SMRT will prepare Final Construction Documents for the designated improvements based on the approved Preliminary Design Documents and the construction budget estimate for the work.

SMRT will meet with local Building and Fire Department officials to review the scope of the project improvements.

SMRT will make presentation of Construction Documents and Project Cost Estimate to the Town Select Board in January 2022.

SMRT will provide bid documents suitable for competitive public bidding, per MGL statutes.

SMRT will prepare a project manual that contains written specifications for the proposed improvements as required. It is assumed that the Town will provide all contract forms, general condition requirements, public prevailing wage rates, and any other Town of Nantucket bidding requirements.

SMRT will meet with the Town on a periodic basis to review design progress of the plans and details. Final design drawings will be stamped and signed by the appropriate Massachusetts A/E registered professional.

f. Bidding and Construction Administration Services:

All bidding services provided by SMRT and consultants (including wage rates and pre-filed sub-bids), receipt and evaluation of bids received, recommendation of award, and construction administration services

(including review of project submittals and periodic site observations), will be provided on an hourly basis.

## **2. Exclusions**

The following tasks are excluded from this proposed scope of service:

- Site Survey information.
- Geotechnical Engineering investigations.
- Construction/remediation costs for the removal/abatement of identified hazardous materials.
- Security system design and engineering.
- Professional prepared aerial renderings and animation/fly-bys.
- Permitting Services (beyond what is noted in the scope of services).
- Sub-slab waste line inspections, including any selective demolition.
- Commissioning Services.
- Automatic sprinkler system design services and hydrant flow tests.

## **3. Schedule**

Based on authorization, we propose the following design and construction schedule:

- |                                       |                            |
|---------------------------------------|----------------------------|
| • Base Information/Preliminary Design | July - September, 2021     |
| • Permitting                          | Fall, 2021                 |
| • Final Construction Documents        | September – December, 2021 |
| • Select Board Presentation           | January, 2022              |
| • Town Meeting Approval*              | April, 2022                |
| • Bidding*                            | June, 2022                 |
| • Construction Commencement*          | September, 2022            |

\* These dates are tentative and remain to be determined.

## **4. Additional Services**

Work not described in the Scope of Services will be provided by SMRT at the request of the Police Department as an additional service. Additional services shall either be on an hourly time and materials basis at SMRT hourly billing rates established at the time of the request, or for a fixed fee fairly negotiated.

# Baxter Road Feasibility Assessment & Solutions

**Project Update**

July 14, 2021

# Agenda

- 1 **Introductions**
- 2 **Where We Are**
- 3 **Alternatives Overview**
- 4 **What We've Heard**
- 5 **Where We Are Going**



# Our Team



**Jennifer Lachmayr, PE, BCEE**

Principal In Charge / Project Director



**Kathryn Edwards, PE**

Principal Engineer / Project Manager



**Keren Bolter, PhD**

Senior Resilience Planner



**Irene Watts, PhD**

Senior Coastal Modeler



**Ryan Brong, EIT**

Water Resources Engineer

# Project Mission

*The Baxter Road Long Term Planning Project will create a community-supported actionable roadmap to implementation of short- and long-term solutions for the Baxter Rd area that help the community respond to rising seas and eroding coastlines through adaptation practices such as protection, accommodation, shoreline realignment, or no action.*

**Goal - to compare alternatives and develop a concept plan for moving forward based on analysis and community engagement**

**Challenge – finding a solution that is supported throughout the community.**





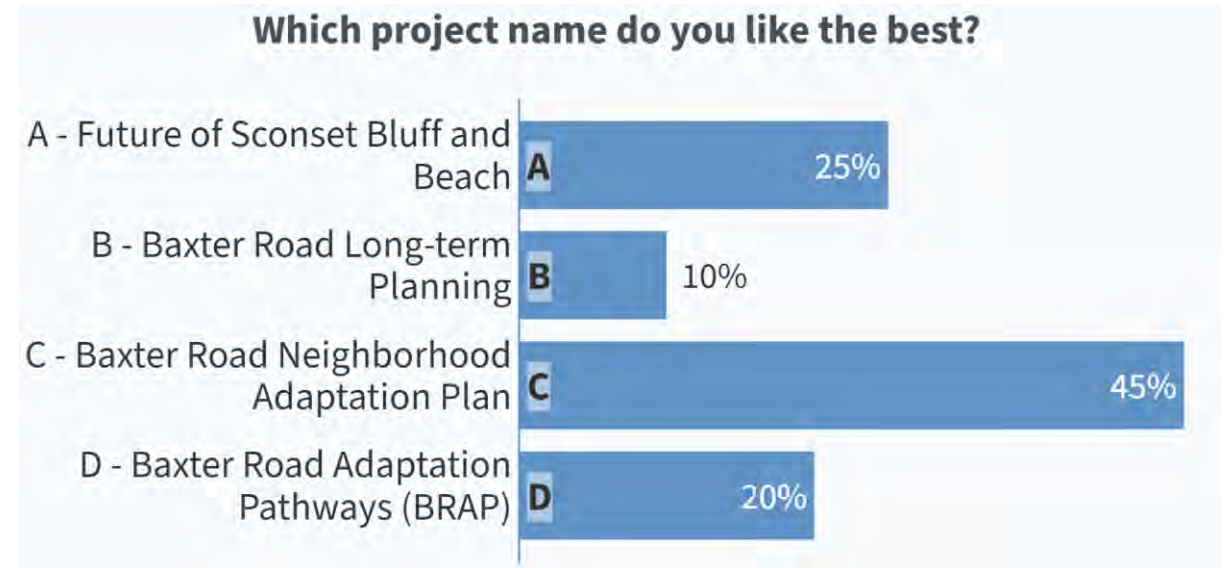
# Project Name

## Baxter Road Neighborhood Adaptation Plan

Also popular:

Baxter Road Long-term  
Planning

Future of Sconset Bluff and  
Beach



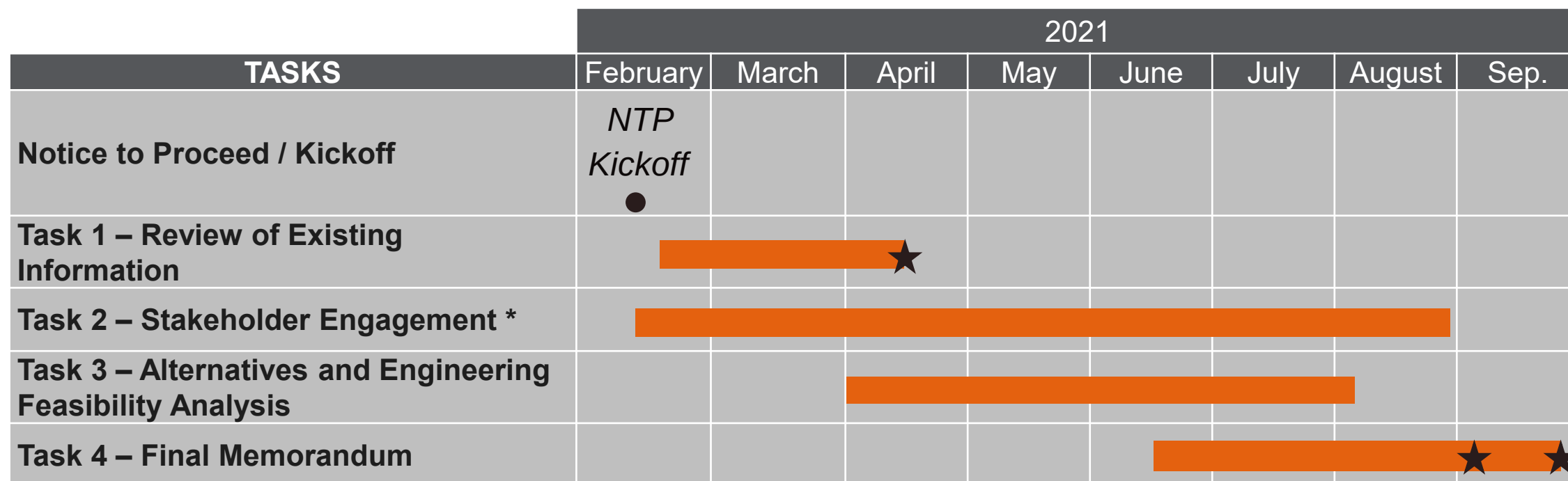
Project Updates

# Where We Are





# Project Schedule



★ Deliverable

● Meetings

\* Meetings assumed to be virtual

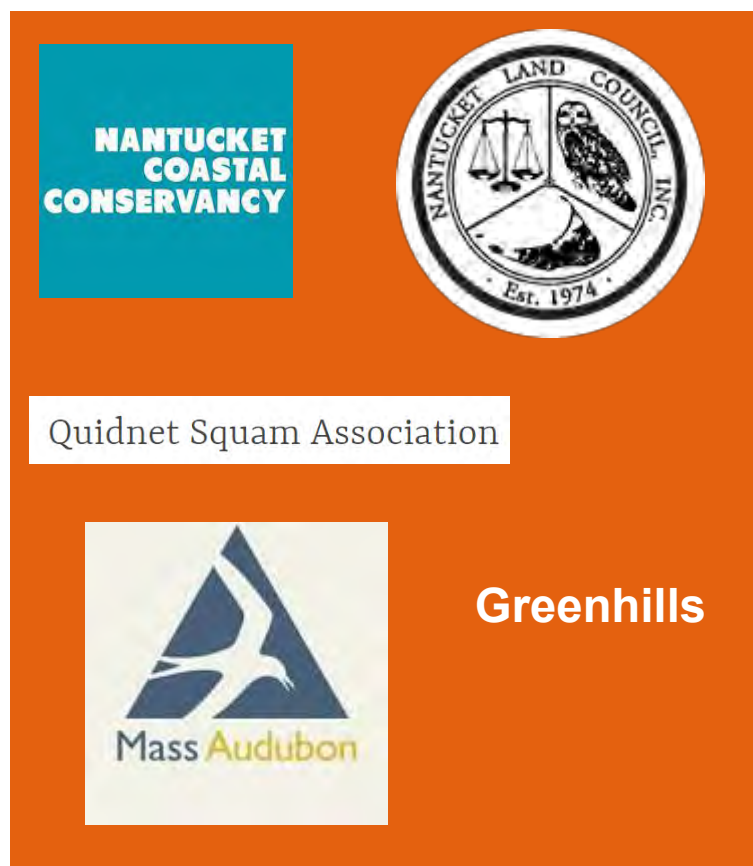
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We are here

## Baxter Road Engineering Feasibility Assessment

1. Review of Existing Information (*>500 documents*) (*complete*)
2. Stakeholder Engagement (*partially complete*)
3. Alternatives / Feasibility Analysis (*partially complete*) 
4. Summary of Findings & Recommendations (*initiating*)

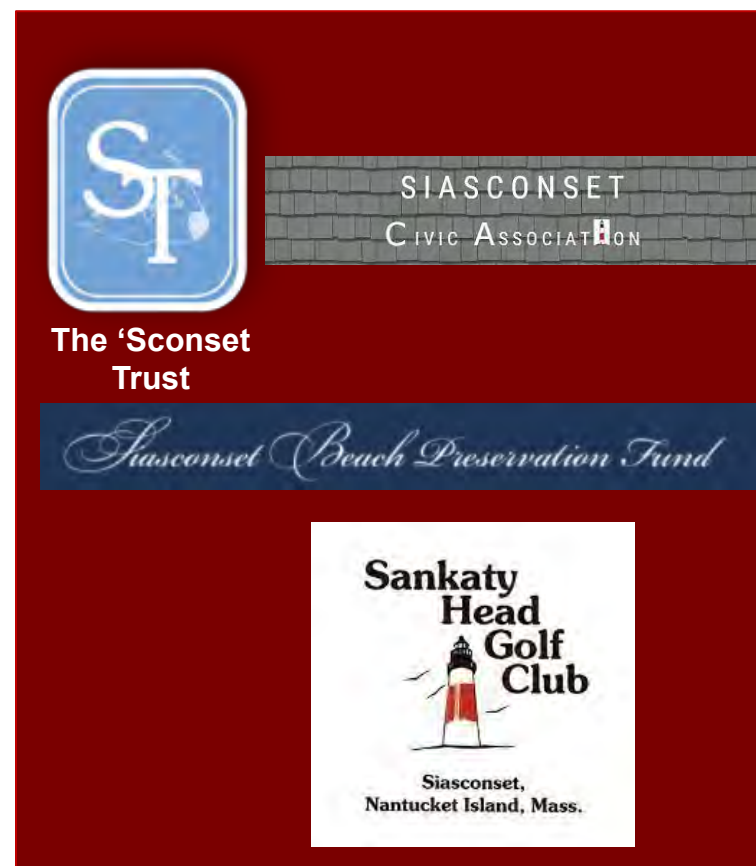
# Stakeholder Engagement Second Round of Focus Groups

## ORANGE



Greenhills

## DARK RED



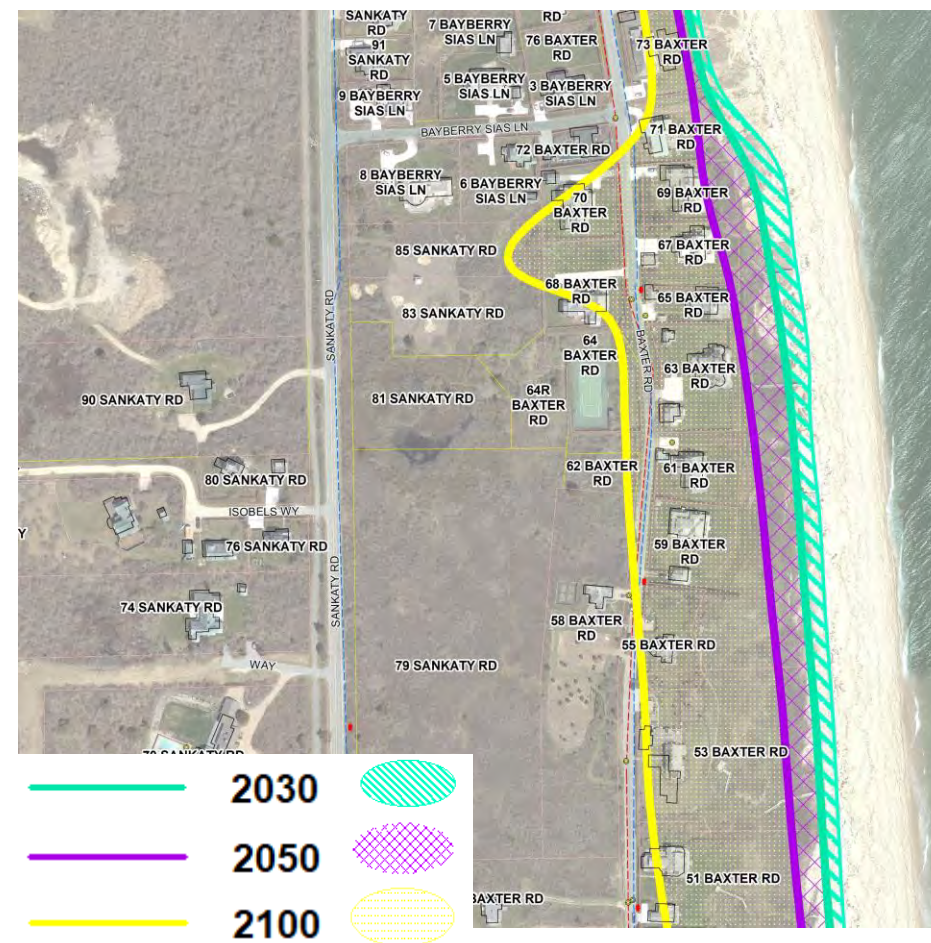
## TOWN



# Overview of Risk

## FEMA EROSION PROJECTIONS

- Analysis is largely statistical in nature and is most appropriate for longer term look
- Did not include geotubes or any shoreline protection in analysis
- Used variety of data sources including historic surveys (T sheets) and Lidar data 1846 - 2010







## COASTAL EROSION HAZARD AREAS

- 2030 INTERMEDIATE-HIGH
- 2050 INTERMEDIATE-HIGH
- 2100 INTERMEDIATE-HIGH

## PROJECT EROSION HAZARD AREA

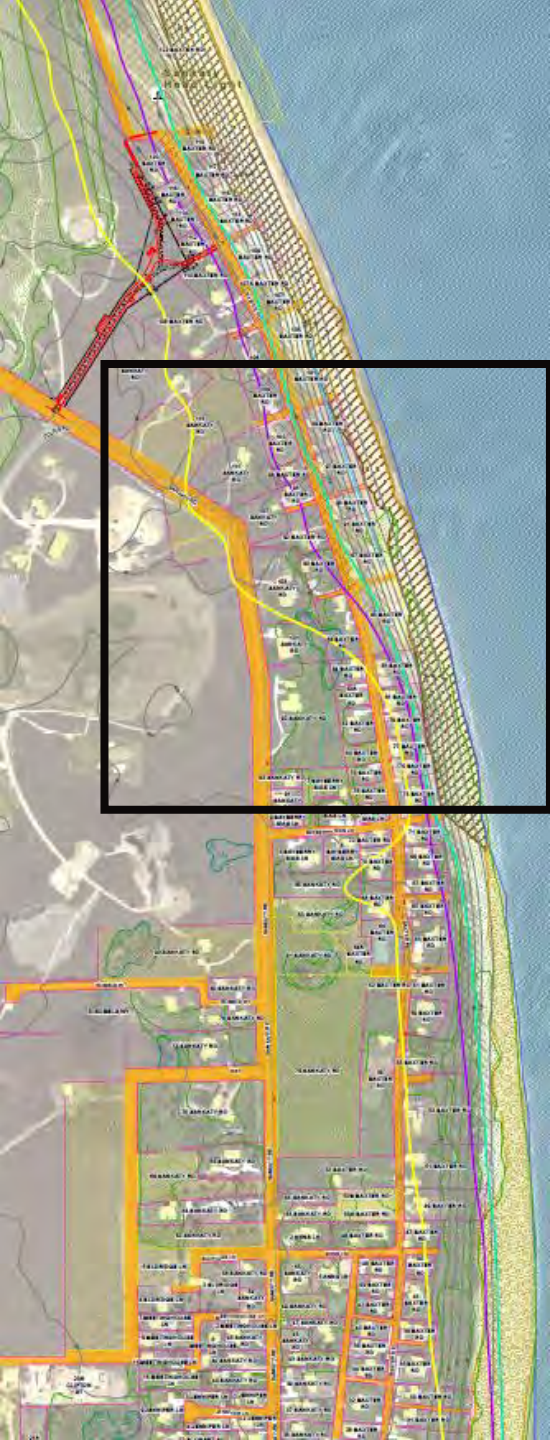
- YEAR 2030
- YEAR 2050
- YEAR 2100

- Legend**
- S.B.P.F. BAXTER ROAD ALTERNATIVE ACCESS PLAN (2018)**
- CATCH BASIN
  - DRAIN MANHOLE
  - STORMWATER LEACH PITS
  - SEWER SERVICE SHUT-OFF VALVE
  - WATER SERVICE SHUT-OFF VALVE
  - UTILITY POLE
  - PROPOSED DRAIN PIPE
  - PROPOSED SEWER PIPE
  - PROPOSED WATER MAIN
  - EDGE OF ROADWAY
  - RIGHT OF WAY
- EXISTING UTILITIES**
- PUBLIC WATER SUPPLY
  - HYDRANT
  - SEWER MANHOLE
  - WATER MAIN
  - GRAVITY SEWER MAIN
  - LOW-PRESSURE FORCE MAIN
  - SANITARY FORCE MAIN
  - GEO-TUBE
- TAX PARCELS**
- OCCUPIED PARCEL
  - MUNICIPAL PARCEL
  - VACANT LAND PARCEL
  - MUNICIPAL RIGHT-OF-WAY

- Legend**
- TOPOGRAPHY CONTOURS**
- COASTAL EROSION HAZARD AREAS**
- 2030 INTERMEDIATE-HIGH
  - 2050 INTERMEDIATE-HIGH
  - 2100 INTERMEDIATE-HIGH
- PROJECT EROSION HAZARD AREA**
- YEAR 2030
  - YEAR 2050
  - YEAR 2100

- WETLANDS AND ITEMS OF ENVIRONMENTAL CONCERN**
- DEP HYDROLOGIC CONNECTIONS
  - NHESP CERTIFIED VERNAL POOL
  - NHESP POTENTIAL VERNAL POOL
  - NHESP NATURAL COMMUNITY
  - DEP COASTAL BANK BLUFF OR SEA CLIFF
  - DEP COASTAL BEACH
  - DEP COASTAL DUNE
  - DEP SHRUB SWAMP
  - DEP OPEN WATER





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- YEAR 2050
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#### S.B.P.F. BAXTER ROAD ALTERNATIVE ACCESS PLAN (2018)

- CATCH BASIN
- DRAIN MANHOLE
- STORMWATER LEACH PITS
- SEWER SERVICE SHUT-OFF VALVE
- WATER SERVICE SHUT-OFF VALVE
- UTILITY POLE
- PROPOSE DRAIN PIPE
- PROPOSED SEWER PIPE
- PROPOSED WATER MAIN
- EDGE OF ROADWAY
- RIGHT OF WAY

#### EXISTING UTILITIES

- PUBLIC WATER SUPPLY
- HYDRANT
- SEWER MANHOLE
- WATER MAIN
- GRAVITY SEWER MAIN
- LOW-PRESSURE FORCEMAIN
- SANITARY FORCE MAIN
- GEO.TUBE

#### TAX PARCELS

- OCCUPIED PARCEL
- MUNICIPAL PARCEL
- VACANT LAND PARCEL
- MUNICIPAL RIGHT-OF-WAY

- LIGHTHOUSE
- TOPOGRAPHY CONTOURS

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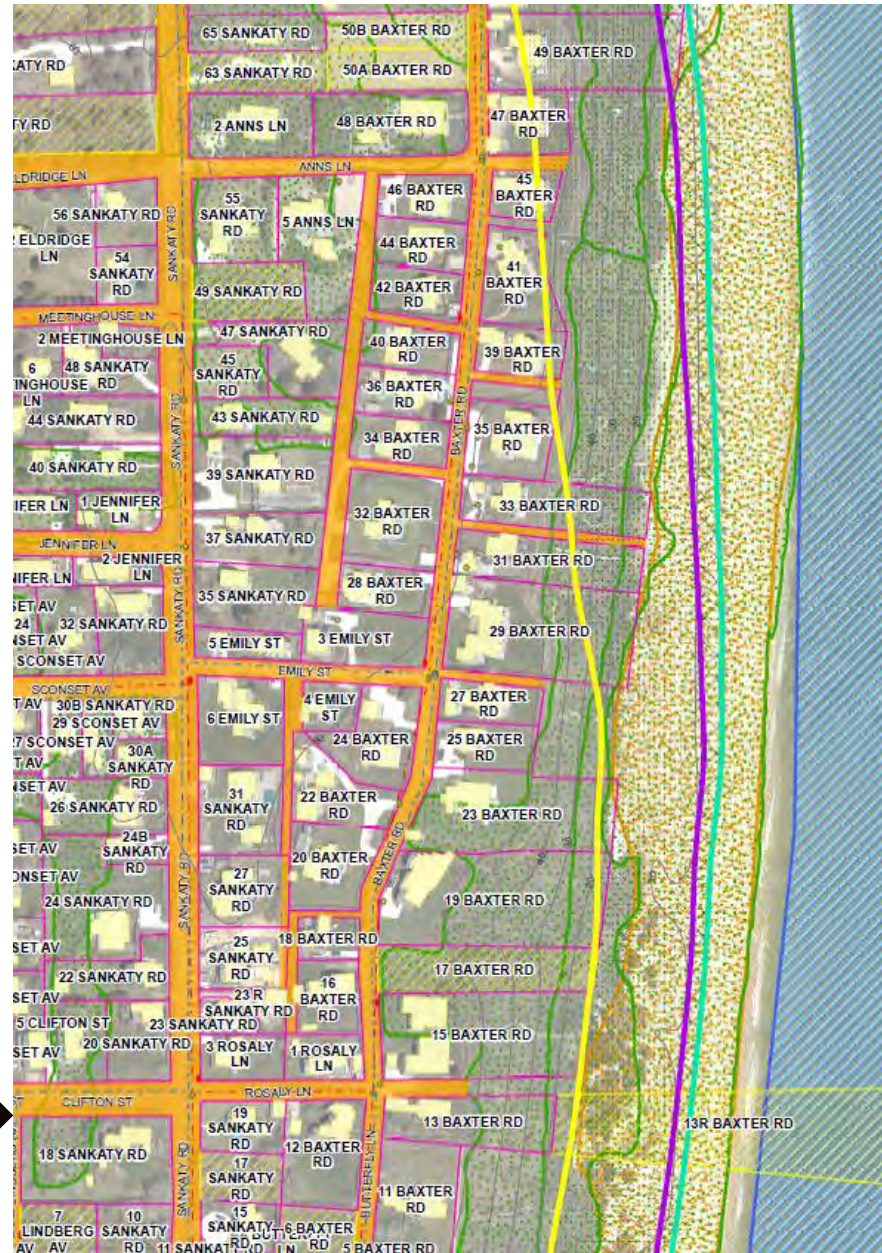
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Project Updates

# Alternatives Overview



# Alternatives Overview

| Alternative Name                                | Description                                                                    | Coastal Process                                                                               |
|-------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| No Change in existing system and O&M Activities | Baseline                                                                       | Current                                                                                       |
| Adaptive dune nourishment with existing system  | Incorporate an adaptive management approach to the sediment placed on the dune | Optimize placement volumes to variations in erosion and accretion to the template             |
| Expand existing system                          | As previously designed                                                         | Greater alongshore distance protected                                                         |
| Removal, retreat and Baxter Road relocation     | Relocate/abandon utilities and access to homes and lighthouse                  | Return to pre-construction conditions                                                         |
| Nearshore breakwaters with existing system      | Add nearshore breakwater structures seaward of existing project                | Add a wave attenuation component to reduce sediment movement in the lee side of the structure |
| No Action                                       | Remove system and no additional activities                                     | Current                                                                                       |



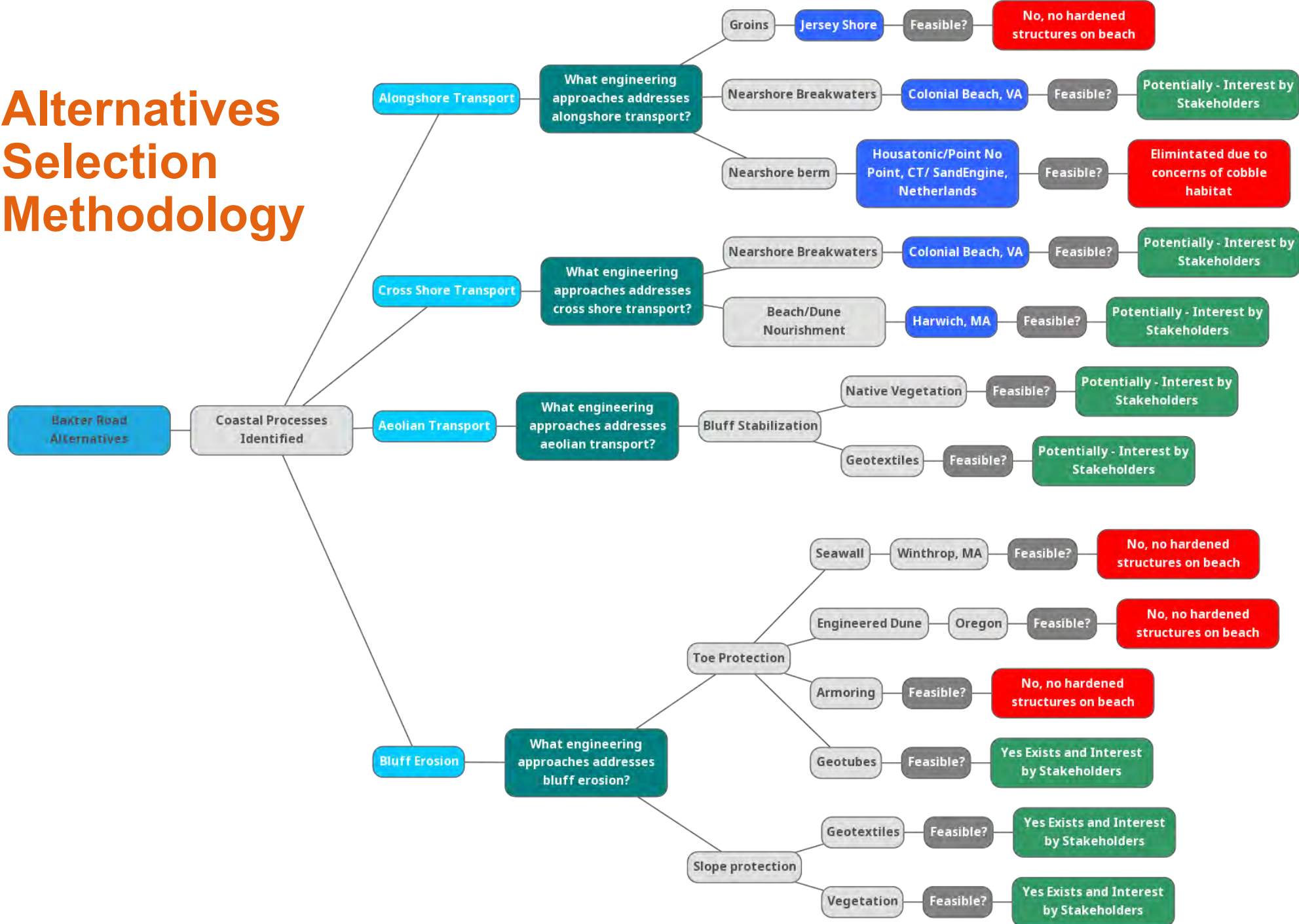
# Approach to the Selection of Alternatives

- The alternatives analysis was performed from an engineering and coastal process perspective
- Bluff protection cannot be achieved without toe stabilization, so alternatives that provide bluff protection include toe stabilization.
- We explored other forms of innovative protection methods but some would not provide toe stabilization.
  - Nantucket is unique
- Removal of the current system and replacement with another form of toe stabilization would also have environmental and cost impacts.
- With these considerations, analysis was completed with the existing system in place for most alternatives, with a single variable changing each time.

## Criteria for Assessment of Alternatives

- **Definition of purpose** – what is the alternative intended to do?
- **Service life** – for what period of time would the alternative be effective in preventing significant bluff erosion.
- **Initial construction cost** – order of magnitude estimates for comparison between alternatives.
- **Operations and maintenance** – costs and other considerations; order of magnitude to compare between alternatives.
- **Constructability** – identify likely issues which could impact the ability to implement the alternative.
- **Other feasibility issues** – will vary with alternative but items may include supply (for sand); need for land acquisition; access; emergency services; adjacent impacts; etc.
  - **Environmental considerations** – Impacts to endangered species, vegetation, habitat, etc.

# Alternatives Selection Methodology





# What does the current system address?

**The existing system's primary function is to provide toe protection**

1. Toe Protection: Protects toe of bluff from wave action which can erode leading to episodic collapse of the bluff

## **Dune Nourishment**

1. Adds material to the littoral system/sediment budget
2. Acts as a buffer to the geotubes

## **Bluff Stabilization**

1. Aeolian or Wind Transport
2. Best Management Practices for managing surface drainage



(Epsilon, 2018)

# No Change in existing system and O&M Activities

Description: Serves as baseline alternative for comparison. Proposes no change to system or its maintenance.

| Target Effects                                                            | Side Effects                                                                                        |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Continue protection for homes and infrastructure alongshore               | Continued cost of sand and monitoring                                                               |
| Continue contributing sediment to the littoral system through nourishment | Aesthetic concerns                                                                                  |
| Constructability                                                          | Overfilling beyond erosion rate creates a surplus of sand in the template, may have adverse impacts |

## Other Considerations

Permitting

Sand source



# Adaptive Dune Nourishment with existing system

Description: Incorporate adaptive nourishment strategy. After springtime survey, determine volume necessary to refill template to design, and refill template.

| Target Effects                             | Side Effects                                |
|--------------------------------------------|---------------------------------------------|
| Optimizes sediment needs to environment    | Variability in budgeting can be challenging |
| Prevent overfilling template beyond design | Does not address sand compatibility         |
| Optimizes cost                             | Only protects a small portion of the road   |
| Minimizes potential cobble habitat impact  |                                             |

## Other Considerations

Variability in sand needs year to year  
Permitting  
May help beach access



Dunes near Sesachacha Pond (FEMA, 2020)



## Expanded Existing System

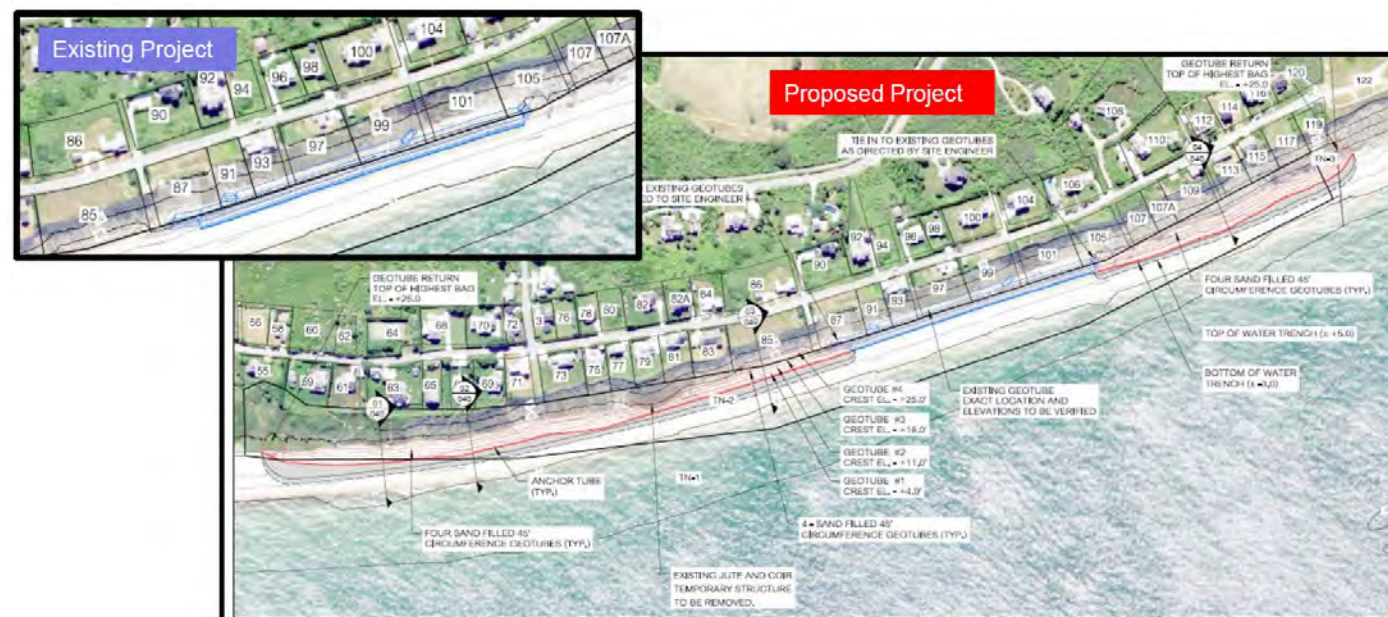
Description: Lengthen system with additional 2,873 ft alongshore; include four tiers of toe protection to provide resiliency from the 100 to 200-year storm; bluff face vegetated with American beachgrass or other native vegetation; Dune nourishment to cover toe protection for longer length; Continue monitoring program.

| Target Effects                                         | Side Effects                                                     |
|--------------------------------------------------------|------------------------------------------------------------------|
| Increased protection alongshore                        | Increased cost of maintenance with increased sand and monitoring |
| Ample monitoring funded by homeowners                  | Potential aesthetics concerns                                    |
| Increased sediment availability for the littoral drift | Increased sediment needed to fill new larger template            |

### Other Considerations

Sediment sourcing

Permitting



Source: <https://records.nantucket-ma.gov/WebLink/ElectronicFile.aspx?docid=125433&dbid=0&repo=TownofNantucket>

# Removal, Retreat, and Baxter Road Relocation

Description: Relocate/abandon utilities and access to homes and lighthouse. Property owners retreat.

| Target Effects                 | Side Effects                                           |
|--------------------------------|--------------------------------------------------------|
| Return system to natural state | Cost of moving home $\geq 500K$                        |
| Cease maintenance activities   | Utility and road relocation cost                       |
|                                | Bluff will erode                                       |
|                                | Loss of bluff walk and beach width                     |
|                                | May take long time for system to reach new equilibrium |

## Other Considerations

Where could homes, utilities, and roadway relocate to?  
How to maintain lighthouse access?



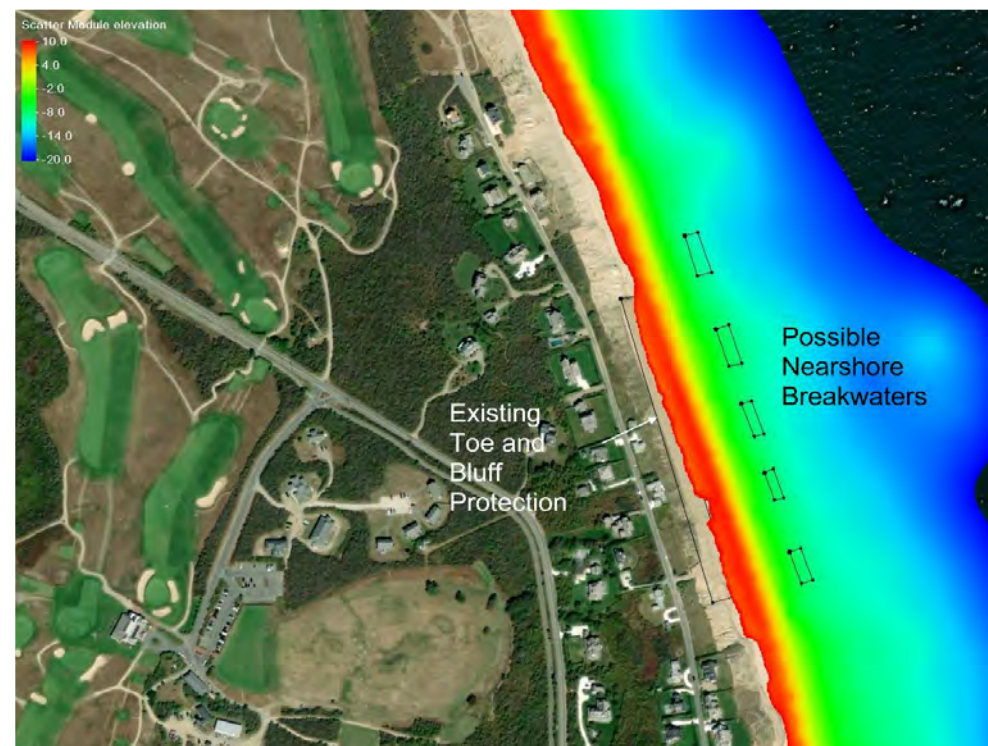
# Nearshore Breakwaters with existing project

Description: Add nearshore breakwater structures seaward of existing project

| Target Effects                            | Side Effects                            |
|-------------------------------------------|-----------------------------------------|
| Helps with erosion                        | Less protection with extreme surge      |
| Helps with sediment transport             | Potential concern for downdrift beaches |
| Helps with waves & reduces rip currents   | Potential aesthetics concern            |
| Can be beneficial habitat for marine life | Cost and time                           |

## Other Considerations

Safety, navigation, removal, structure lifetime can be 50+ years





# Homeowner/Community Outreach on SOP (Standards of Practice) & BMP (Best Management Practices)

Best management practices (BMPs) for reducing bluff erosion include management of surface drainage as well as shallow subsurface groundwater drainage to the bluff edge and face to control local erosion and slope failure due to drainage.

*\*This option will be paired with the alternative that is selected*



Beach Grass with Jute Mesh, Sicaonset Bluff, Nantucket (WPI, 2014)



Project Updates

# What We've Heard



## What We've Heard & Current Tensions

Desire for consideration of soft erosion control installations.

Need for an island wide sediment transport study

Desire to understand feasibility of the nearshore breakwaters option a bit more.

Need to understand the tax implications better.

Consider combinations of adaptation pathways (e.g. begin building new access while also protecting bluff for some period of time)

What would the cost of a buyout program be?



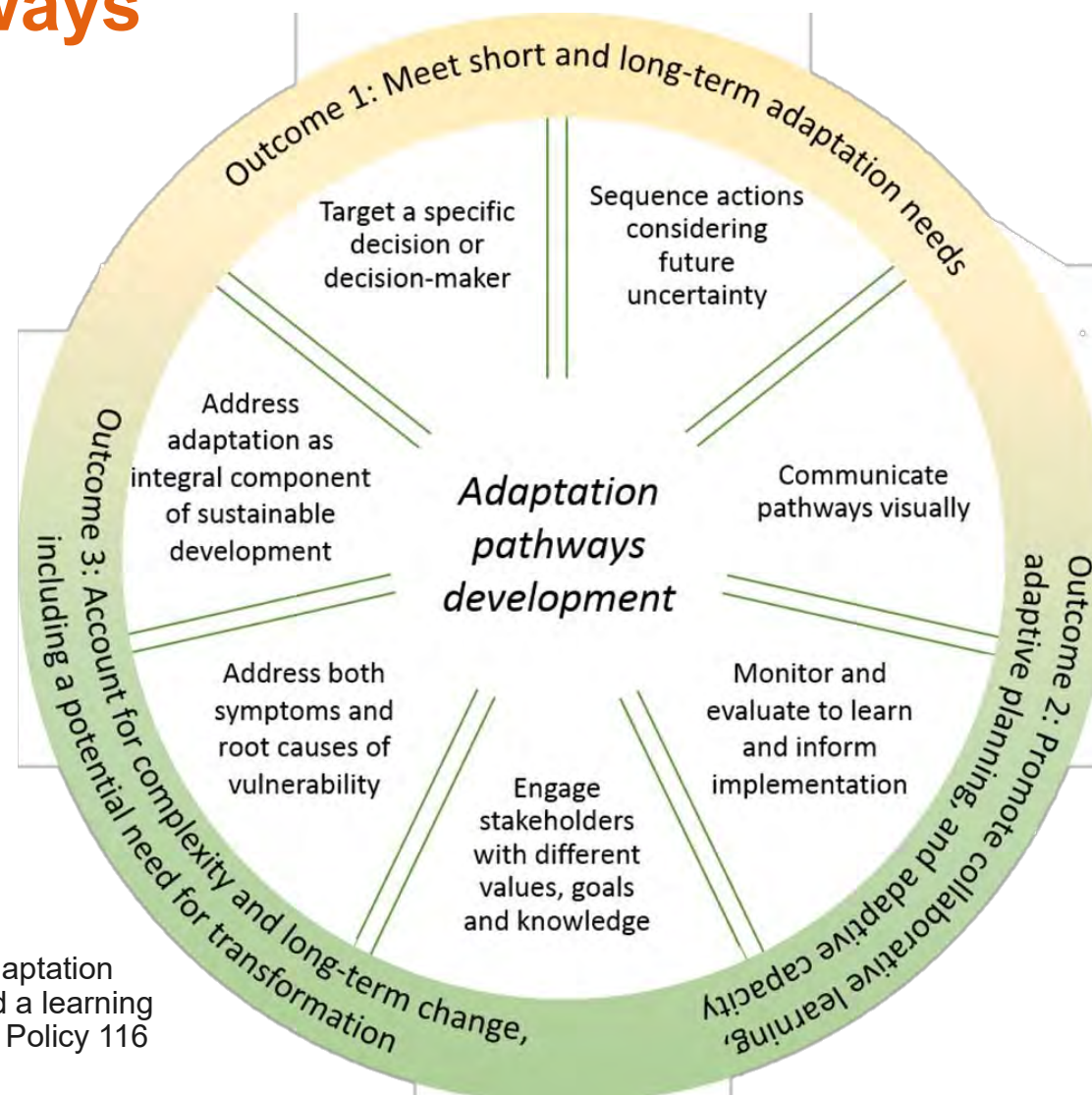
Project Updates

# Where We Are Going

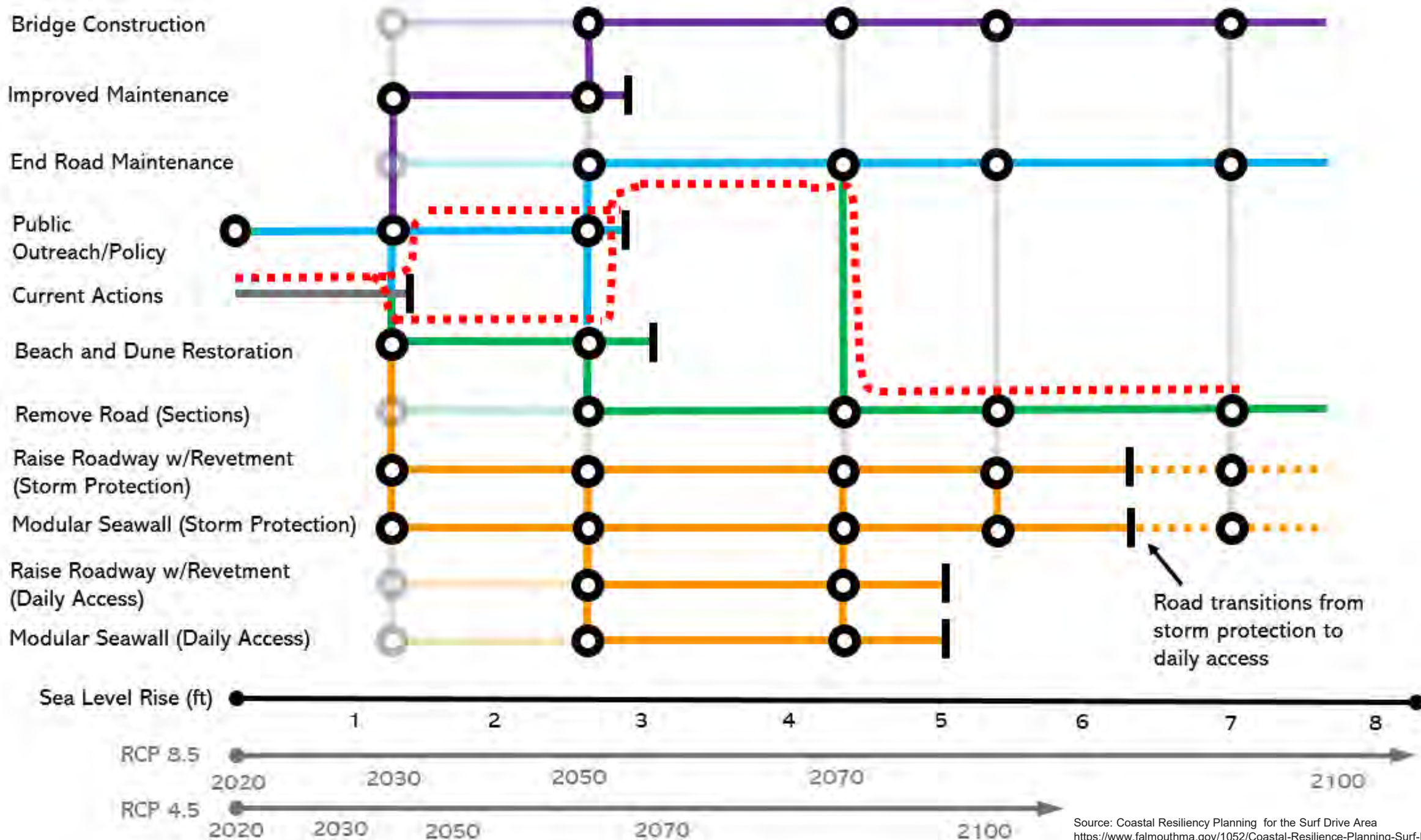




# Adaptation Pathways



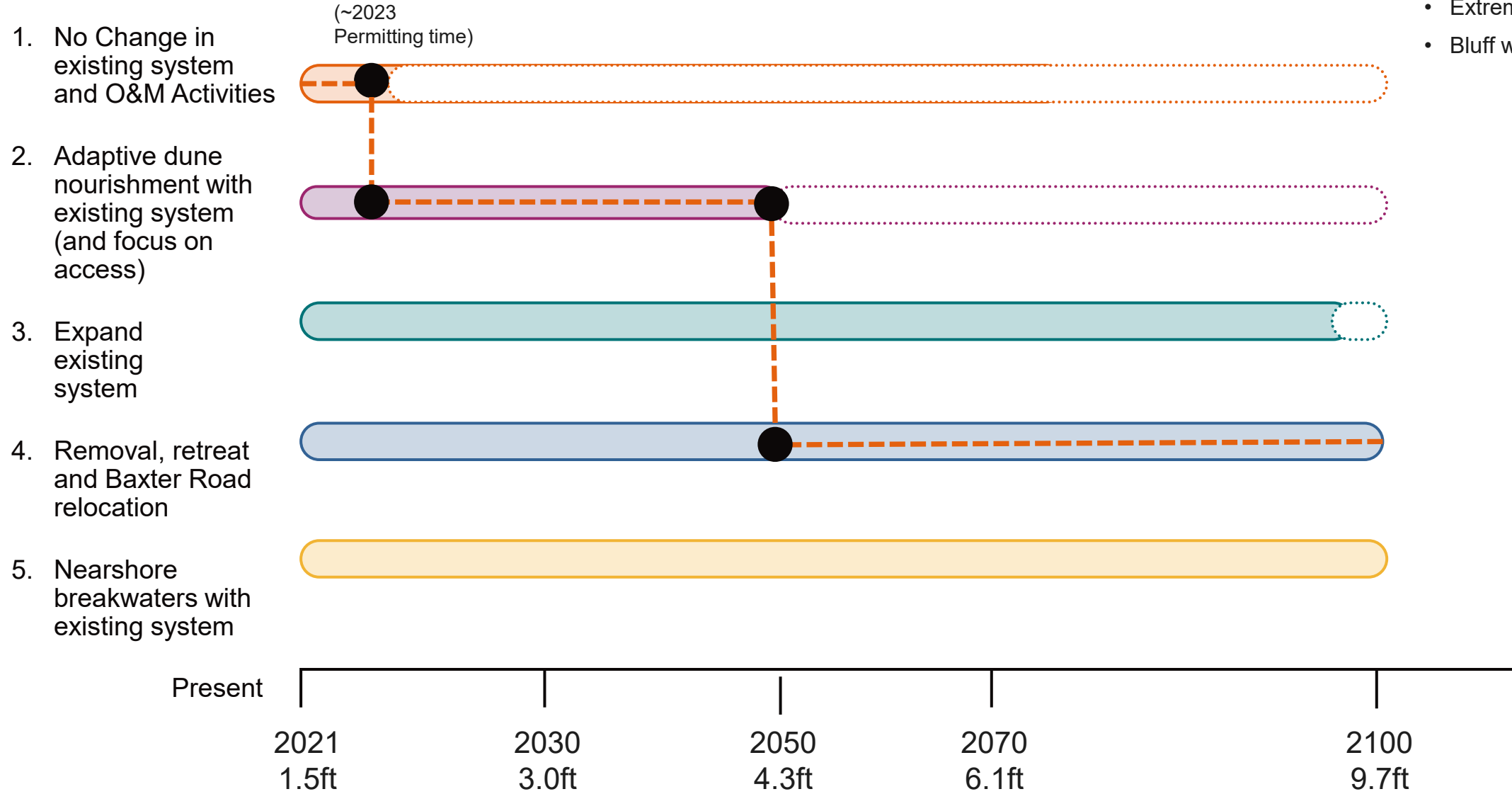
Source: Werners, Saskia E., et al. "Adaptation pathways: A review of approaches and a learning framework." *Environmental Science & Policy* 116 (2021): 266-275. View [HERE](#)





# Example Pathway

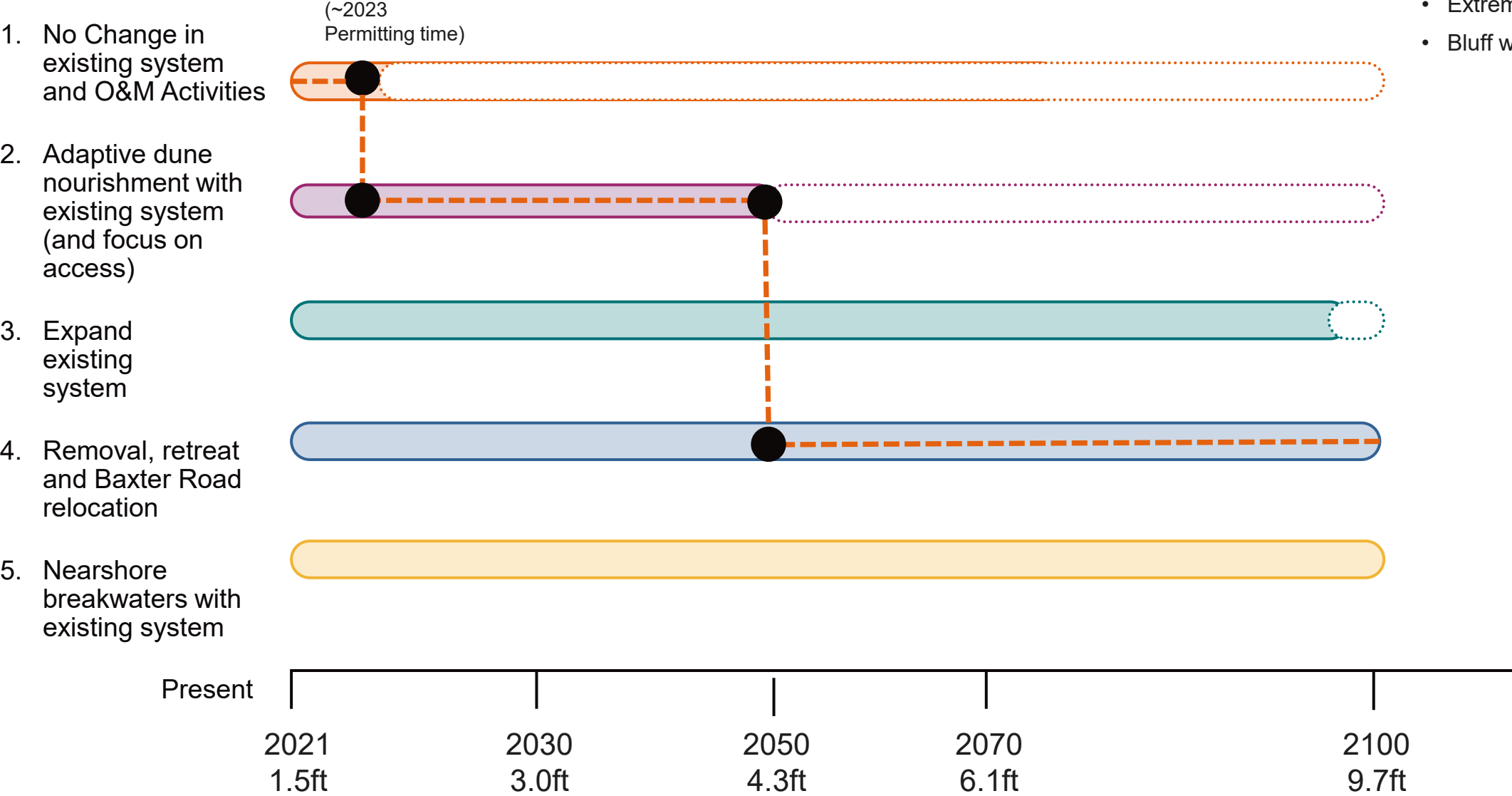
- ⊗ Tipping Point Due to:
- Sediment Availability
  - Extreme Erosion Event
  - Bluff within 25 ft of Rd



● Implement Adaptation

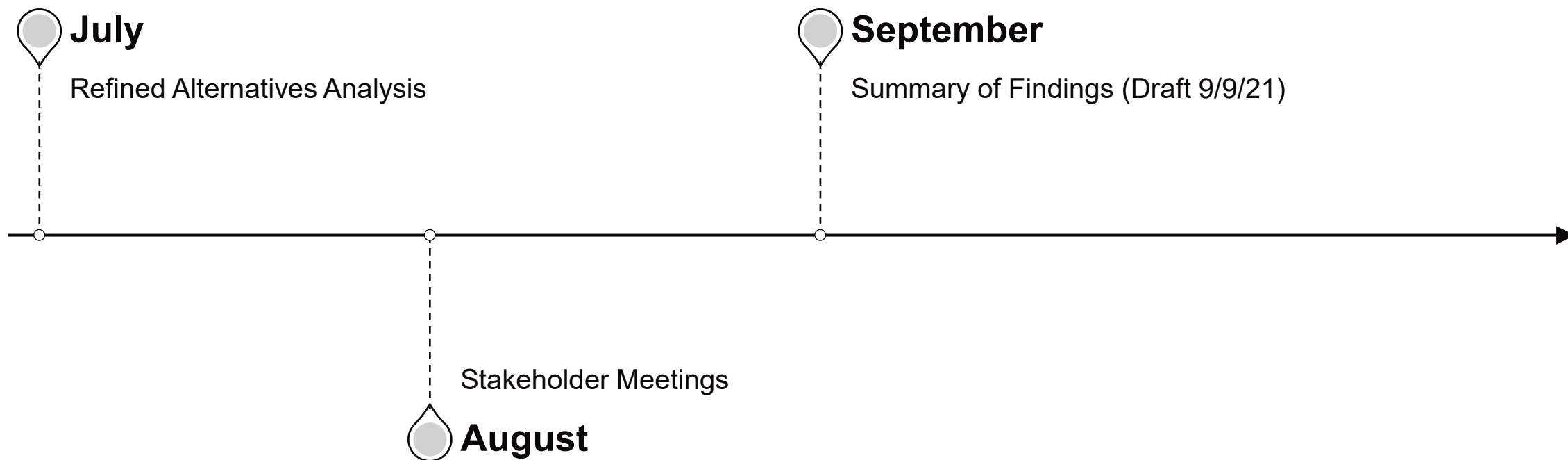
# One Preferred Pathway

- ⊗ Tipping Point Due to:
- Sediment Availability
  - Extreme Erosion Event
  - Bluff within 25 ft of Rd



● Implement Adaptation

# Upcoming Activities





## Thank You



**Jennifer Kelly Lachmayr, PE, BCEE**

Principal in Charge / Project Director

[Jennifer.Lachmayr@arcadis.com](mailto:Jennifer.Lachmayr@arcadis.com)



**Kathryn Edwards, PE**

Principal Engineer / Project Manager

[Kate.Edwards@arcadis.com](mailto:Kate.Edwards@arcadis.com)



<https://www.bostonglobe.com/metro/2014/09/28/battle-over-bluff-nantucket/L41admApMtz3ZGqsO8XITl/story.html>

**Arcadis.** Improving quality of life.

# Sea Street Pump Station Force Main No. 3

Nantucket, MA

Additional Requested Improvements and Surface Features  
Impacted Along Force Main Project Route

July 14, 2021

Select Board Presentation

ZIAD F. KARY,  
P.E.  
Senior  
PRINCIPAL

FRANK AYOTTE,  
P.E.  
VICE PRESIDENT

DAVID GRAY  
NANTUCKET SEWER  
DIRECTOR



ENVIRONMENTAL  
 PARTNERS

**Hazen**

# DPW Improvements Requested along Force Main Route (not eligible for funding under Force Main Project)

| Sidewalks   | Cobble    | Crosswalks | Drainage     | Bit Conc Restoration                                                |
|-------------|-----------|------------|--------------|---------------------------------------------------------------------|
| Sea St      |           |            | Lily St      |                                                                     |
| Lily St     |           |            | Liberty St   |                                                                     |
| Liberty St  |           |            | Atlantic Ave |                                                                     |
|             | Winter St |            |              |                                                                     |
| Pleasant St |           |            |              | Pleasant/<br>Silver St.<br>(Parking lot<br>Pavement<br>restoration) |
|             |           | Liberty St |              |                                                                     |
|             |           | India St   |              |                                                                     |
|             |           | Hussey St  |              |                                                                     |





# Sea Street Sidewalk Extension

## Additions -

- **#5 Sea St to #13 N. Water Street**
- **67 square yards**
- **Reclaimed granite curbing:**  
120 feet
- **Remove and reset granite curbing:**  
180 feet
- **Brick R&R:**  
67 square yards
- **Brick sidewalk (using like kind material):**  
67 square yards

FIGURE 1 - SEA STREET SIDEWALK CONNECTIVITY





# Lily Street Sidewalk

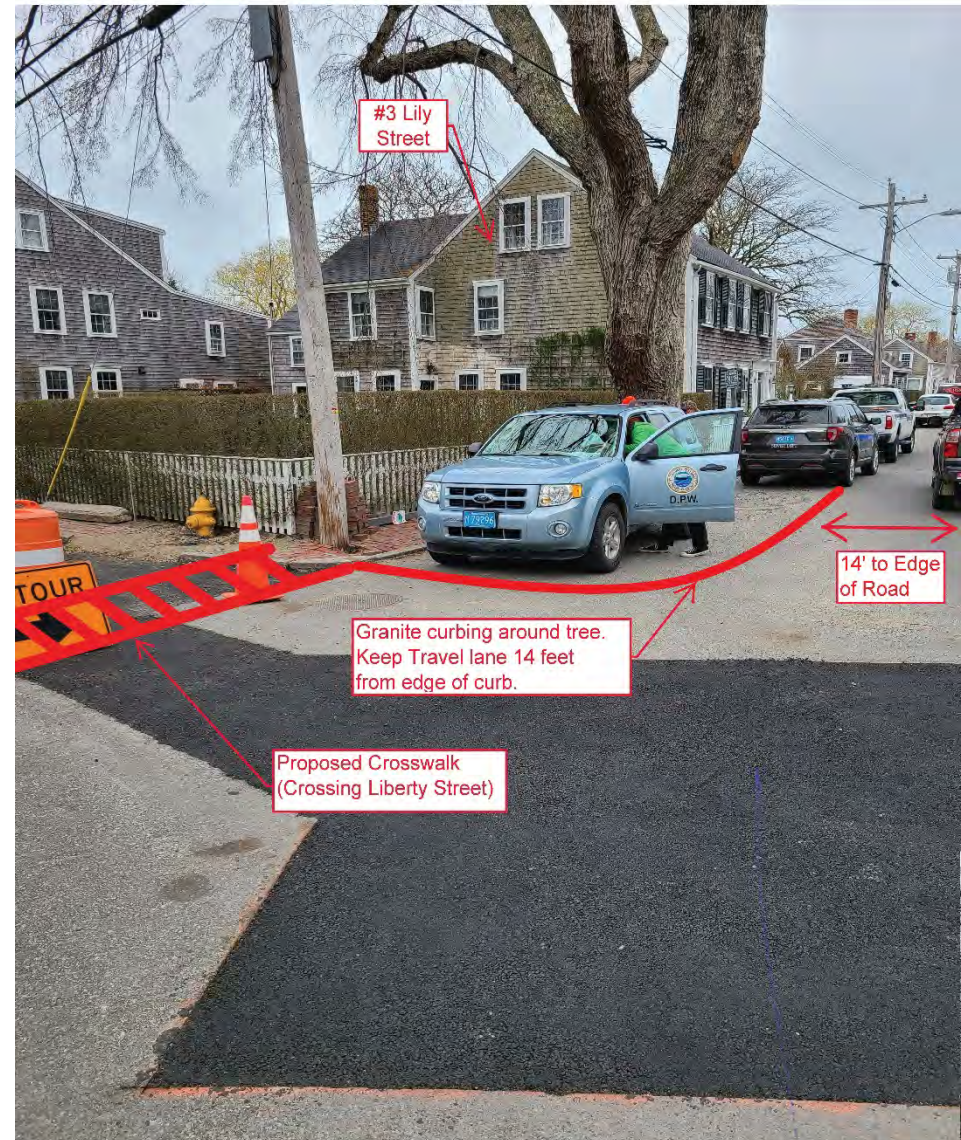
Additions -

- **Brick sidewalk:**  
square yards
- **Reclaimed granite curbing:**  
55 feet

33

*\* Reconfiguration of sidewalk and granite curbing for tree protection (tree shown behind DPW vehicle). Travel lane to be 14 feet wide curb-to-curb.*

FIGURE 2 - LILY STREET RECONFIGURATION OF SIDEWALK AND GRANITE CURBING FOR TREE PROTECTION. KEEP TRAVEL LANE 14-FEET FROM THE CURB





# Liberty Street Sidewalk Realignment

Additions -

- **Sidewalk:**  
44 square yards
- **New granite curb:**  
200 feet
- **Storm drain pipe:**  
250 feet
- **Epoxy line paint:**  
255 feet

FIGURE 3 - LIBERTY STREET SIDEWALK REALIGNMENT



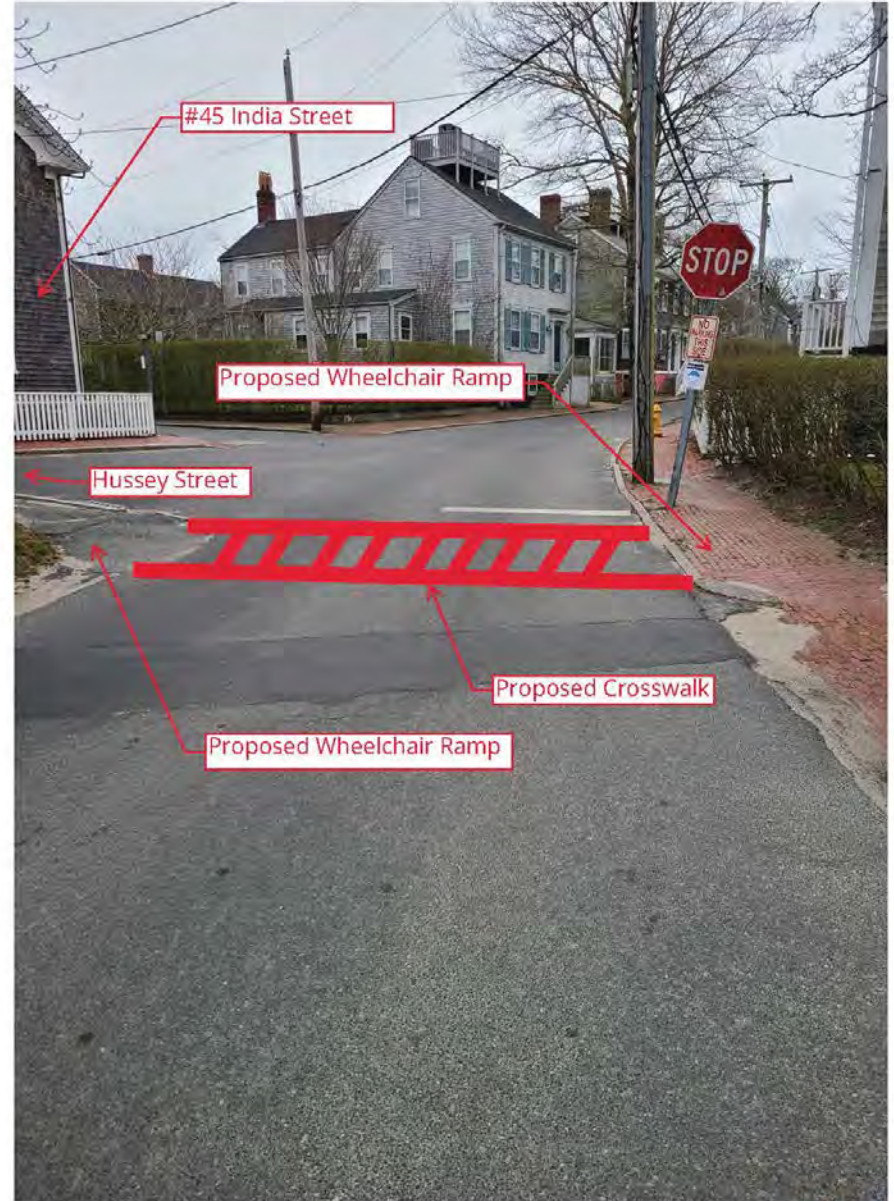


# Liberty Street Crosswalks

## Additions -

- **Wheelchair ramps:**  
4 each
- **Crosswalks**

FIGURE 4A - LIBERTY STREET AND HUSSEY STREET CROSSWALK 1

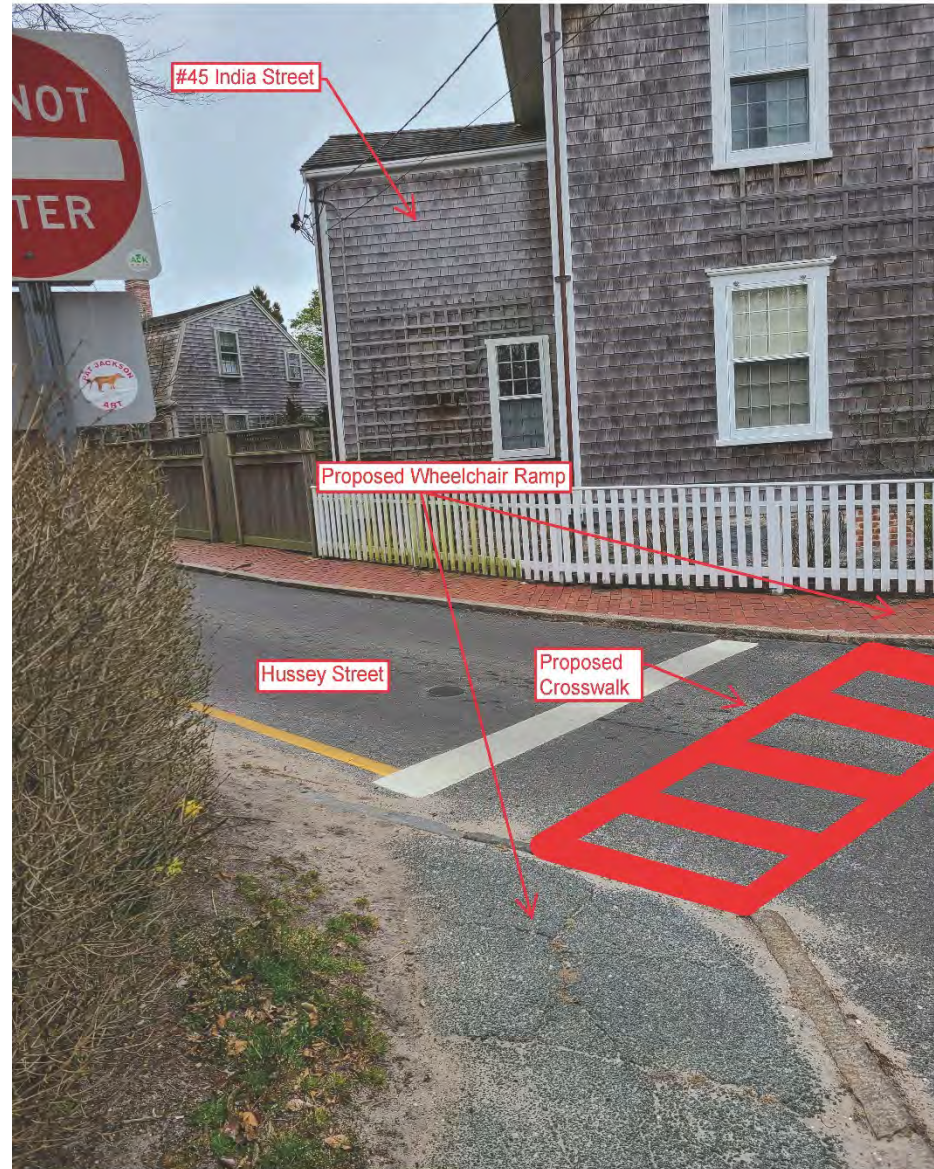


# Liberty Street / Hussey Street Street / India Street

Additions -

- **Crosswalks at Hussey St:**  
2 each
- **Wheelchair ramps:**  
2 each
- **Brick wheelchair ramp and associated sidewalk to replace bituminous pavement in center island.**

FIGURE 4B - LIBERTY STREET AND HUSSEY STREET  
CROSSWALK 2





# Liberty Street Drainage

Additions -

- **Drain pipe:**  
250 feet
- **DMH/CB structures:**  
2 each

FIGURE 5 - LIBERTY STREET DRAINAGE



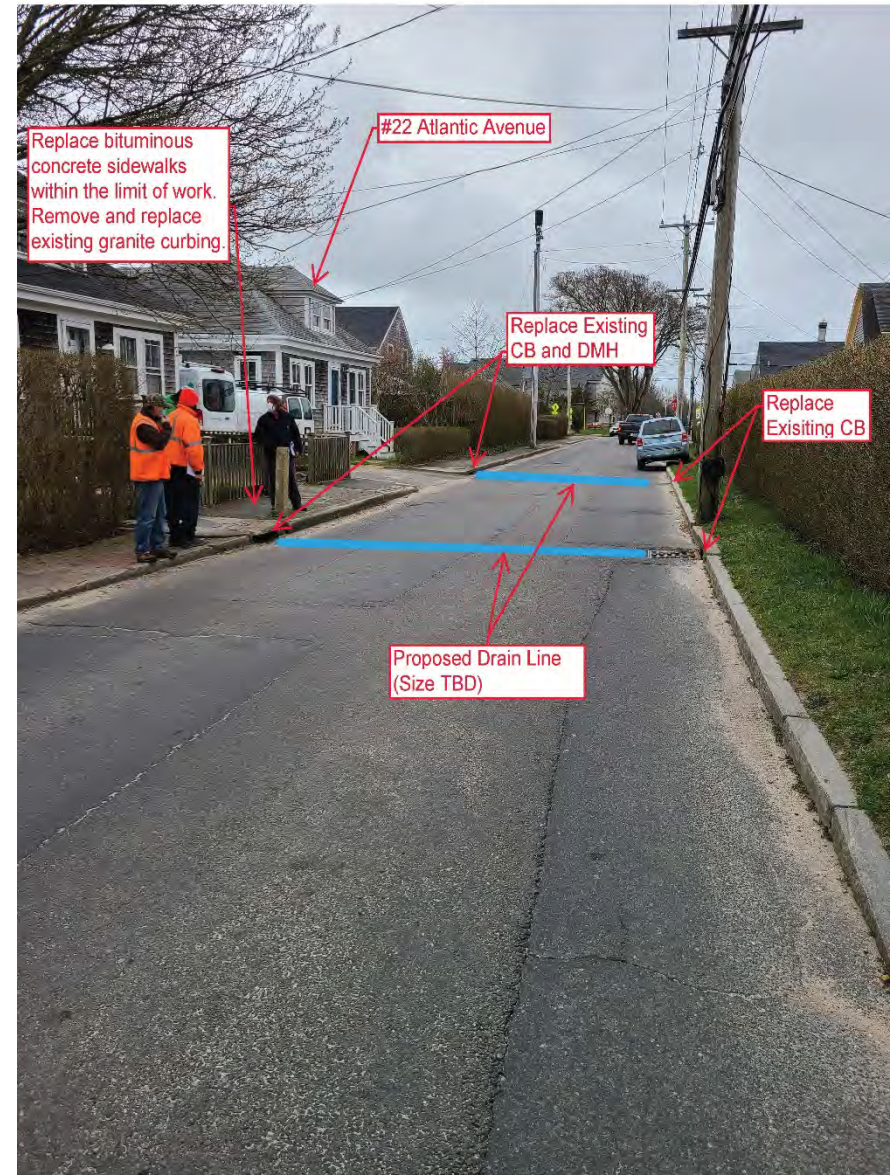


# Atlantic Ave Drainage & Sidewalk Replacement

## Additions -

- **Bituminous concrete:**  
25 square yards
- **Reclaimed granite curb:**  
60 feet
- **Loam restoration:**  
50 square yards
- **Drain pipe:**  
50 feet
- **Drainage structures:**  
6 each

FIGURE 7 - ATLANTIC AVENUE DRAINAGE AND SIDEWALK REPLACEMENT

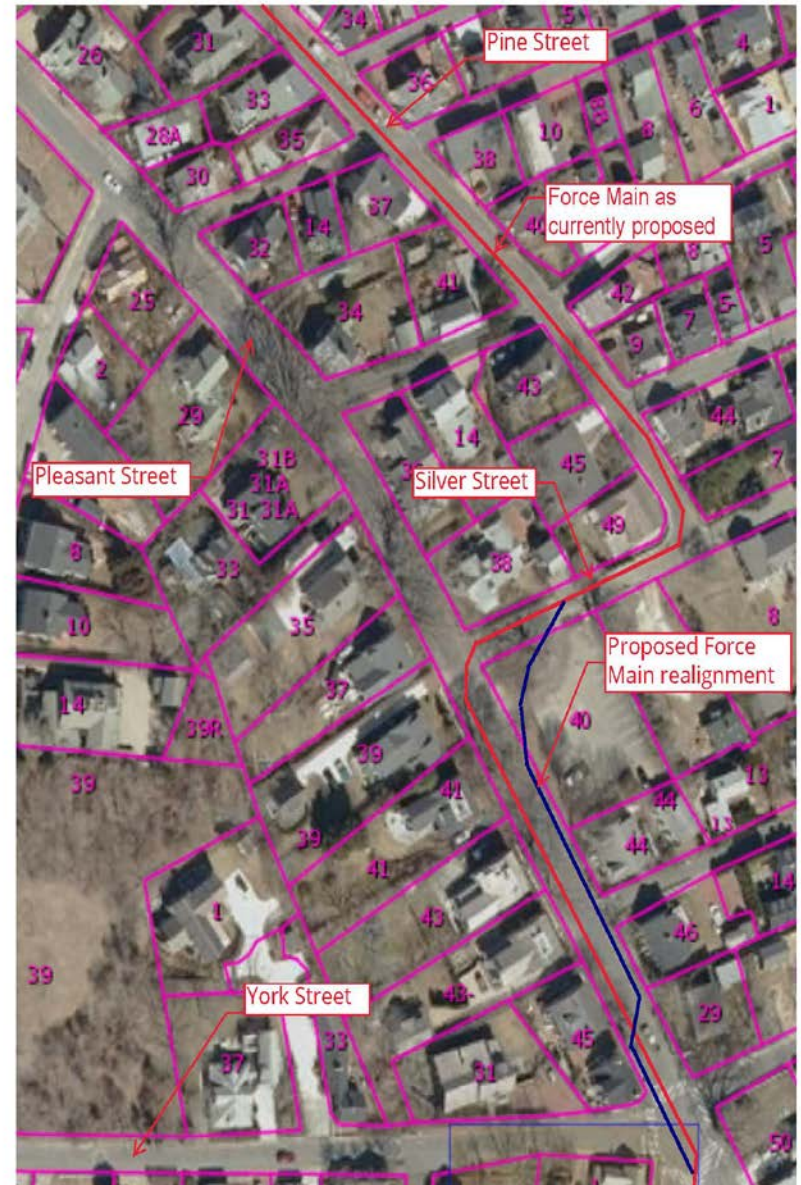


# Pleasant St Force Main Realignment and Parking Lot Restoration

## Additions -

- **Bituminous concrete sidewalk:**  
128 square yards
- **Granite curb R&R:**  
230 feet
- **Loam restoration:**  
51 square yards
- **Reclaimed granite curbing:**  
30 feet
- **Parking lot restoration:**  
1,100 square yards

FIGURE 6 - PLEASANT STREET FORCE MAIN REALIGNMENT





# Winter Street Cobblestone Roadway

Additions -

- **Cobblestone to replace bituminous pavement:**  
518 square yards





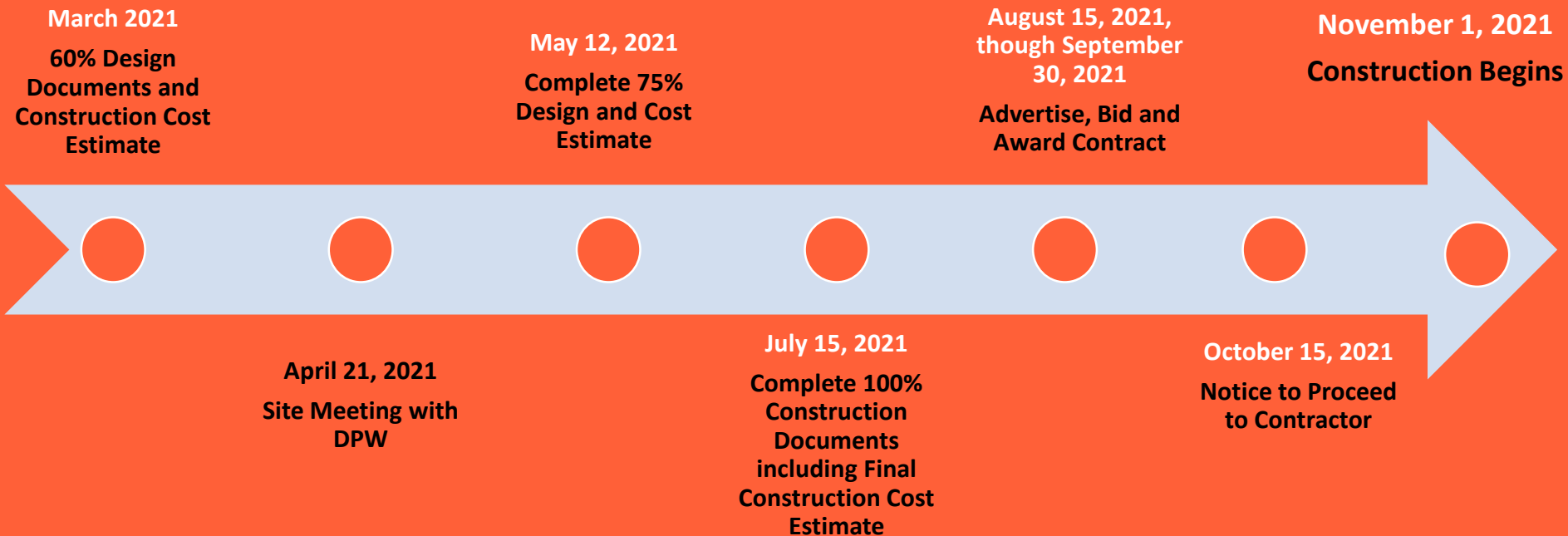
# Contract Bid Alternates Based on Priority

| Priority | Description                                                                                         | Estimated Capital Cost | DPW Funding Source                                                                                                                       |
|----------|-----------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| #1       | Liberty Street drainage                                                                             | \$80,000               | 36425-99369 A18/'19<br>STORMWATER SYSTEM IMPR.<br>\$80,000                                                                               |
| #2       | Sea Street, Liberty Street, & Lily Street<br>sidewalks including wheelchair ramps<br>and crosswalks | \$225,000              | <u>36422/90415 A10/'20</u><br>ADA ACCESSIBILITY UPGR.<br>\$50,000<br><u>36422-99315 A10/'19</u><br>PAVING REPAIRS & UPDATES<br>\$175,000 |
| #3       | Atlantic Street drainage                                                                            | \$70,000               | <u>36425-99369 A18/'19</u><br>STORMWATER SYS. IMPR.<br>\$70,000                                                                          |
| #4       | Pleasant Street/Silver Street parking lot<br>paving                                                 | \$120,000              | <u>01420-95116 A10/2015</u><br>PARKING LOT IMPR.<br>\$21,643.79<br><u>36422/90417 A10/'20</u><br>MUN. FAC. PAVING REPAIRS<br>\$98,356.21 |
| #5       | Winter Street cobblestone roadway <sup>1</sup>                                                      | \$275,000              | <u>ORG/OBJ A10/'21</u><br>COBBLESTONE REPAIRS<br>\$250,000<br><u>ORG/OBJ CHAPTER 90</u><br>COBBLESTONE REPAIRS<br>\$25,000               |

1. If Winter St. cobblestone (buried in roadway) is not accepted as a bid alternate, Contractor will still be required to remove, stockpile, and transport cobblestone to DPW as part of the base bid. Road will be restored with roadbase and temporary pavement. DPW will install cobblestone under a separate project.



# Future Tasks and Schedule



THANK  
YOU

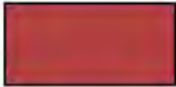
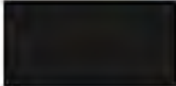


ENVIRONMENTAL  
 PARTNERS

**Hazen**



# Surface Features Impacted Along Force Main Route (Funded by Force Main Project)

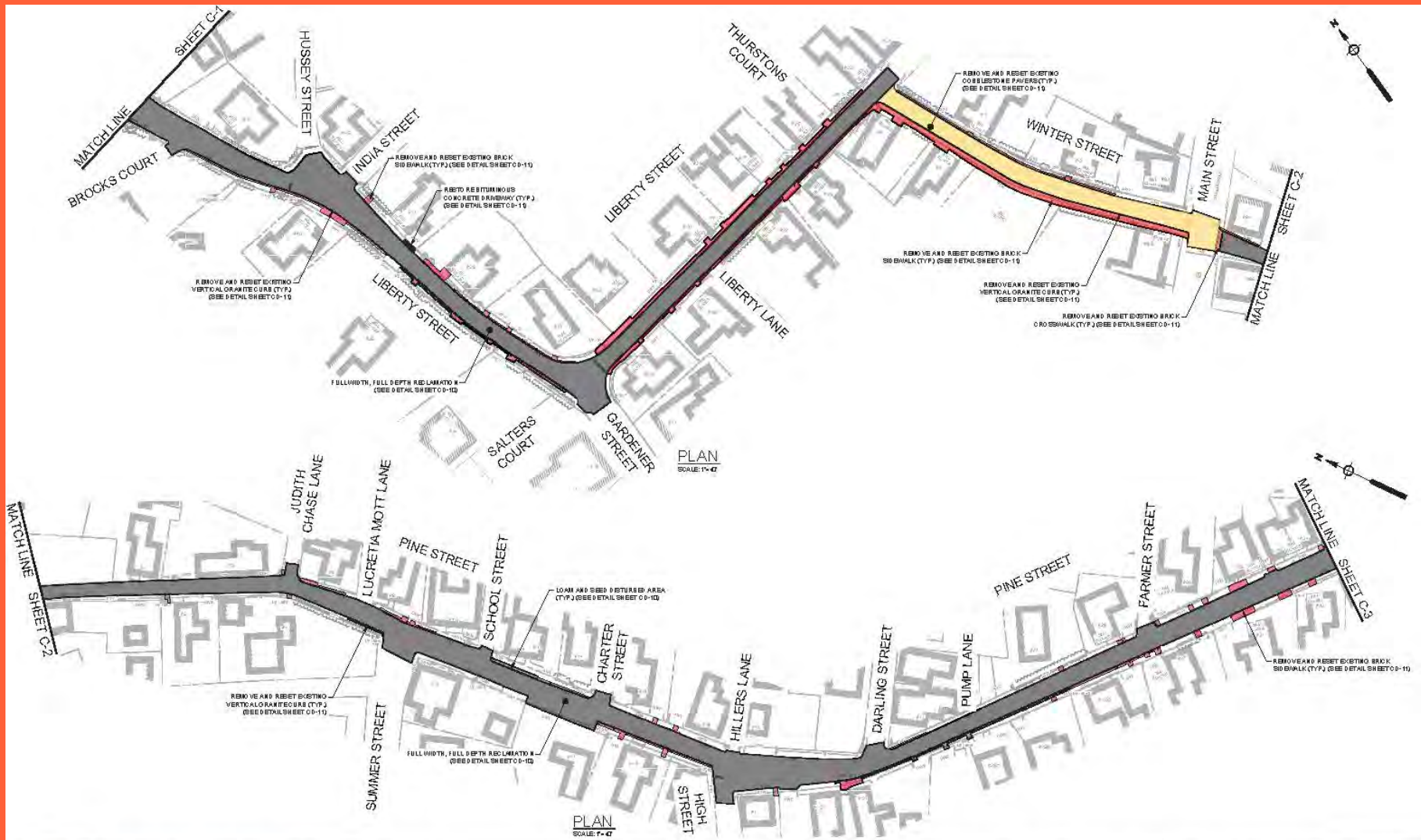
| LEGEND                                                                              |                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------|
|    | FULL DEPTH RECLAMATION                  |
|    | REMOVE AND RESET BRICK SIDEWALK         |
|    | REMOVE AND RESET COBBLESTONE            |
|    | BRICK SIDEWALK USING LIKE KIND MATERIAL |
|    | LANDSCAPE RESTORATION                   |
|   | BIKE PATH RESTORATION                   |
|  | PERMANENT TRENCH PAVEMENT               |
|  | BITUMINOUS DRIVEWAY RESTORATION         |



## 16



# Liberty St; Winter St & Pine St



**ENVIRONMENTAL PARTNERS**

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

|             |           |
|-------------|-----------|
| DATE        | AS NOTED  |
| JUN 2021    | 3/20/2021 |
| DESIGNED BY | TJE       |
| CHECKED BY  | RUN/PCN   |
| APPROVED BY | 23 K      |

THIS LINE ONE INCH IS NOW WHEN PLOTTED AT FULL SCALE IN A 24" X 36" DRAWING

SEA STREET PUMP STATION FORCE MAIN NO.3  
TOWN OF NANTUCKET, MA

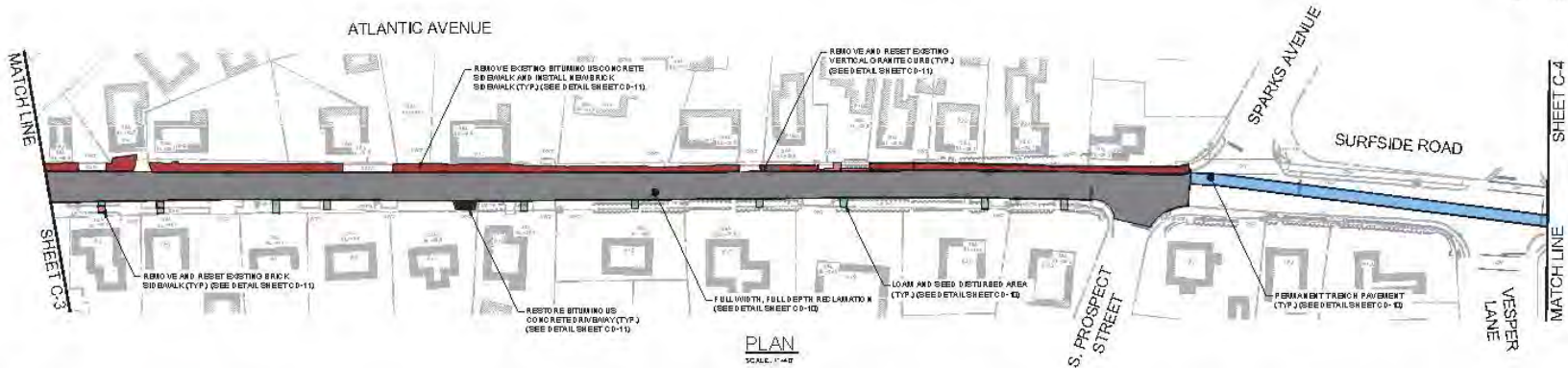
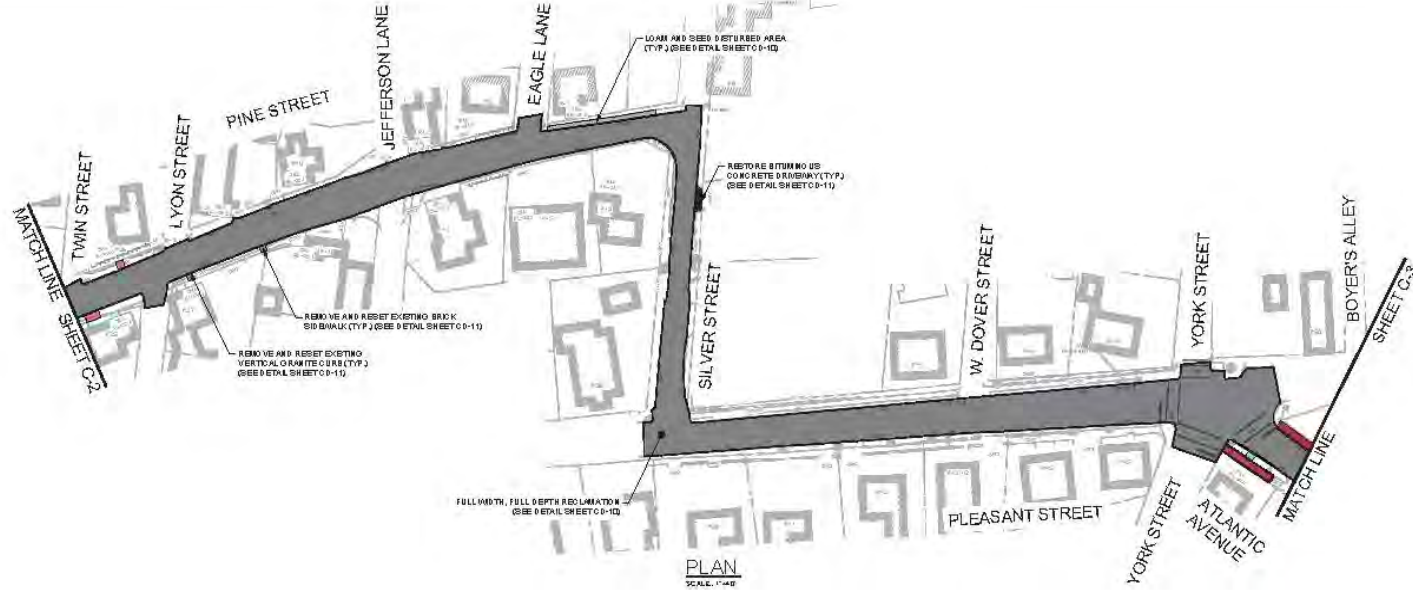
LIBERTY STREET, WINTER STREET, AND PINE STREET  
SURFACE RESTORATION PLAN

75% DESIGN & DEVELOPMENT  
Sheet No.

**C-36**



# Pine St; Silver St; Atlantic Ave; & Surfside Rd



**ENVIRONMENTAL  
PARTNERS**

|             |          |
|-------------|----------|
| DATE        | AS NOTED |
| DATE        | MAY 2021 |
| DATE        | 2021     |
| DESIGNED BY | FJR      |
| DRAWN BY    | FJR      |
| CHECKED BY  | ALP/PCW  |
| APPROVED BY | ZJK      |

THIS LINE IS TO BE USED  
TO SHOW THE LOCATION OF  
FULL SCALE ON A 22' X  
34' DRAWING

SEA STREET PUMP STATION FORCE MAIN NO.3  
TOWN OF NANTUCKET, MA  
PINE STREET, SILVER STREET, PLEASANT STREET, ATLANTIC AVENUE,  
AND SURFSIDE ROAD SURFACE RESTORATION PLAN

75% DESIGN DEVELOPMENT  
Sheet No.  
**C-37**

# Surfside Road



**ENVIRONMENTAL**  
 **PARTNERS**

|      |      |             |  |  |             |           |
|------|------|-------------|--|--|-------------|-----------|
|      |      |             |  |  | Scale       | AS NO TED |
|      |      |             |  |  | Date        | MAY 2020  |
|      |      |             |  |  | Job No.     | 2ND 2020  |
|      |      |             |  |  | Designed by | FJS       |
|      |      |             |  |  | Drawn by    | FJS       |
|      |      |             |  |  | Checked by  | RJR/PCIM  |
| MARK | DATE | DESCRIPTION |  |  | Approved by | ZEK       |

THIS LINE ONE INCH  
LONG WHEN PLOTTED AT  
FULL SCALE IN A 22" X  
34" DRAWING

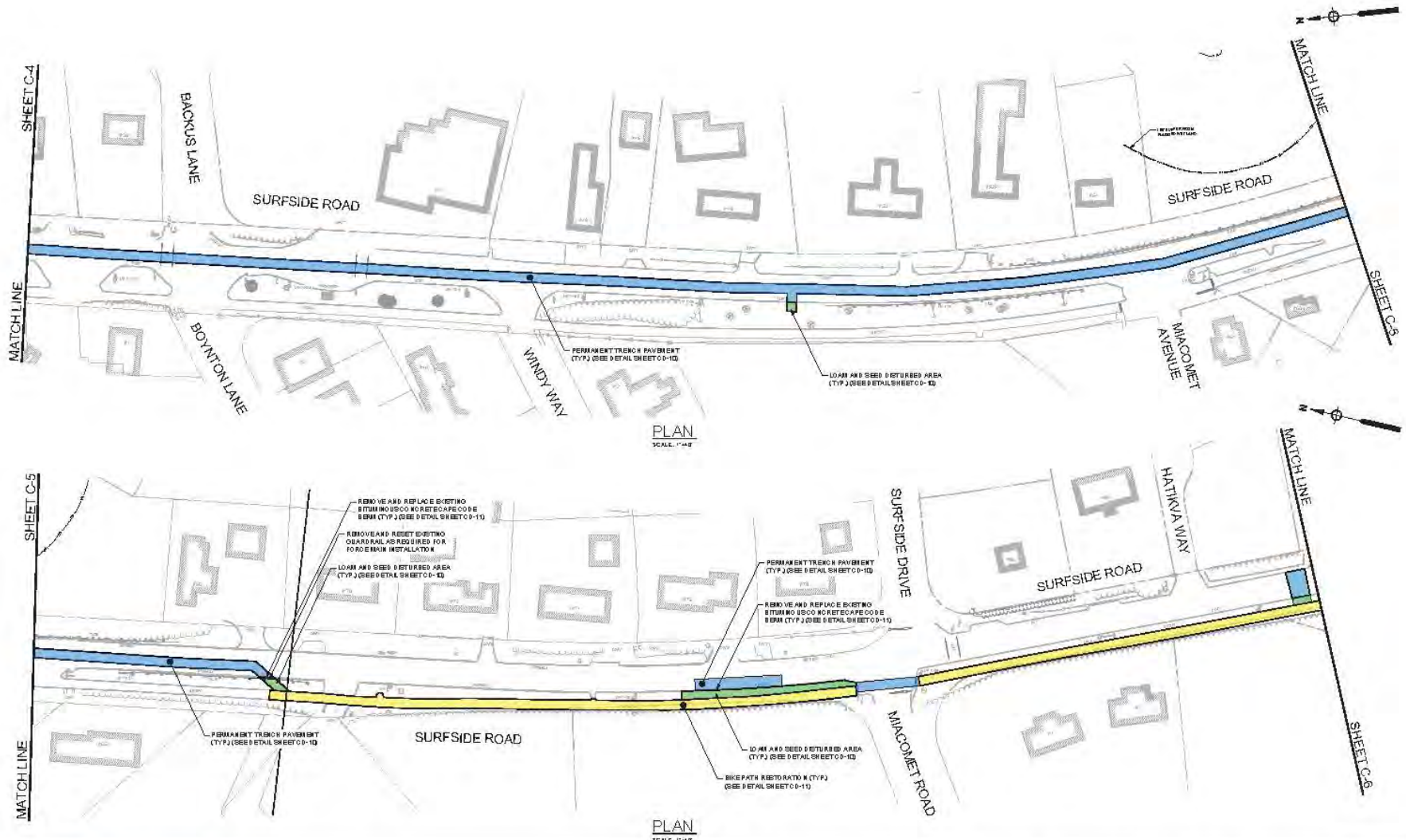
SEA STREET PUMP STATION FORCE MAIN NO.3  
TOWN OF NANTUCKET, MA

SURFSIDE ROAD  
SURFACE RESTORATION PLAN

|                        |
|------------------------|
| 75% DESIGN DEVELOPMENT |
| Sheet No.              |

C-38

# Surfside Road



**ENVIRONMENTAL  
PARTNERS**

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

|             |          |
|-------------|----------|
| Scale       | AS NOTED |
| Date        | MAY 2021 |
| Job No.     | 360-2001 |
| Designed by | FJB      |
| Drawn by    | FJB      |
| Checked by  | RJN/RCH  |
| Approved by | ZFK      |

THIS LINE IS TO BE MARKED  
10' WIDE SHOTTER AT  
FULL SCALE ON A 22" X  
34" DRAWING

SEA STREET PUMP STATION FORCE MAIN NO.3  
TOWN OF NANTUCKET, MA

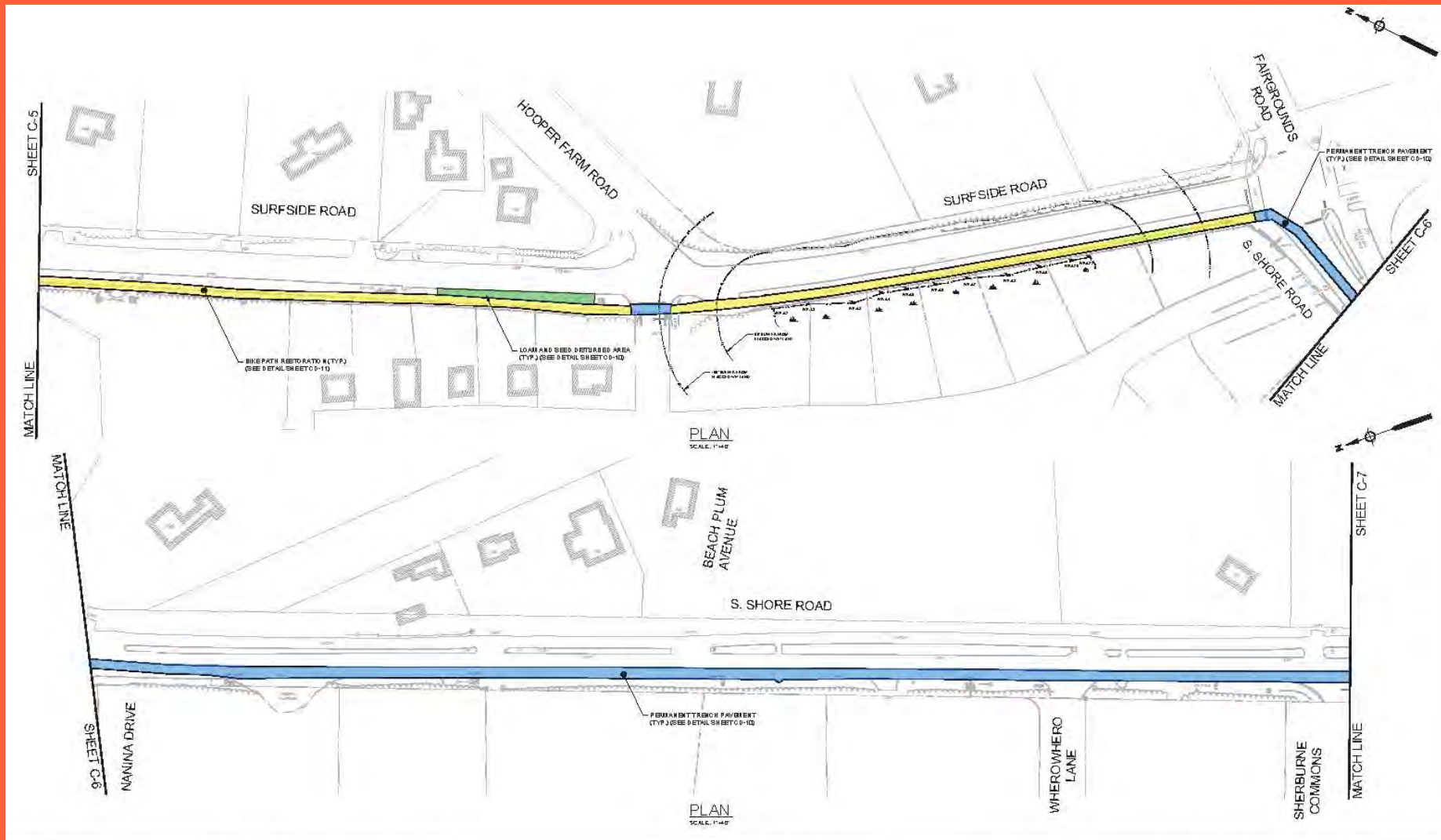
**SURFSIDE ROAD  
SURFACE RESTORATION PLAN**

75% DESIGN DRAWING PREPARED  
Sheet No.

**C-39**



# Surfside Rd. & South Shore Rd.



**ENVIRONMENTAL PARTNERS**

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

|              |          |
|--------------|----------|
| Scale:       | AS NOTED |
| Date:        | MAY 2021 |
| Job No.:     | 2020-001 |
| Designed by: | LJB      |
| Drawn by:    | FJR      |
| Checked by:  | KJ/BPCB  |
| Approved by: | ZJK      |

THIS LINE IS TO REMAIN  
IN POSITION WHEN PLOTTED AT  
FULL SCALE OR A 22" X  
34" DRAWING

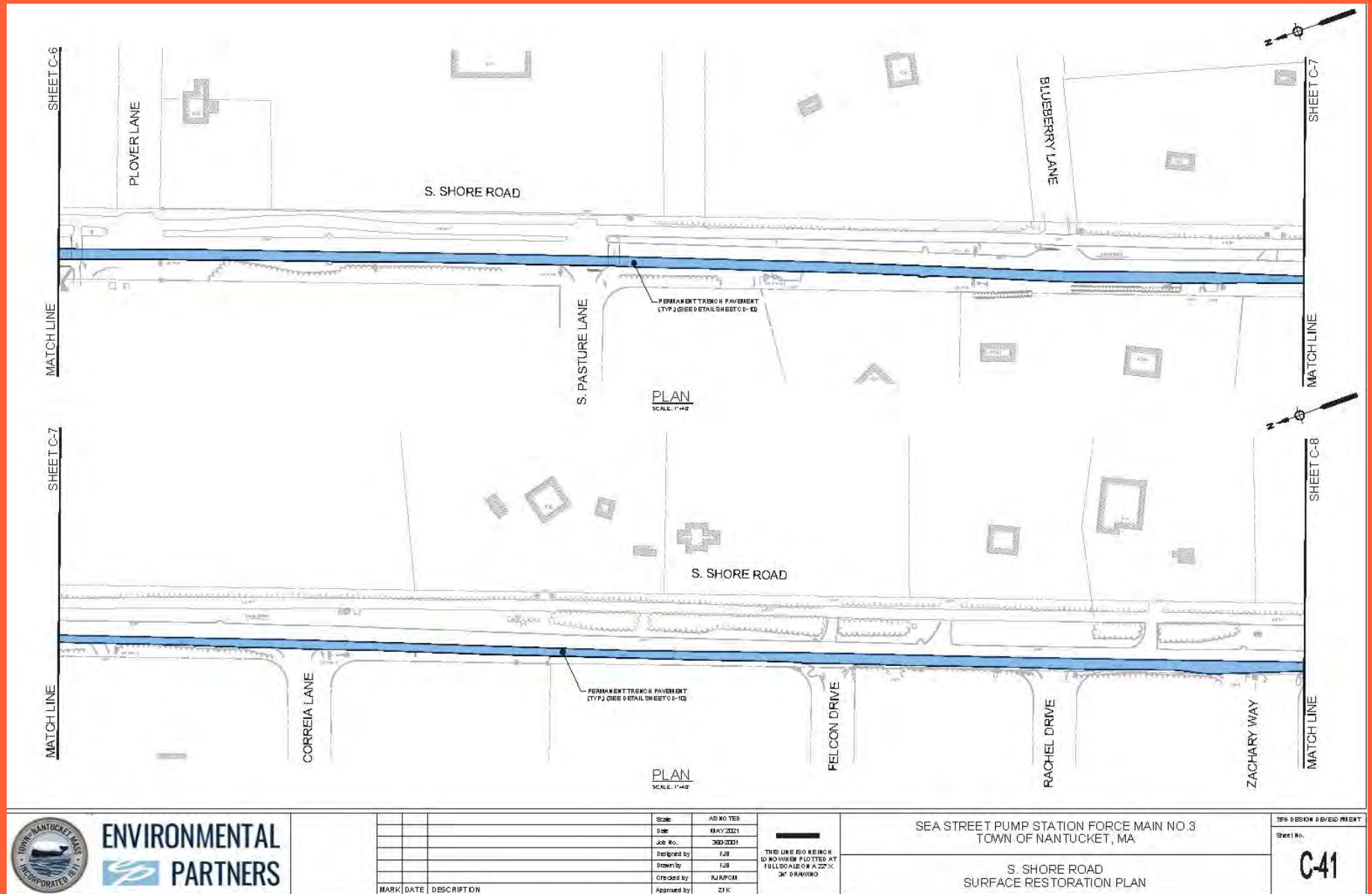
SEA STREET PUMP STATION FORCE MAIN NO.3  
TOWN OF NANTUCKET, MA

SURFSIDE ROAD AND S. SHORE ROAD  
SURFACE RESTORATION PLAN

75% DESIGN SHEET PRESENT  
Sheet No.

**C-40**

# South Shore Road



## 2021 Year End Budget Transfers

Authorized under Chapter 44 Section 33B. Allows  
budgetary transfers from May 1 through July 15, 2021, if approved by the Select Board &  
Finance Committee.

| FROM:              | ORIGINAL BUDGET | BUDGET<br>DECREASE | TO:               | BUDGET<br>INCREASE | NOTES: |
|--------------------|-----------------|--------------------|-------------------|--------------------|--------|
| From               |                 |                    |                   |                    |        |
| Operating Expenses | \$ 3,715,037    | \$ 48,900.00       | Wannacomet Salary | \$ 48,900.00       |        |
|                    |                 |                    |                   |                    |        |
|                    |                 |                    |                   |                    |        |
|                    |                 |                    |                   |                    |        |
|                    |                 |                    |                   |                    |        |
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|                    |                 |                    |                   |                    |        |
|                    |                 |                    |                   |                    |        |
|                    |                 | \$ 48,900.00       |                   | \$ 48,900.00       |        |

Approved by Board of Selectmen on  
Approved by Finance Committee on



Authorized under Chapter 44 Section 33B. Allows budgetary transfers from May 1 through July 15, 2021, if approved by the Select Board & Finance Committee.

Approved by Board of Selectmen on \_\_\_\_\_  
 Approved by Finance Committee on \_\_\_\_\_



## Agenda Item Summary

|                      |               |
|----------------------|---------------|
| <b>Agenda Item #</b> | IX. 2.        |
| <b>Date</b>          | July 14, 2021 |

### Staff

Tucker Holland, Municipal Housing Director

### Subject

Request for Sewer Connection Fee Waiver for a Covenant Property located on Larrabee Lane (Lot 3, portion of)

### Executive Summary

In accordance with the Board's Sewer Waiver Policy for Covenant properties, Esmeralda and Jose Martinez are requesting a waiver of the Sewer Connection Fee in conjunction with the Covenant lot they now own at Larrabee Lane (Lot 3, portion of). They are intending to build their home here and the property is within the Town's sewer district.

### Staff Recommendation

Approve the Sewer Connection Fee Waiver, consistent with past practice.

### Background/Discussion

This is simply a request in accordance with policy and past practice and will aid in the creation of year-round housing for the Martinez family specifically and the community overall.

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

Compliance with the Town's sewer policy. Support of year-round housing.

### Board/Commission Recommendation

N/A

### Public Outreach

N/A

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

Strategic Plan – Housing

### Attachments

- 1) Martinez Letter
- 2) Housing Nantucket Qualified Purchaser's Certificate for the Martinez family
- 3) Larrabee Lane Lot 3 (portion of) Deed
- 4) Map



- 5) Housing Nantucket Certificate of Compliance (the lot is an approved Covenant lot)
- 6) Sewer Fee Waiver Policy (as updated on 12/3/2020)





Esmeralda & Jose Martinez  
72a Old South Road  
Nantucket, Ma 02554  
[esmemartinez@comcast.net](mailto:esmemartinez@comcast.net)

June 11, 2021

RE: Sewer Connection Fee Permit Waiver

Dear Nantucket Select Board;

My husband and I recently purchased a covenant lot located on Larrabee Lane. We are so fortunate that we were given the opportunity to be able to do so. Finally, have a place here on Nantucket to call our own. We are requesting for a waiver for our sewer connection fee permit please.

Thank you for your time.

Regards,

A handwritten signature in blue ink, appearing to read 'Esmeralda Martinez', with a stylized flourish at the end.

Esmeralda Martinez



75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422



2021 00002259

Bk: 1828 Pg: 244 Page: 1 of 1  
Doc: CERT 06/01/2021 01:53 PM

### Nantucket Housing Needs Covenant Program Qualified Purchaser's Certificate

This certifies that the household comprised of the following individuals:

**Jose Martinez & Esmeralda Martinez**

has/have submitted sufficient proof to meet the criteria outlined in the Nantucket Housing Needs Covenant Regulation for the above referenced subprogram.

Issue Date: **May 28, 2021**

Valid Through: **May 28, 2022**

Nantucket Housing Authority by NHA Properties, Inc., its Agent  
d/b/a Housing Nantucket, by Executive Director:  
(for authority, please see Book 1262, Page 340)

Anne Kuszpa

\*\*\*\*\*

THE COMMONWEALTH OF MASSACHUSETTS

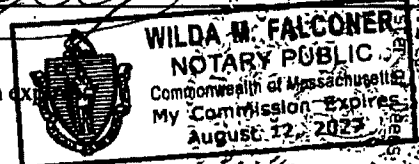
May 28, 2021

Nantucket County, ss.

On this 28 day of May 2021, before me, the undersigned Notary Public, personally appeared Anne Kuszpa, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed above, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public

My commission expires



Attest: Jennifer H. Ferreira, Registrar  
NANTUCKET COUNTY Received & Entered

Housing the Nantucket Community Since 1994

housingnantucket.org

Affordable Rentals House Recycling Advocacy Covenant Homes Education Resources



Bk: 1828 Pg: 246 Page: 1 of 3  
Doc: DD 06/01/2021 01:53 PM

**QUITCLAIM DEED**

I, John D. Manera, Trustee of the John D. Manera Living Trust u/d/t dated December 30, 1996, restated on December 23, 2019, as evidenced by Certificate dated August 4, 2020 recorded with Nantucket County Registry of Deeds in Book 1758, Page 321, of Vero Beach, Florida

For Consideration Paid Of **TWO HUNDRED EIGHTY THOUSAND (\$280,000.00) DOLLARS**

Grant To Jose Salvador Martinez Tejada and Esmeralda C. Martinez, husband and wife of P.O. Box 4320, Nantucket, MA 02554, as tenants by the entirety.

with Quitclaim Covenants

Description of Land in the State of Massachusetts, County of Nantucket, Town of Nantucket, on the southerly sideline of Larrabee Lane and shown as Lot 3 on a plan prepared by the Site Design Engineering, LLC entitled "Plan 102.3, Prepared for John D. Manera Living Trust", dated October 15, 2020 and recorded at the Nantucket County Registry of Deed as Plan No. 2020-61, bounded and describe as follows:

Beginning at a point on the southerly sideline of Larrabee Lane at the most northwesterly corner of the Parcel to be scribed, said point being S 87 degrees, 11' 17" E and 88.55 feet from a concrete bound at an angle point in the said southerly sideline of Larrabee Lane;

NORTHERLY by Larrabee Lane a distance of 40.66;

EASTERLY by Lot 4 on said Plan a distance of 102.00 feet to a point;

SOUTHERLY by Lot shown in Plan Book 23, Page along land now or formerly of 9 Bartlett, LLC a distance of 41.18 feet to a point;

WESTERLY by Lot 2 on said Plan a distance of 103.69 feet to the Point of Beginning.

Said Lot 3 contains 4,007 feet.

Grantors hereby release any and all rights of homestead and hereby state that no other persons are entitled to any benefits of an existing estate of homestead.

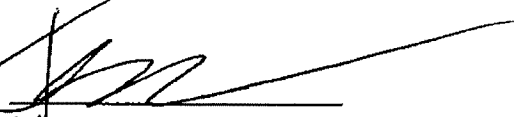


Being the same premises conveyed by deed recorded with the Nantucket Registry of Deeds in Book 1758, Page 319.

I, John D. Manera, hereby certify that, as of this date, I am the only Trustee of the John D. Manera Living Trust u/d/t dated December 30, 1996, restated on December 23, 2019, as evidenced by Certificate dated August 4, 2020 recorded with Nantucket County Registry of Deeds in Book 1758, Page 321, and further certify (a) the Trust has not been amended, terminated or revoked and is in full force and effect; (b) that the Trustee executing and delivering this deed is duly authorized by the terms of the Trust to execute and deliver the same and that such instrument is valid, binding, effective and legally enforceable in accordance with said Trust; (c) that no beneficiary, spouse or civil union partner of a beneficiary, former spouse, or former civil union partner of a beneficiary resides in the property as their primary residence or is entitled to claim the benefit of an existing estate of homestead and (d) that no beneficiary of the Trust is a minor, incompetent to act, a corporation selling all or substantially of its Massachusetts assets, a partnership, a trust, or a personal representative of an estate subject to estate tax liens.

SIGNATURE PAGE TO FOLLOW

WITNESS my hand and seal this <sup>24</sup>24 day of May 2021

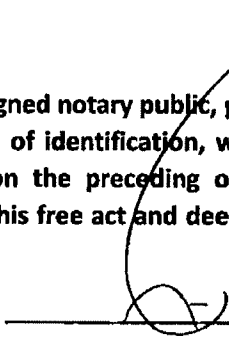
  
John D. Manera, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

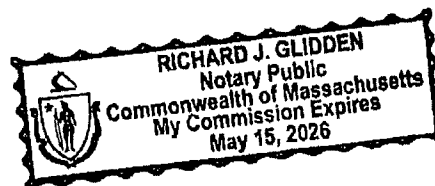
NANTUCKET, County

May 24, 2021

On this <sup>24</sup>24 day of May 2021, before me, the undersigned notary public, personally appeared John D. Manera, proved to me through satisfactory evidence of identification, which was a Florida Driver's License 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, as Trustee of THE JOHN D. MANERA TRUST.

  
Notary Public

My Commission Expires:



MASSACHUSETTS EXCISE TAX  
Nantucket County ROD #16 001  
Date: 06/01/2021 01:53 PM  
Ctrl# 485324 10490 Doc# 00002261  
Fee: \$1,276.80 Cons: \$280,000.00

| NANTUCKET LAND BANK<br>CERTIFICATE         |                                                                                       |
|--------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> Paid \$           |                                                                                       |
| <input checked="" type="checkbox"/> Exempt |                                                                                       |
| <input type="checkbox"/> Non-applicable    |                                                                                       |
| No. 43312                                  | Date 6/1/21                                                                           |
| Authorization                              |  |

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







# HOUSING NANTUCKET

75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

**Nantucket Housing Needs Covenant Program  
Secondary Lot Subprogram  
Certificate of Compliance**



2021 00002260

Bk: 1828 Pg: 245 Page: 1 of 1  
Doc: CERT 06/01/2021 01:53 PM

This certifies that purchase by the Qualified Purchaser (s):

**Jose Martinez & Esmeralda Martinez**

from the Qualified Seller(s):

**John Manera**

complies with the Nantucket Housing Needs Covenant and Nantucket Housing Needs Covenant Regulation for the above referenced Subprogram, for the conveyance, sale or transfer of the unit known as:

**Lot 3, Larrabee Lane (portion of)**

including, but not limited to: Unit sale price being at or below the applicable Maximum Sale/ Resale Price of \$888,515. Qualified Seller having paid the applicable Transfer Fee to Housing Nantucket; execution of the applicable form of the Nantucket Housing Needs Covenant; execution of the Nantucket Housing Needs Program Authority Mortgage.

Nantucket Housing Authority by NHA Properties, Inc., its Agent  
d/b/a Housing Nantucket, by Executive Director:  
(for authority, please see Book 1262, Page 340)

Anne Kuszpa, Executive Director

\*\*\*\*\*

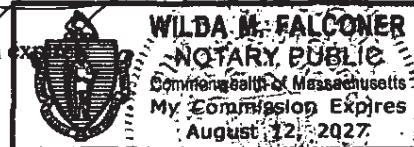
THE COMMONWEALTH OF MASSACHUSETTS

May 28 2021

Nantucket County, ss.

On this 28 day of May 2021, before me, the undersigned Notary Public, personally appeared Anne Kuszpa, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed above, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public  
My commission expires



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

**Housing the Nantucket Community Since 1994**

**housingnantucket.org**



TOWN & COUNTY OF NANTUCKET  
*SELECT BOARD*  
POLICY FOR SEWER FEE WAIVER REQUESTS  
*Adopted: 07/20/2016; Revised 10/24/2018, 12/03/2020*

*I. Policy.*

The Select Board, acting as the Nantucket Sewer Commission pursuant to Chapter 396 of the Acts of 2008, and in accordance with Chapter 38, Article III, section 38-3B of the Code of the Town of Nantucket, has the authority to waive any town fee or charge, upon a determination that the public interest so requires.

The Select Board hereby determines that it is in the public interest to encourage the production of affordable housing, including workforce housing units for the Island's working population. Therefore, the Select Board will consider, on a case-by-case basis, waivers of one or both of the Town's fees relating to the connection of dwelling units that are located in an existing Sewer District as established under Chapter 396 of the Acts of 2008.

*II. Sewer Connection and Sewer Capacity Fee Waivers.*

The Select Board may, at its discretion, waive the sewer connection fee or the Sewer Capacity Fee upon the request of a property owner, developer, or public entity seeking to connect one or more dwelling units to the Town's sewer system if such unit or units are bound by a permanent affordable housing deed restriction in a form acceptable to the Town and enforceable by the Town, and provided that the dwelling unit or units are part of a project where a minimum of 25% of the units are eligible for inclusion on the Town's Subsidized Housing Inventory ("SHI") as maintained by DHCD or any successor agency and provided that the developer and/or unit owner shall cooperate fully with the Town in obtaining SHI status for the eligible unit or units by timely providing all required documentation and notifying the Town Manager when a building permit issues and when an occupancy permit issues.

In the case where less than all of the units in the project are income-restricted, the Select Board may waive up to 100% of both sewer fees where the unit is restricted at 80% AMI or less, up to 75% of both fees where the unit is restricted between 81% and 100% AMI, and up to 50% of both fees where the unit is restricted between 101% AMI and 150% AMI. In the case where all of the units in a project are income-restricted, 100% of both sewer fees may be waived as long as a minimum of 25% of the total number of units are SHI-eligible. In exercising its discretion, in applying the policy, the Select Board may consider the total value of Town subsidies for the project, including closing cost assistance, direct grants, land contribution by the Town, other fee waivers, and market rate sales in the project.

In the case of dwelling units that are subject to a permanent affordable housing covenant meeting the requirements of Chapter 301 of the Acts of 2002, and Chapter 100 of the Code of Nantucket, the Select Board may, in its discretion, waive all or a portion of the sewer connection fee.





## Agenda Item Summary

|                      |           |
|----------------------|-----------|
| <b>Agenda Item #</b> | IX. 3.    |
| <b>Date</b>          | 7/14/2021 |

### Staff

Katie Cabral

### Subject

Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon")

### Executive Summary

Verizon Wireless has submitted petitions for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to existing utility poles owned by National Grid and Verizon within the public right of way in several locations.

### Staff Recommendation

### Background/Discussion

MGL Ch. 166, s. 22 requires a public hearing for any new pole or wire installation; however, because these are modifications to existing pole locations, only Select Board approval is required. The Deputy Police Chief and Chief Technology Officer have both reviewed the petitions and have no issues.

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

n/a

### Board/Commission Recommendation

n/a

### Public Outreach

n/a

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

n/a

### Attachments

Verizon Wireless petitions



May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC14\_MA, Bartlett Farm Road, Pole # 107 / 4

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC14\_MA, Bartlett Farm Road, Pole # 107 / 4**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC14\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE NAME:  
NANTUCKET\_SC14\_MA

LOCATION CODE:  
524779

SITE ADDRESS:  
UTILITY POLE NO.: 107/4  
BARTLETT FARM ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/11/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

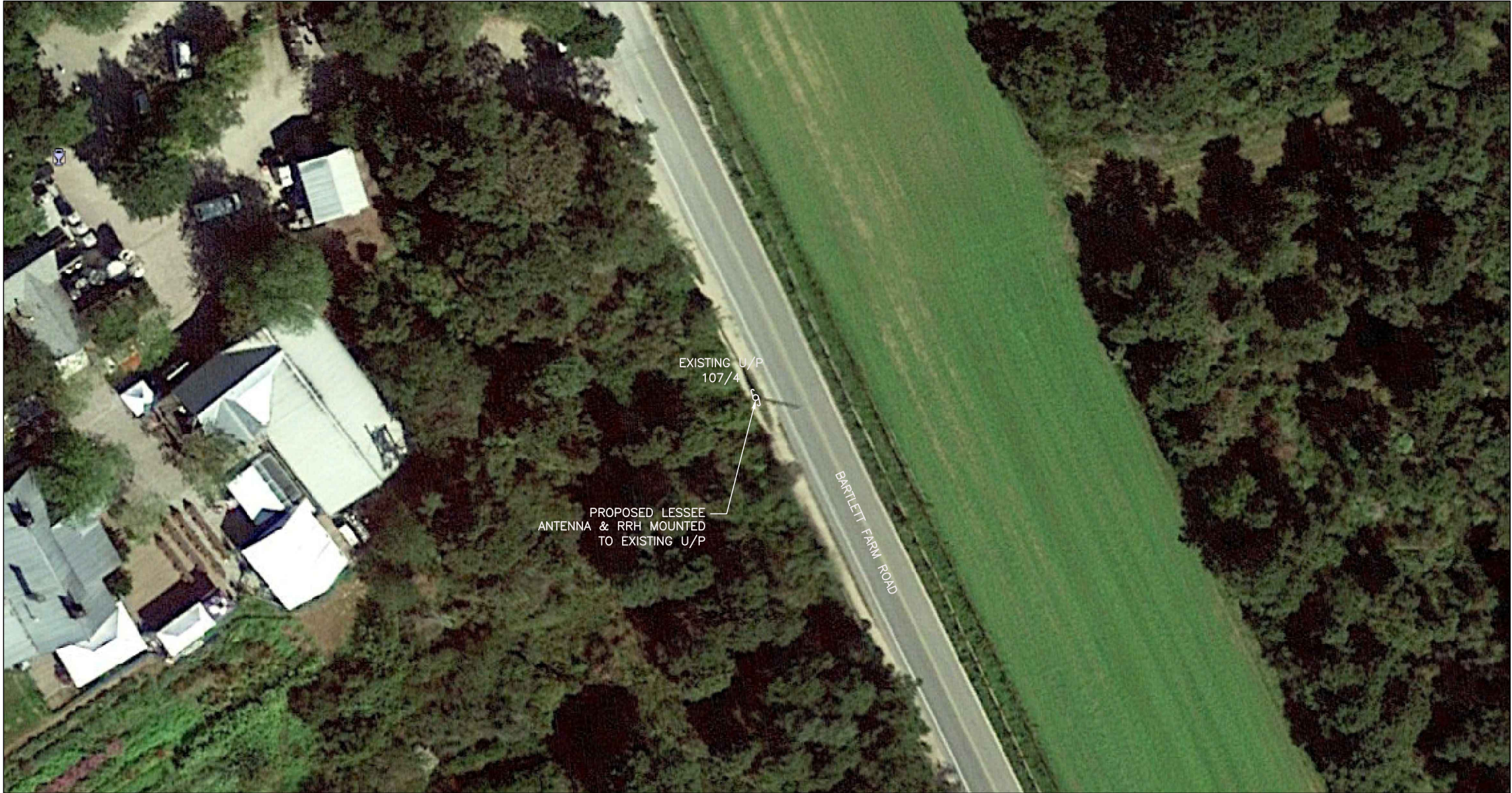
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SITE NAME:  
NANTUCKET\_SC14\_MA

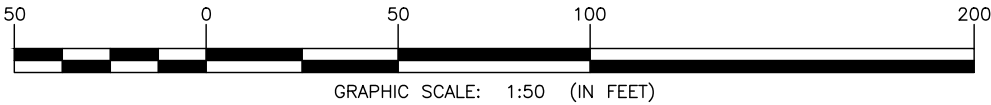
SITE ADDRESS:  
  
U/P NO.: 107/4  
BARTLETT FARM ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/11/19 |
| PROJECT NUMBER:<br>20181906745 |                   |
| SHEET NUMBER:                  |                   |

LE-1

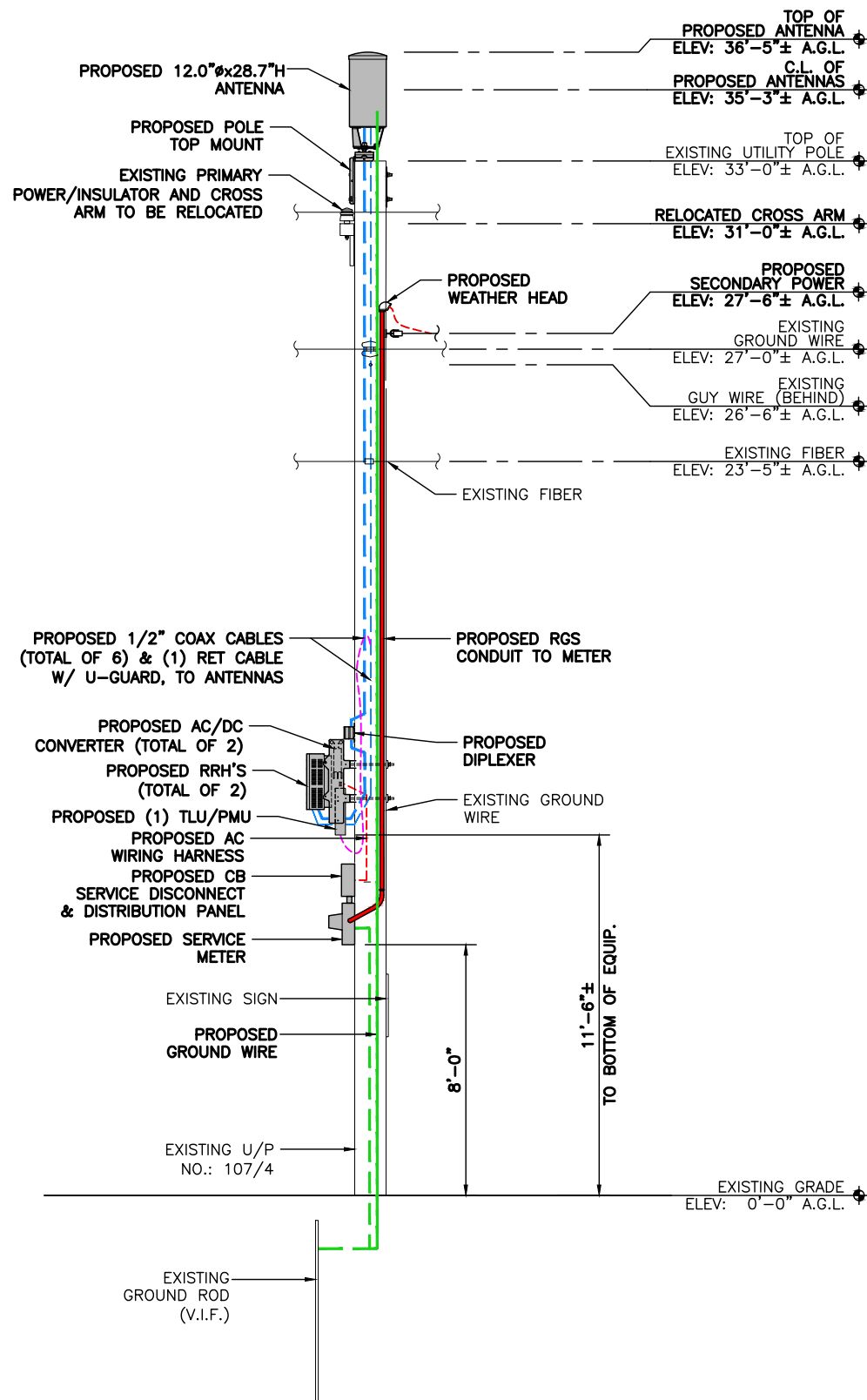


1 KEY PLAN  
SCALE: 1" = 50'

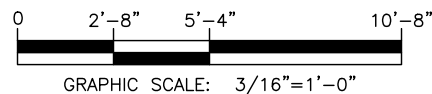


| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 15' 48.1" N       | 70° 07' 49.6" W   |
| GROUND ELEVATION | 17' A.M.S.L. (NAVD88) |                   |





1 ELEVATION  
SCALE: 3/16" = 1'-0"



NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/11/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC14\_MA

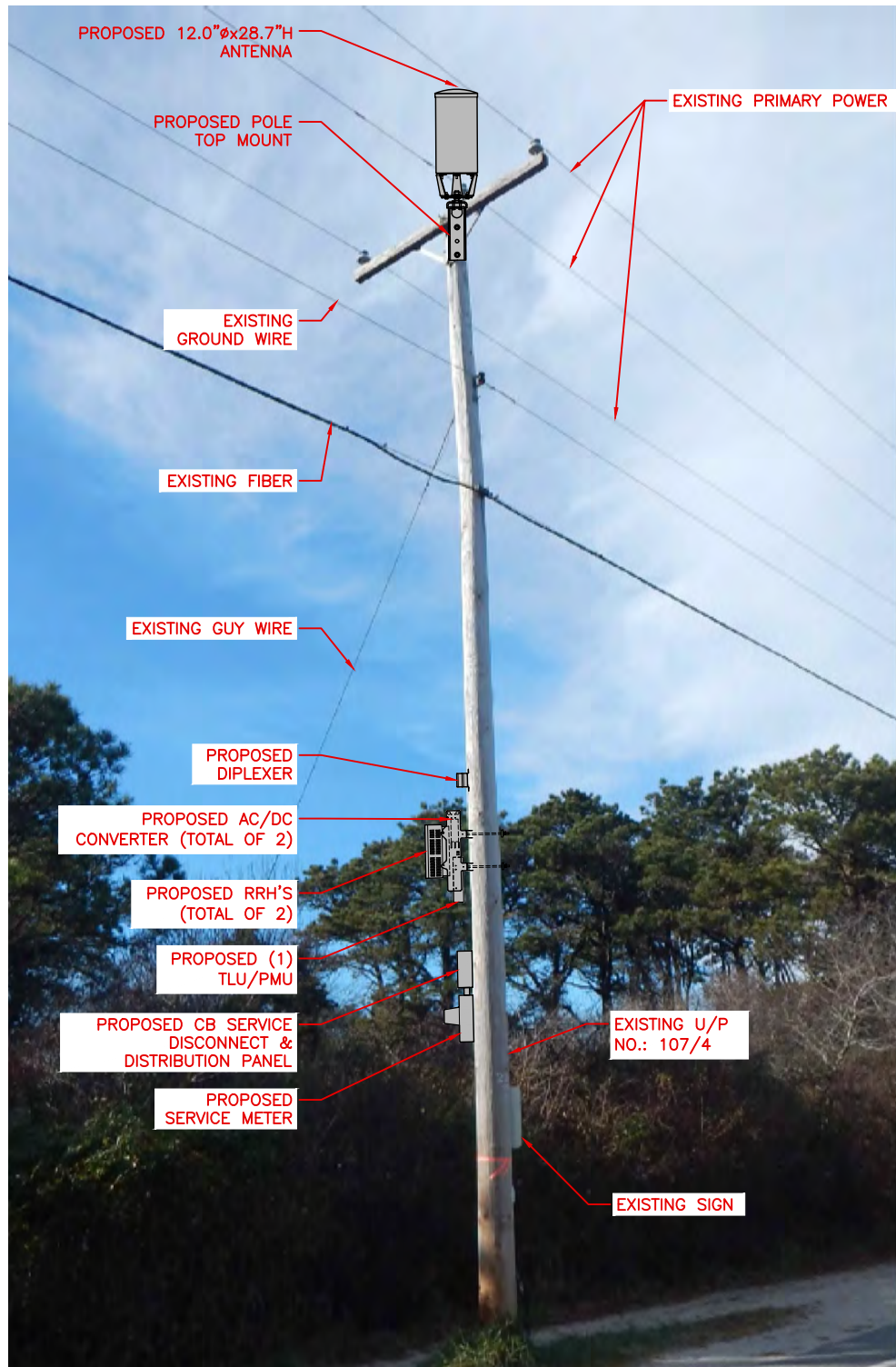
SITE ADDRESS:  
U/P NO.: 107/4  
BARTLETT FARM ROAD  
NANTUCKET, MA 02554

CHECKED BY: **KB** DATE: **01/11/19**

PROJECT NUMBER:  
**20181906745**

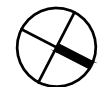
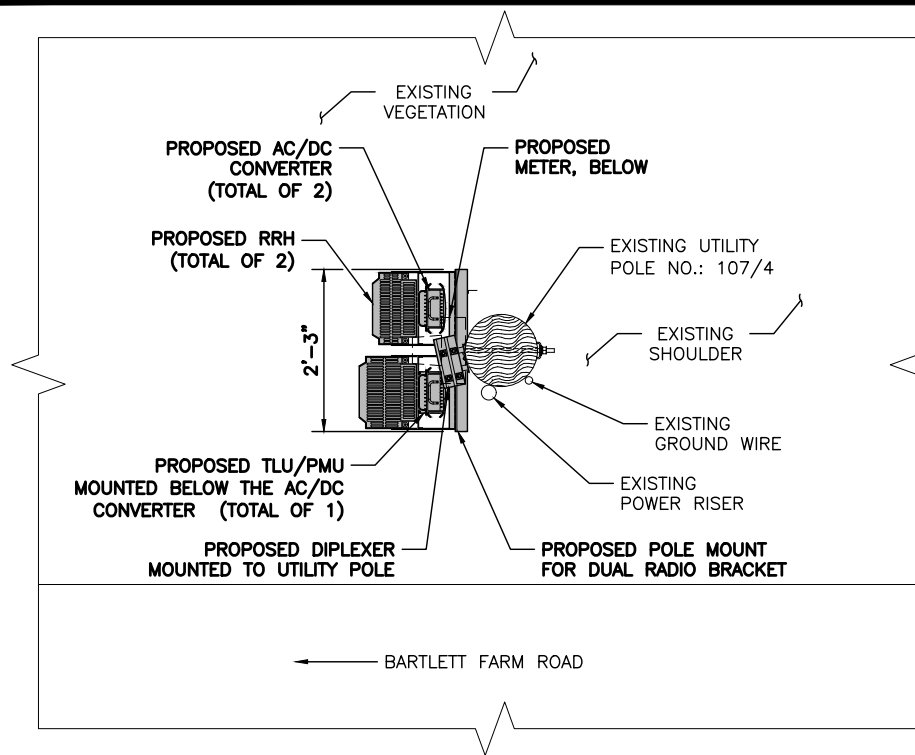
SHEET NUMBER:

**LE-2**



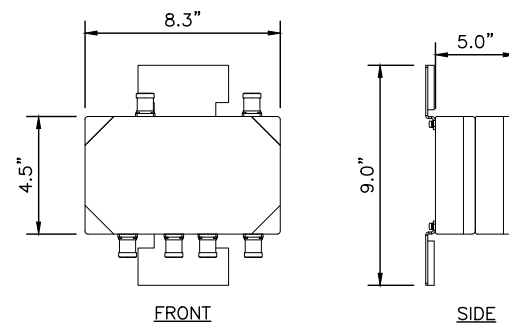
2 PHOTO DETAIL  
N.T.S.





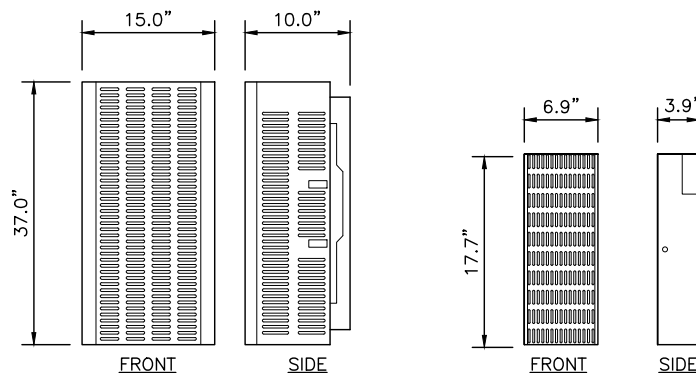
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

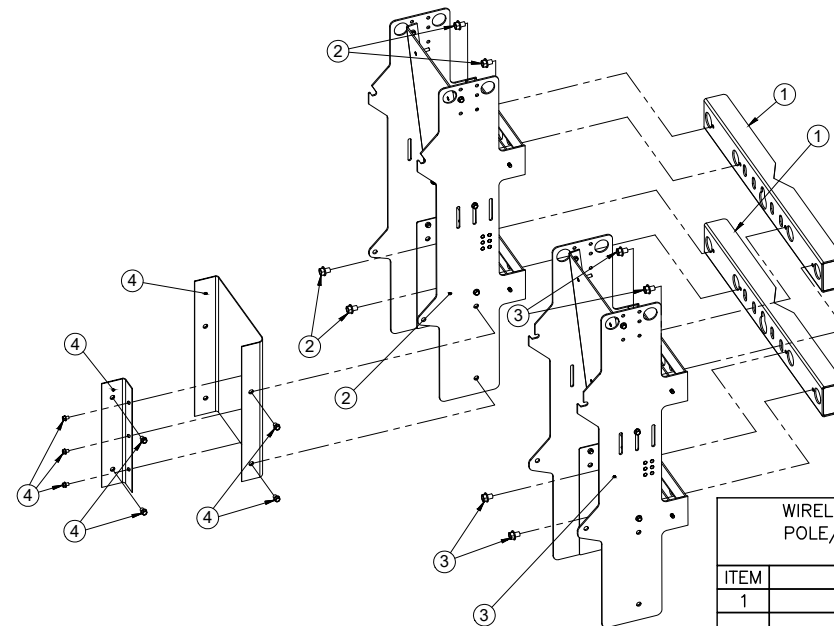


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

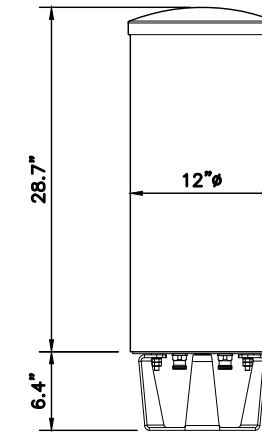
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



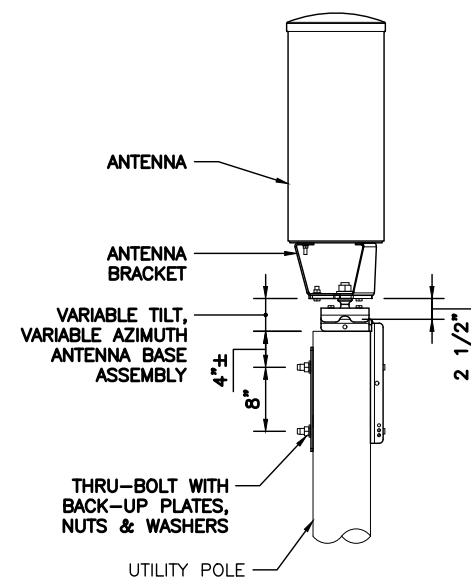
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

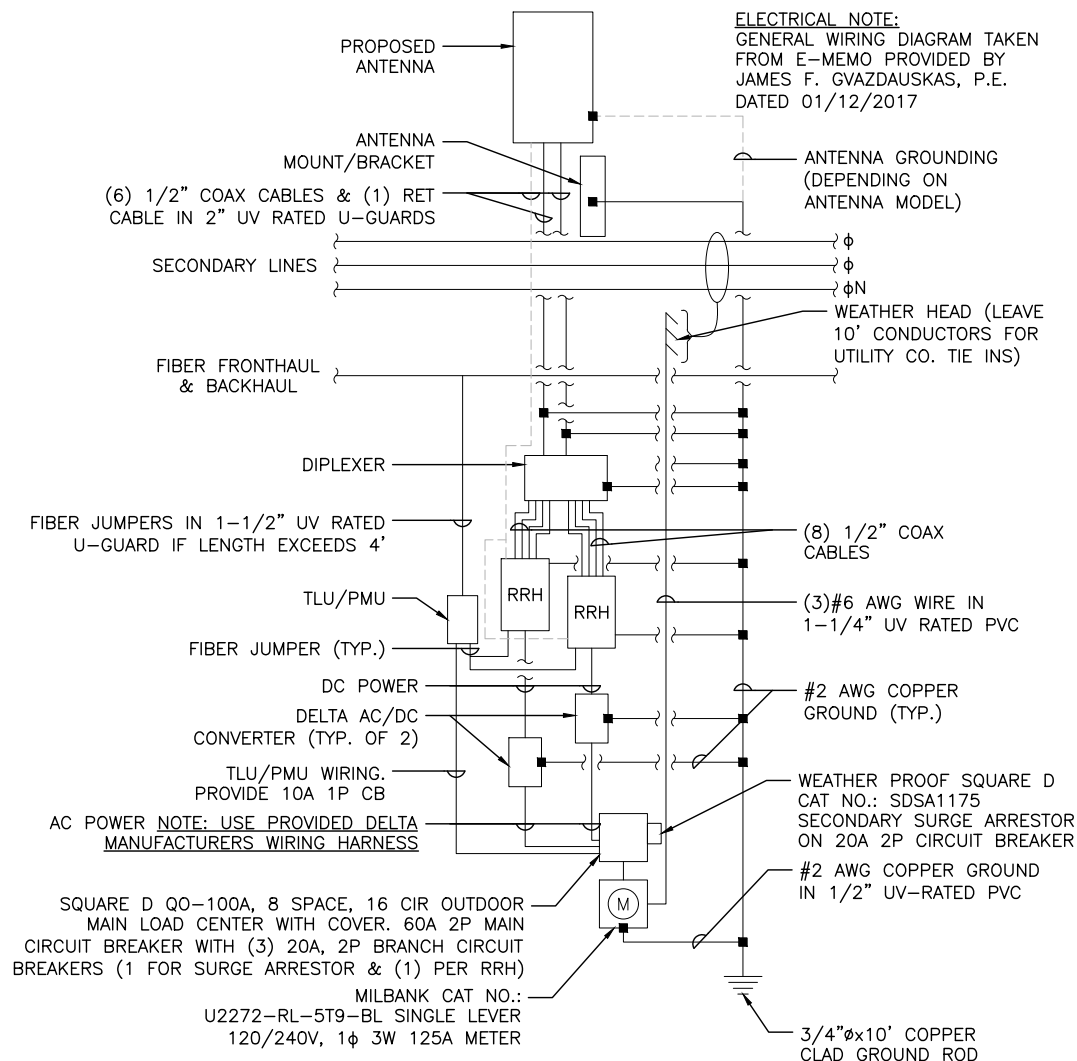


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/11/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC14\_MA

SITE ADDRESS:  
U/P NO.: 107/4  
BARTLETT FARM ROAD  
NANTUCKET, MA 02554

CHECKED BY: KB  
DATE: 01/11/19

PROJECT NUMBER:  
20181906745

SHEET NUMBER:

**LE-3**

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC12\_MA, 18 Bartlett Road, Pole # 4S / 2-84

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC12\_MA, 18 Bartlett Road, Pole # 4S / 2-84**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC12\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE NAME:  
NANTUCKET\_SC12\_MA

LOCATION CODE:  
403644

SITE ADDRESS:  
UTILITY POLE NO.: 4S/2-84  
18 BARTLETT ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/09/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC12\_MA

SITE ADDRESS:  
U/P NO.: 4S/2-84  
18 BARTLETT ROAD  
NANTUCKET, MA 02554

CHECKED BY:  
KB

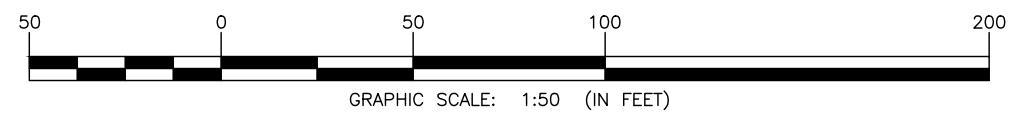
DATE:  
01/09/19

PROJECT NUMBER:  
20181909793

SHEET NUMBER:  
**LE-1**



1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 16' 3.3" N        | 70° 6' 12.3" W    |
| GROUND ELEVATION | 39' A.M.S.L. (NAVD88) |                   |



NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

LEASE EXHIBIT

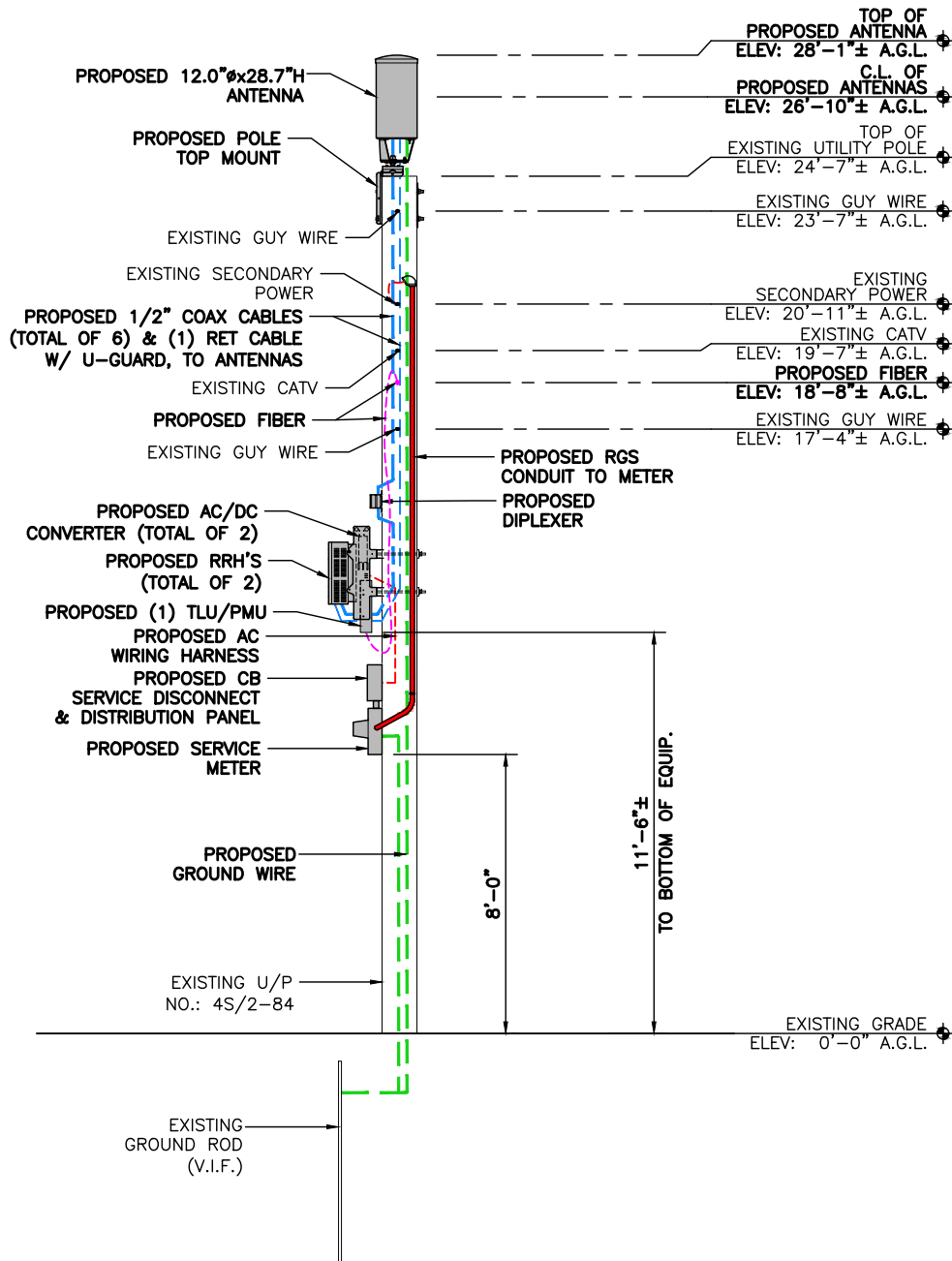
THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:

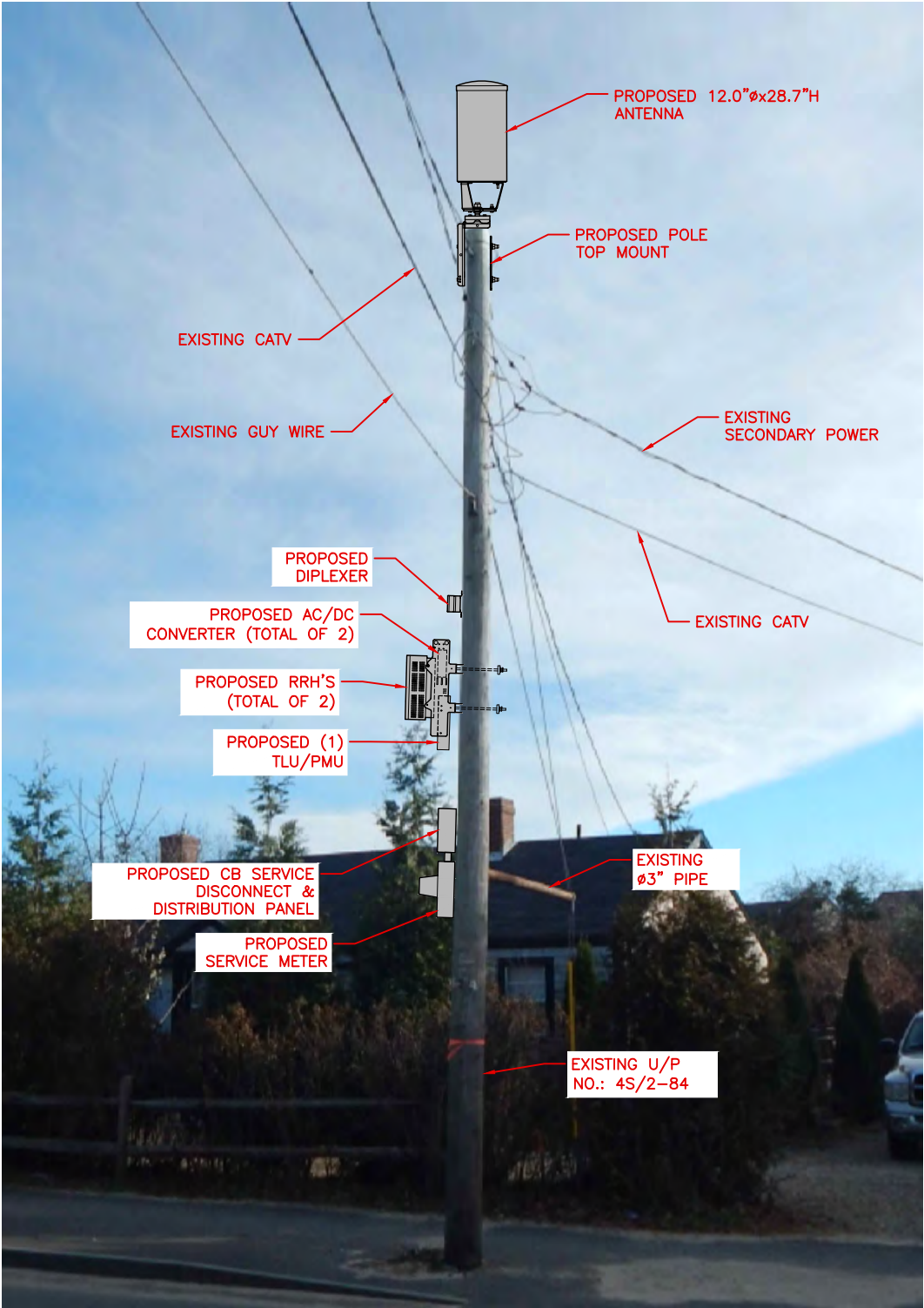
**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882



1 ELEVATION  
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
GRAPHIC SCALE: 3/16"=1'-0"



2 PHOTO DETAIL  
N.T.S.

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/09/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

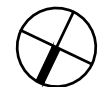
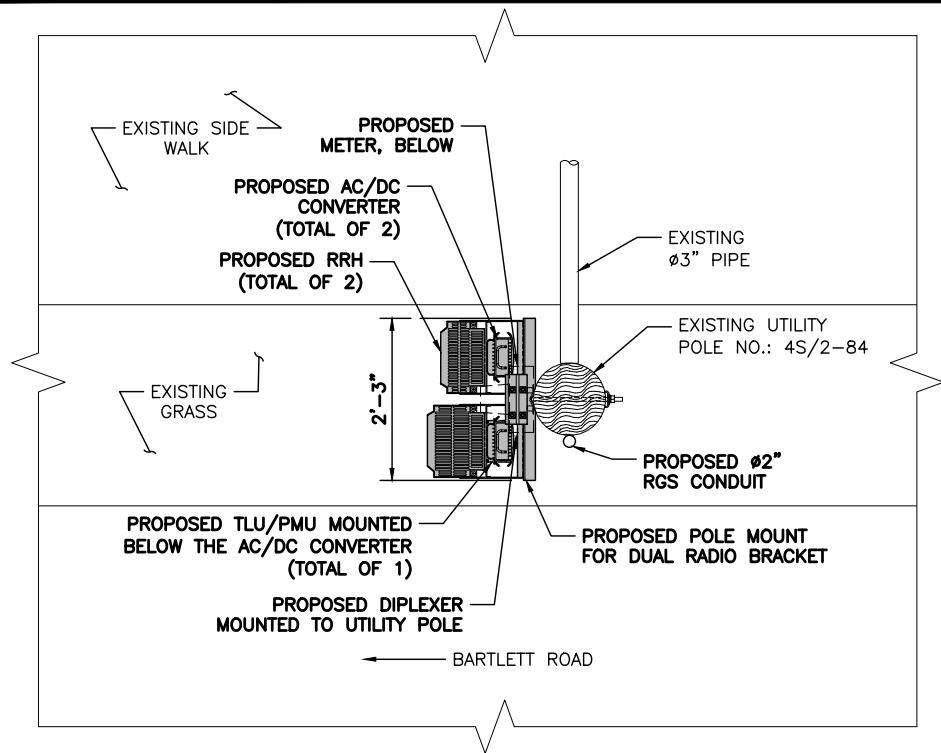
SITE NAME:  
NANTUCKET\_SC12\_MA

SITE ADDRESS:  
U/P NO.: 4S/2-84  
18 BARTLETT ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/09/19 |
| PROJECT NUMBER:<br>20181909793 |                   |
| SHEET NUMBER:                  |                   |

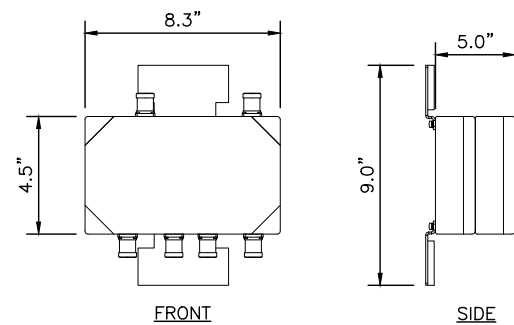
LE-2





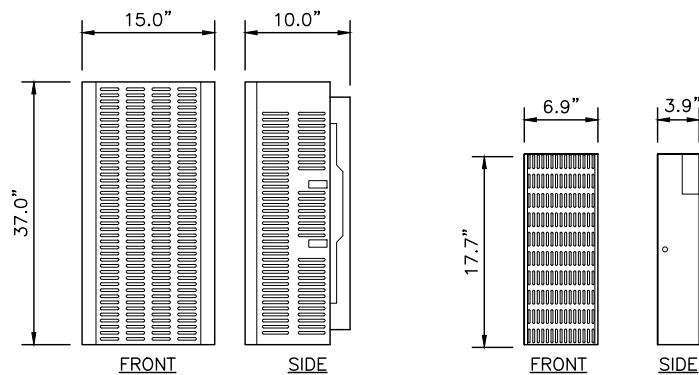
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

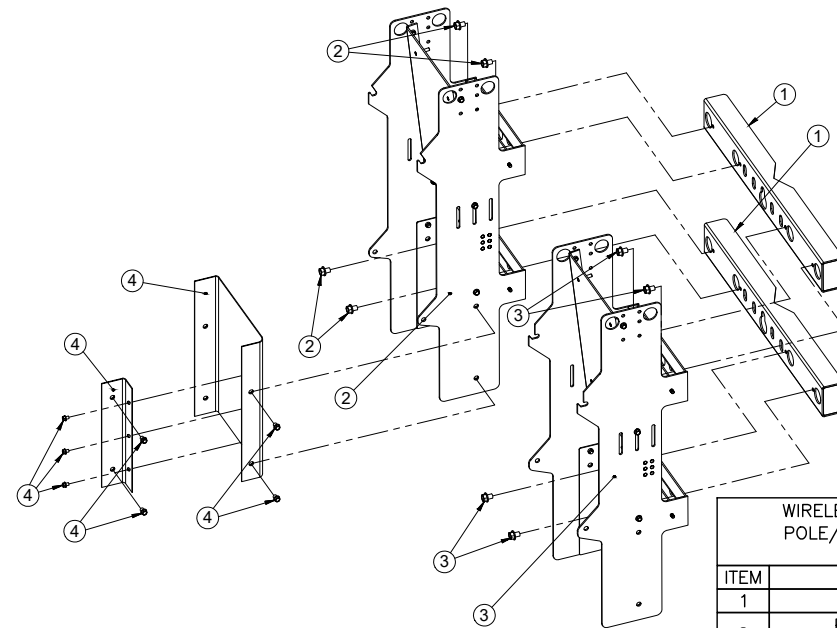


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

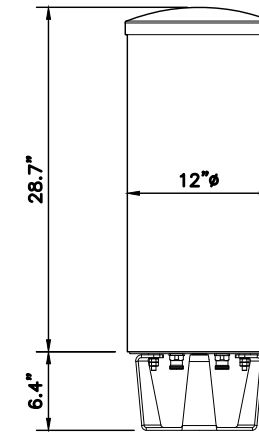
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



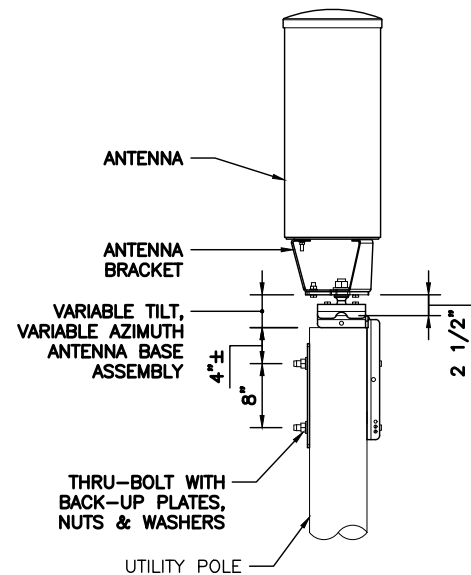
| ITEM | DESCRIPTION                          | QTY. |
|------|--------------------------------------|------|
| 1    | DOUBLE MOUNT                         | 2    |
| 2    | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3    | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4    | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

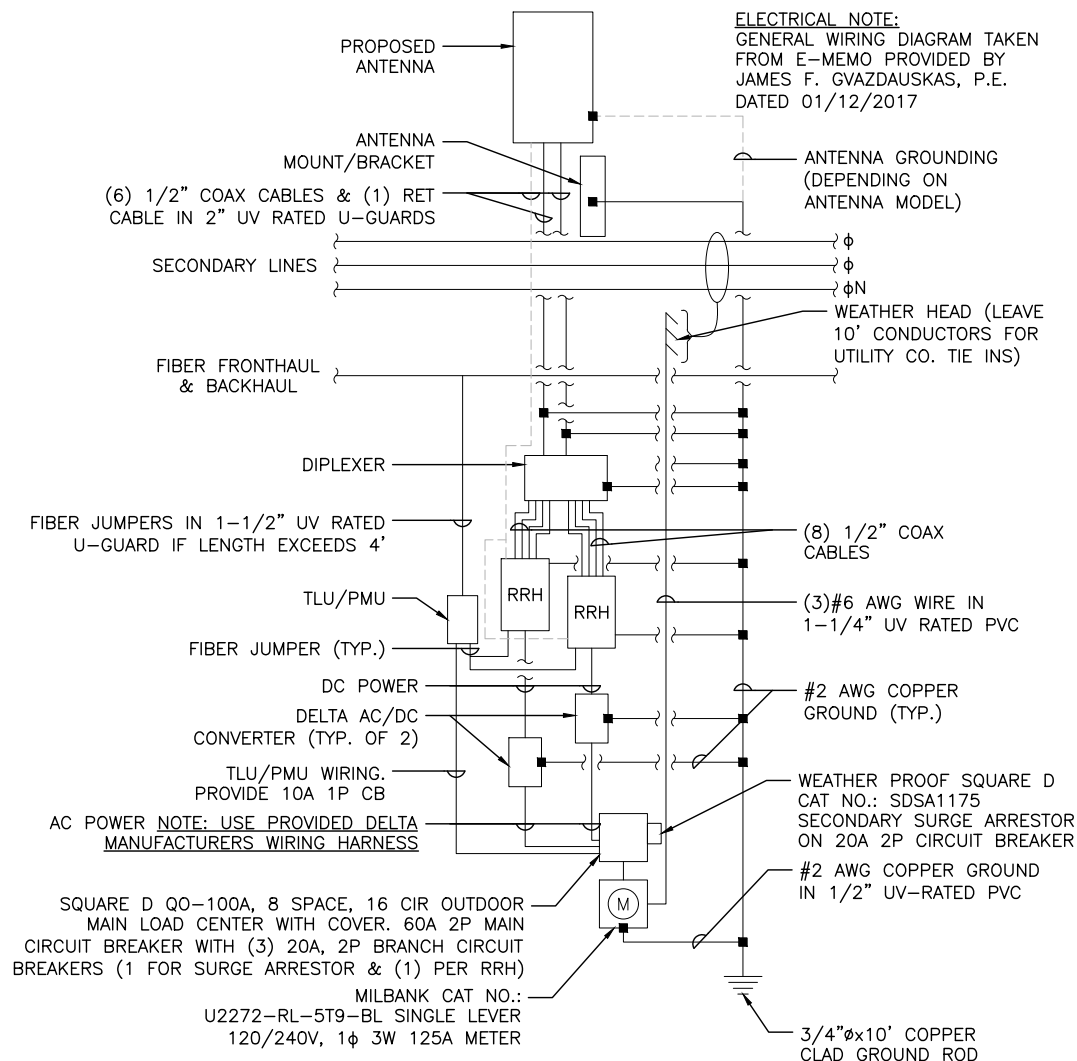


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
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1 (972) 755-1882

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#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/09/19 | FOR REVIEW  | AA |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC12\_MA

SITE ADDRESS:  
U/P NO.: 4S/2-84  
18 BARTLETT ROAD  
NANTUCKET, MA 02554

CHECKED BY: KB  
DATE: 01/09/19

PROJECT NUMBER:  
20181909793

SHEET NUMBER:

LE-3

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC16\_MA, Bartlett Road, Pole # 14

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC16\_MA, Bartlett Road, Pole # 14**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC16\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC16\_MA

LOCATION CODE:  
524789

SITE ADDRESS:  
UTILITY POLE NO.: 14  
BARTLETT ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/11/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC16\_MA

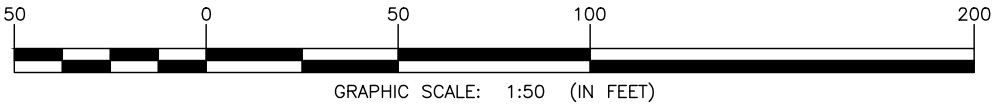
SITE ADDRESS:  
  
U/P NO.: 14  
BARTLETT ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/11/19 |
| PROJECT NUMBER:<br>20181906747 |                   |
| SHEET NUMBER:                  |                   |

LE-1

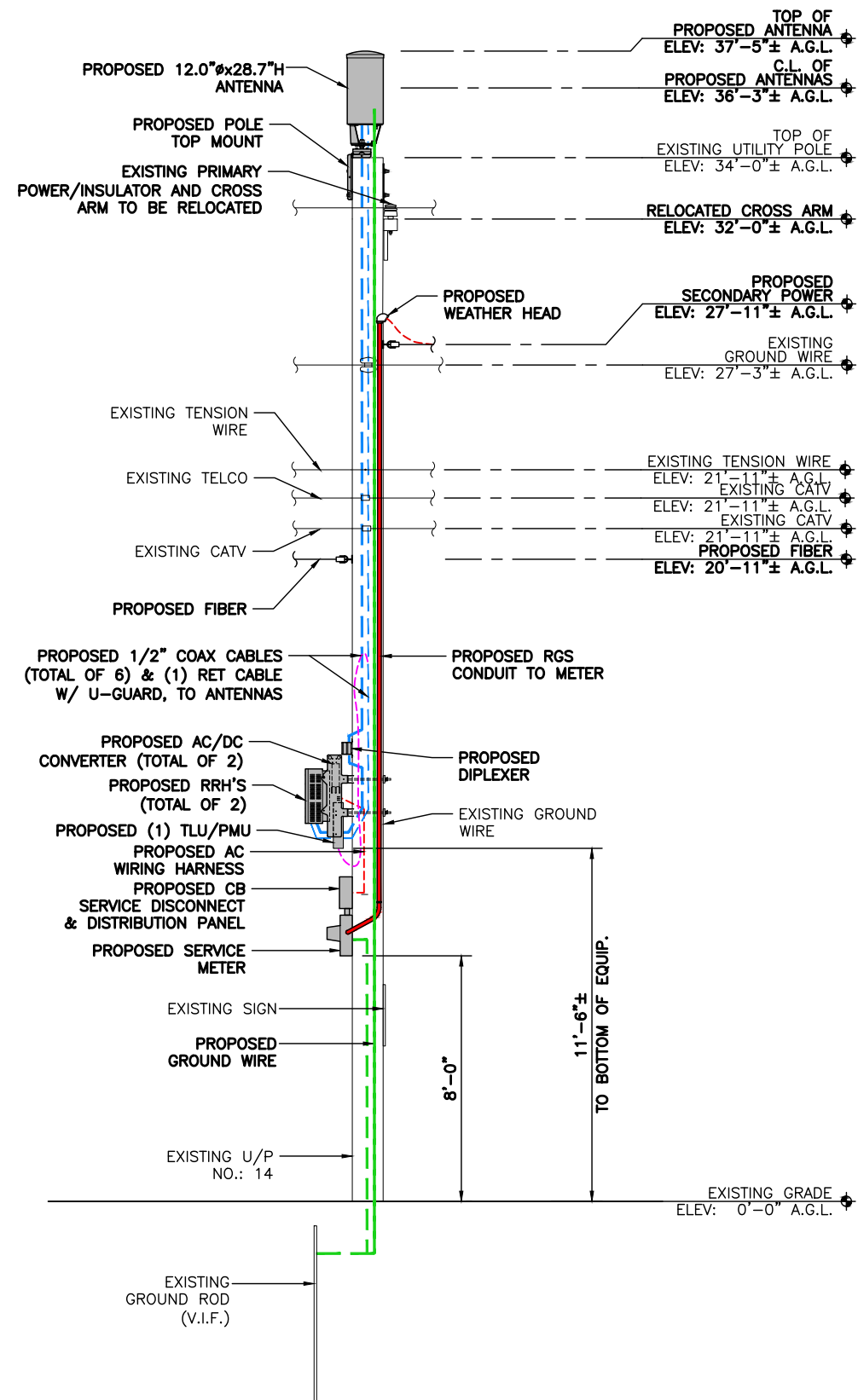


1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 15' 57.6" N       | 70° 06' 40.7" W   |
| GROUND ELEVATION | 31' A.M.S.L. (NAVD88) |                   |



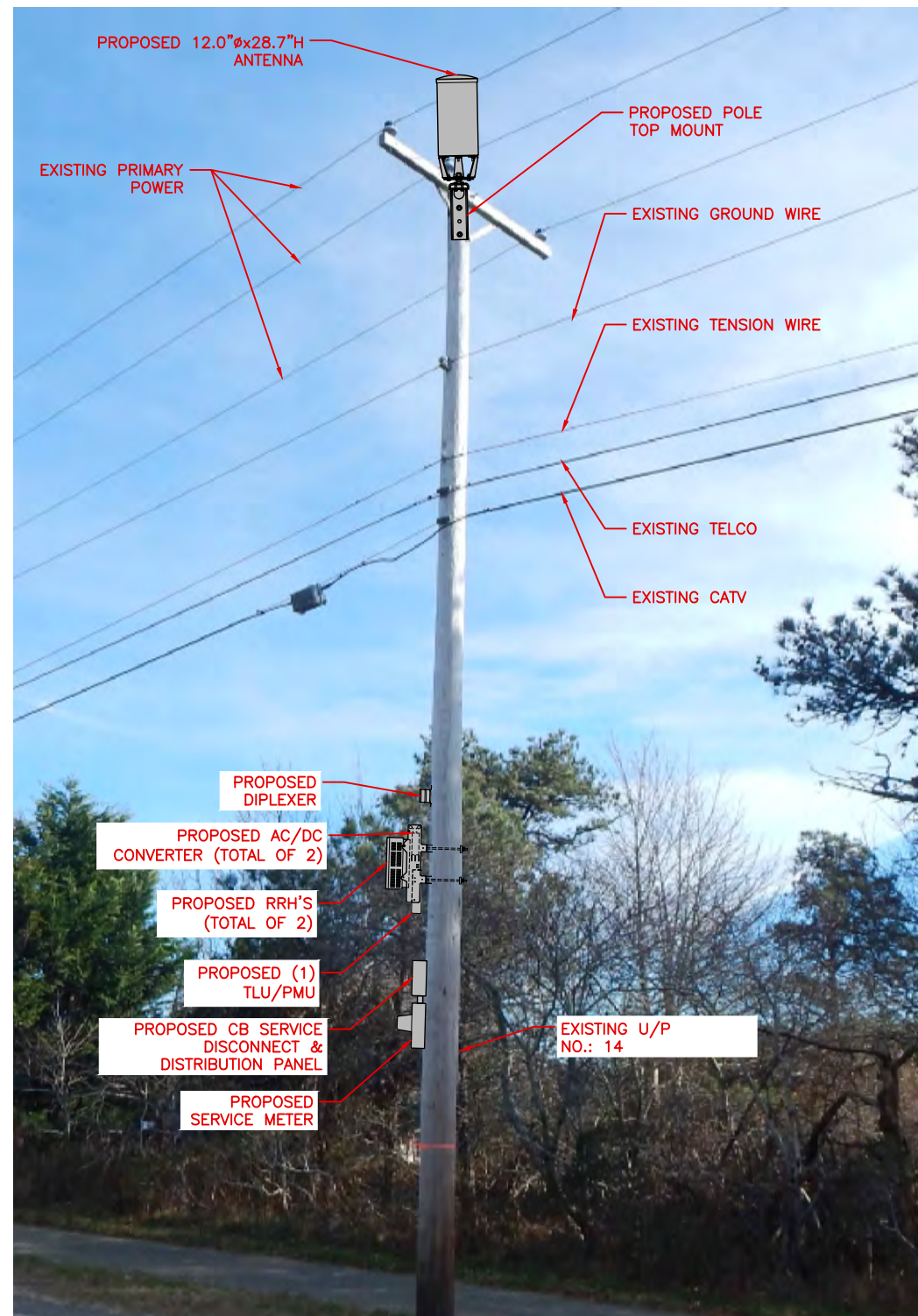


#### NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

#### LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN



**2 PHOTO DETAIL**  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/11/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC16\_MA

SITE ADDRESS:  
U/P NO.: 14  
BARTLETT ROAD  
NANTUCKET, MA 02554

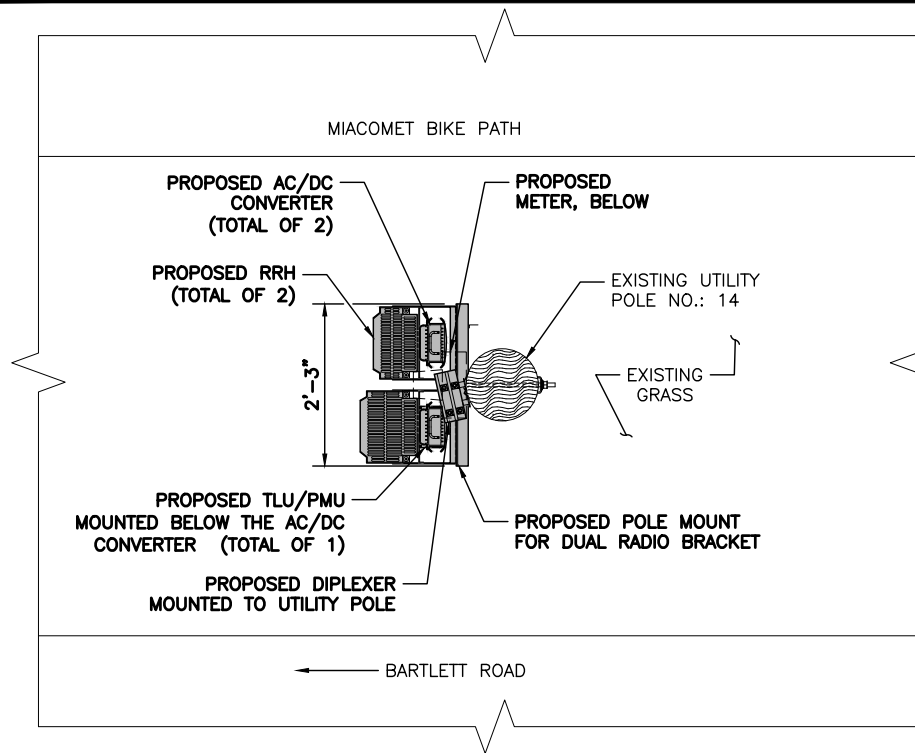
CHECKED BY: **KB** DATE: **01/11/19**

PROJECT NUMBER:  
20181906747

SHEET NUMBER:

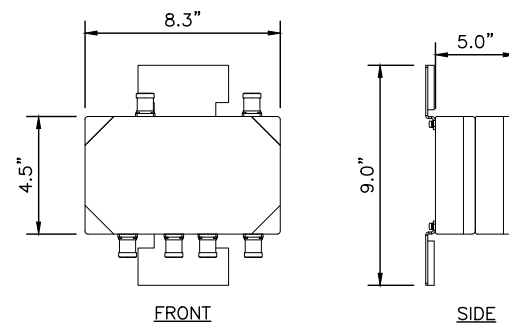
**LE-2**





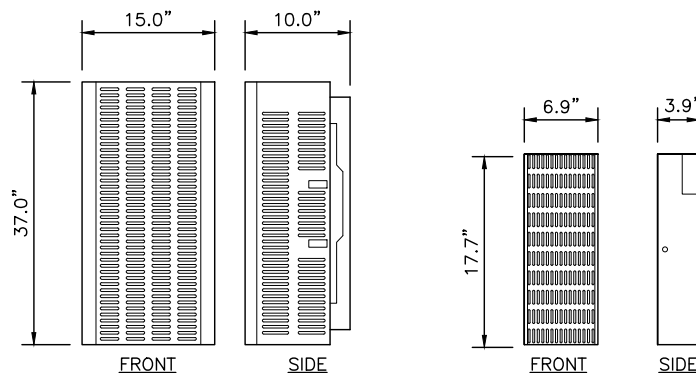
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

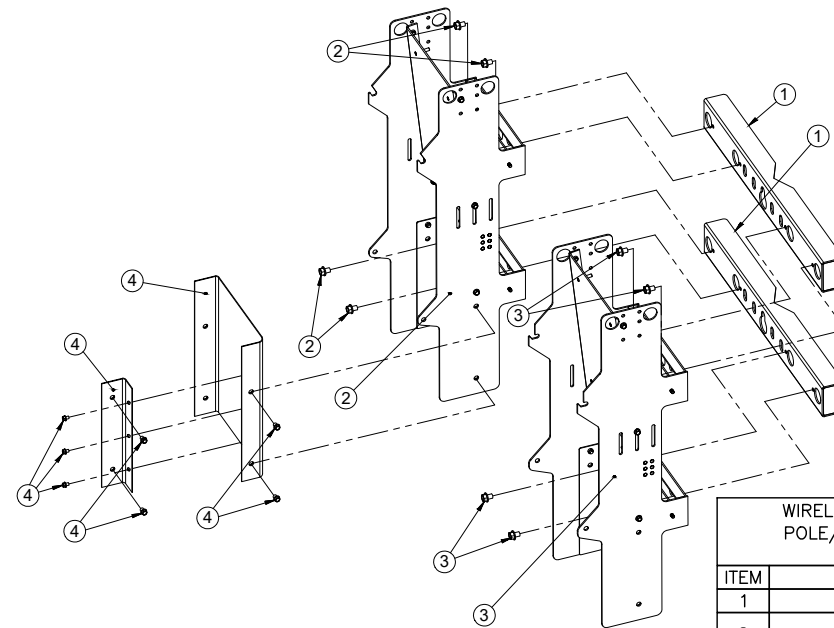


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

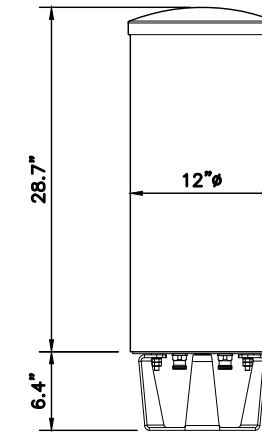
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



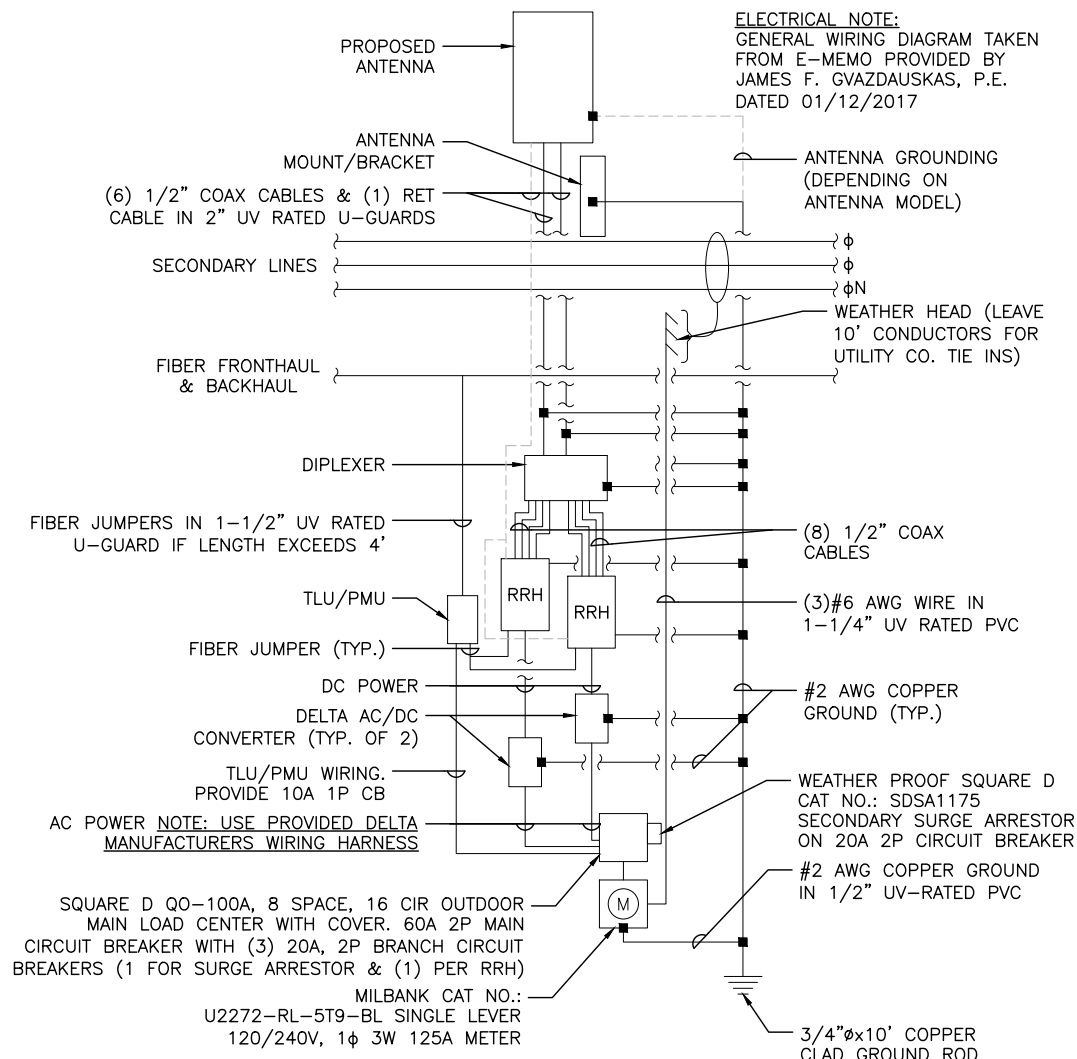
| ITEM | DESCRIPTION                       | QTY. |
|------|-----------------------------------|------|
| 1    | DOUBLE MOUNT                      | 2    |
| 2    | PCS RRH RACK W/ SUPPLIED HARDWARE | 1    |
| 3    | AWS RRH RACK W/ SUPPLIED HARDWARE | 1    |
| 4    | TLU/PMU RACK W/ SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

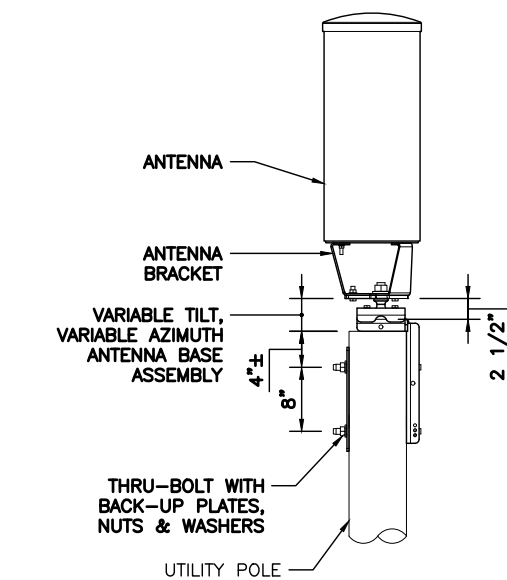


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.

PREPARED BY:

**NEXIUS**  
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A&E OFFICE:  
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CHELMSFORD, MA 01824  
1 (972) 755-1882

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#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/11/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC16\_MA

SITE ADDRESS:  
U/P NO.: 14  
BARTLETT ROAD  
NANTUCKET, MA 02554

|                   |                   |
|-------------------|-------------------|
| CHECKED BY:<br>KB | DATE:<br>01/11/19 |
|-------------------|-------------------|

PROJECT NUMBER:  
20181906747

SHEET NUMBER:

LE-3

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC09\_MA, Daves Street, Pole # 4S / 484

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC09\_MA, Daves Street, Pole # 4S / 484**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC09\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC09\_MA

LOCATION CODE:  
403641

SITE ADDRESS:  
UTILITY POLE NO.: 4S/4-84  
DAVES STREET  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/09/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

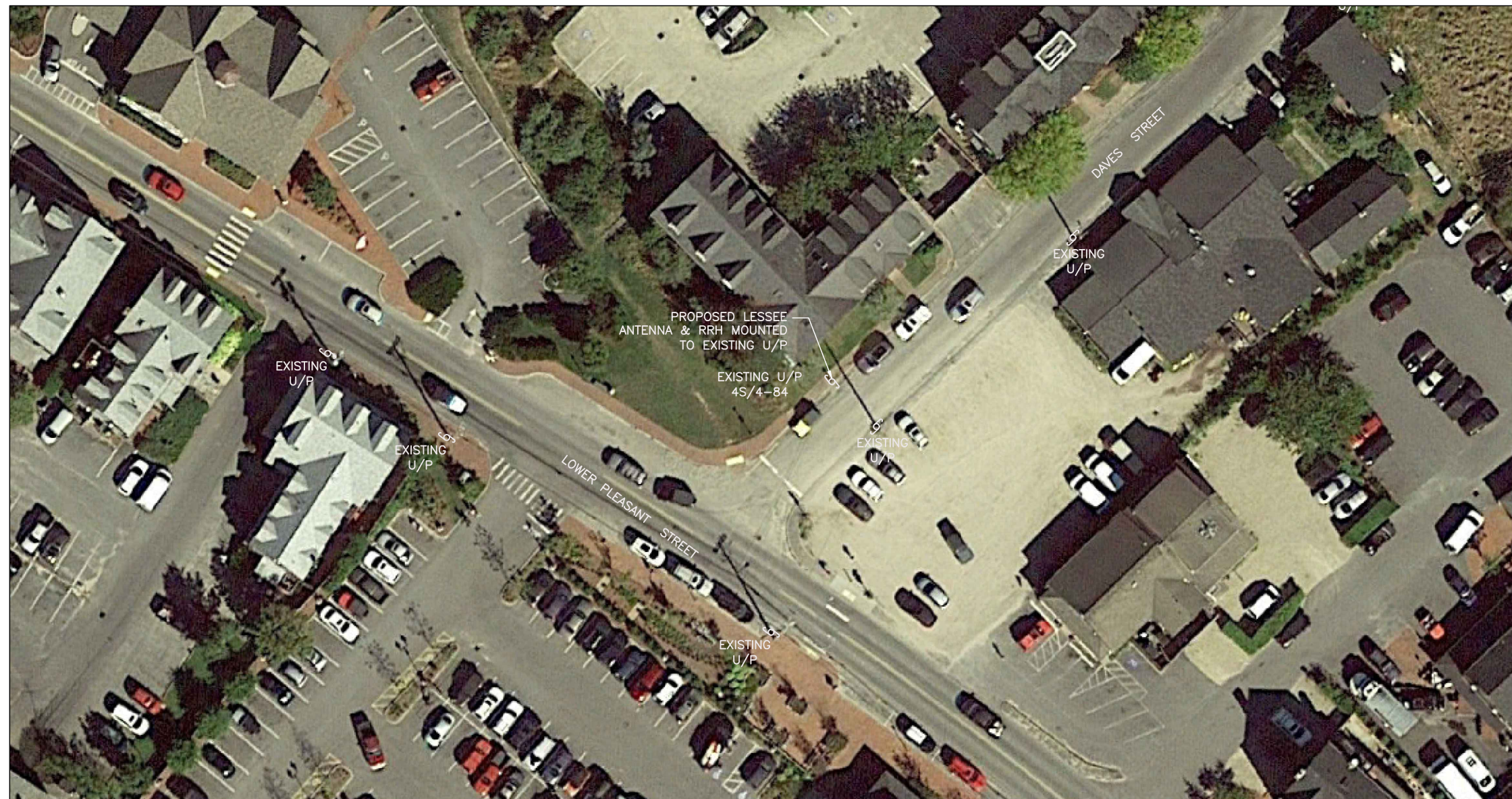
SITE INFO:

SITE NAME:  
NANTUCKET\_SC09\_MA

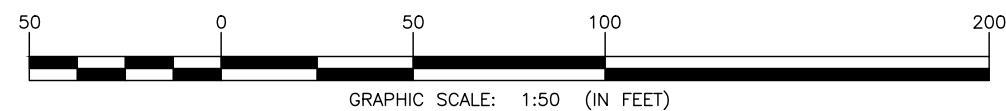
SITE ADDRESS:  
U/P NO.: 4S/4-84  
DAVES STREET  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/09/19 |
| PROJECT NUMBER:<br>20181909790 |                   |
| SHEET NUMBER:                  |                   |

LE-1



1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 16' 21.7" N       | 70° 5' 32" W      |
| GROUND ELEVATION | 16' A.M.S.L. (NAVD88) |                   |



NOTES:  
1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

LEASE EXHIBIT  
THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:  
**NEXIUS**  
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| 0          | 01/09/19 | FOR REVIEW  | AA |
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SITE INFO:

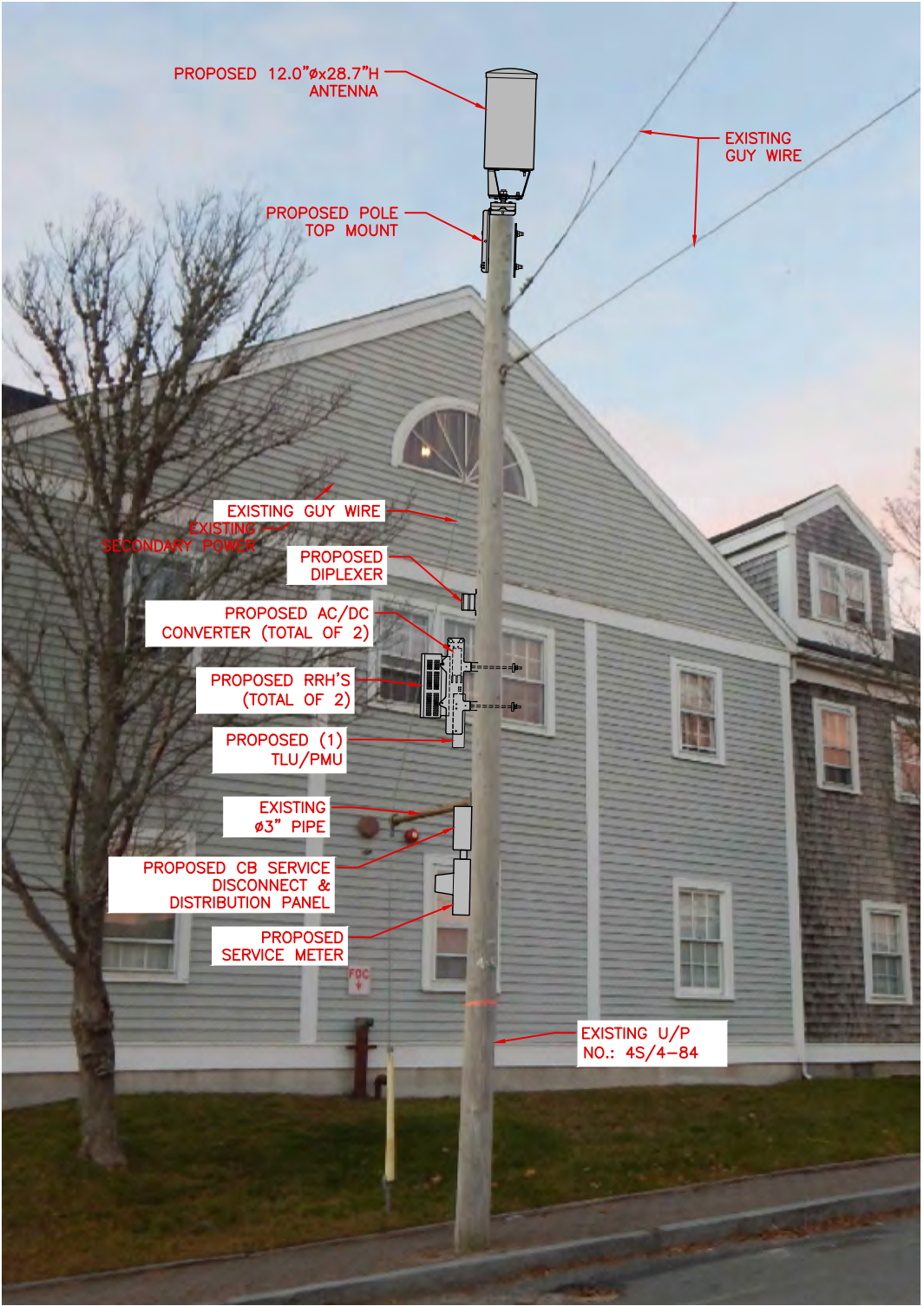
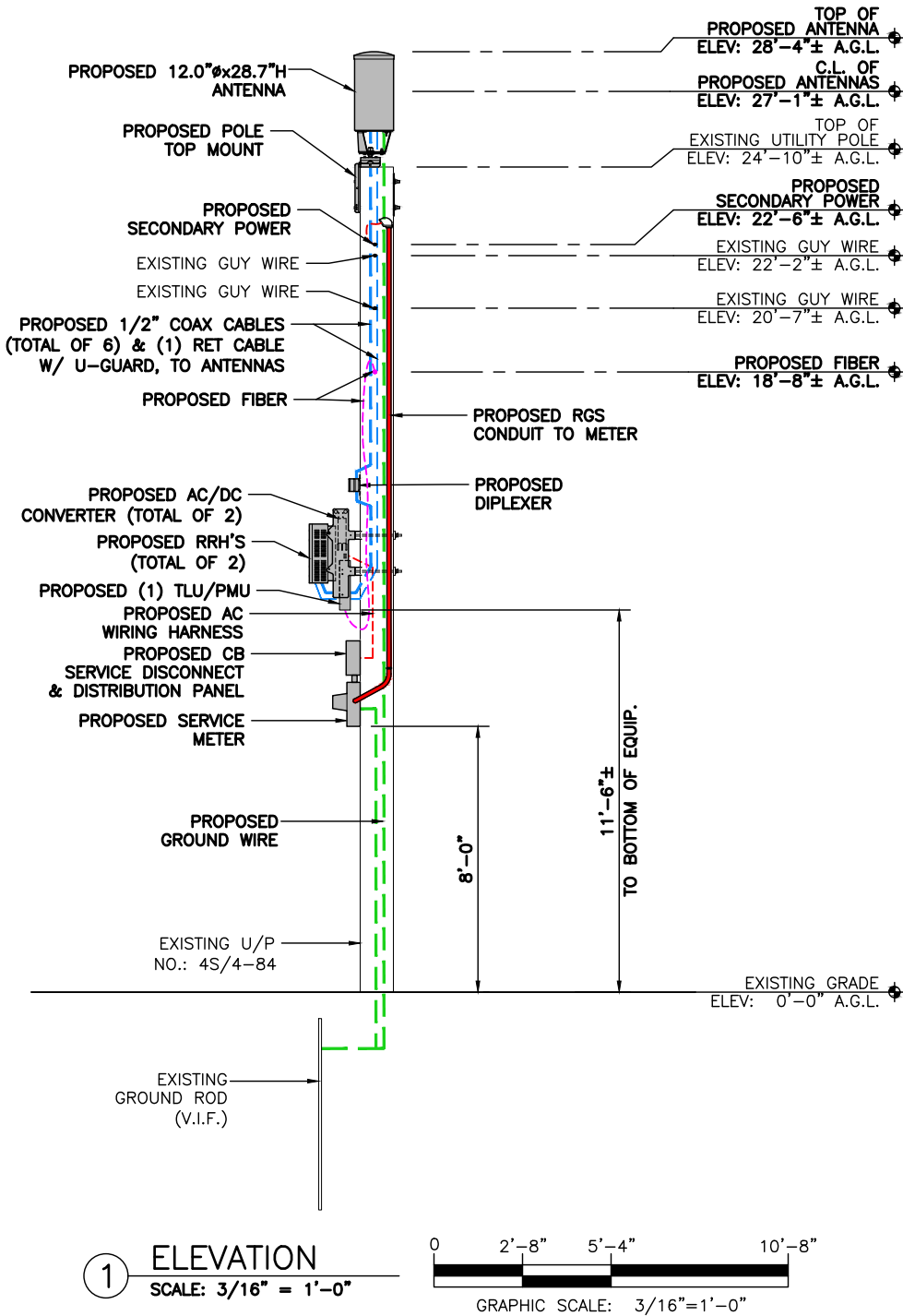
SITE NAME:  
NANTUCKET\_SC09\_MA

SITE ADDRESS:  
U/P NO.: 4S/4-84  
DAVES STREET  
NANTUCKET, MA 02554

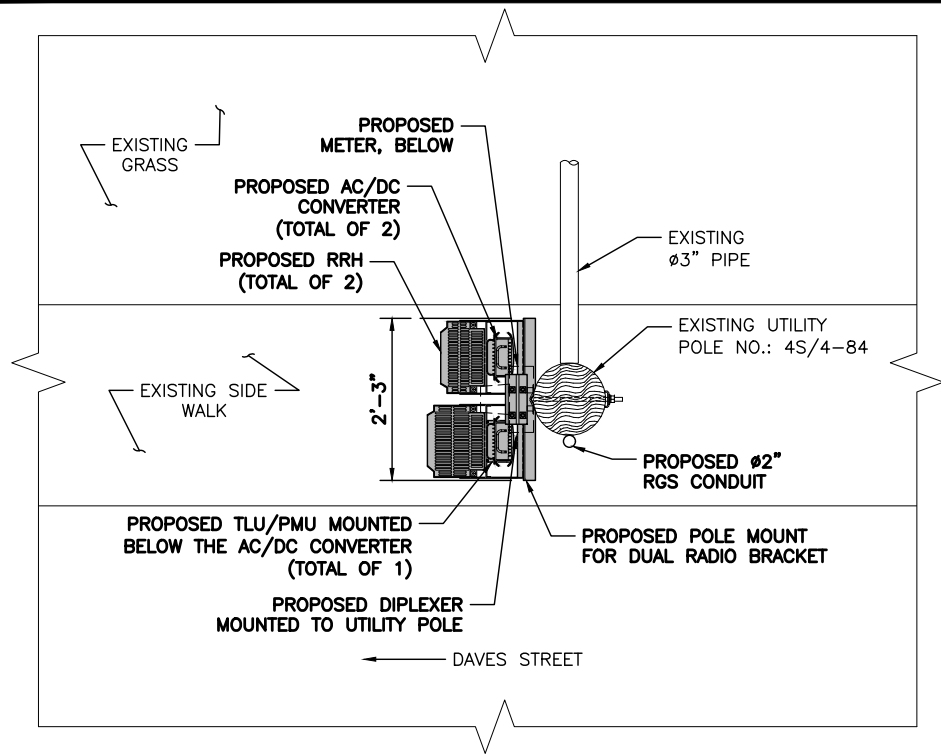
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|-------------------|-------------------|
| CHECKED BY:<br>KB | DATE:<br>01/09/19 |
|-------------------|-------------------|

PROJECT NUMBER:  
20181909790

SHEET NUMBER:  
**LE-2**

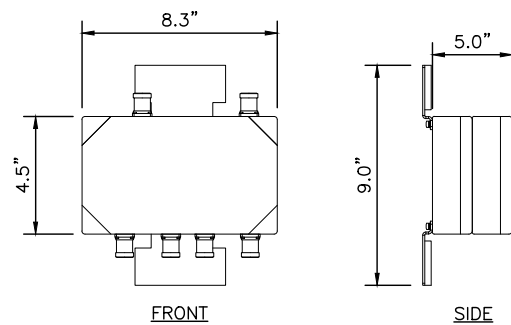






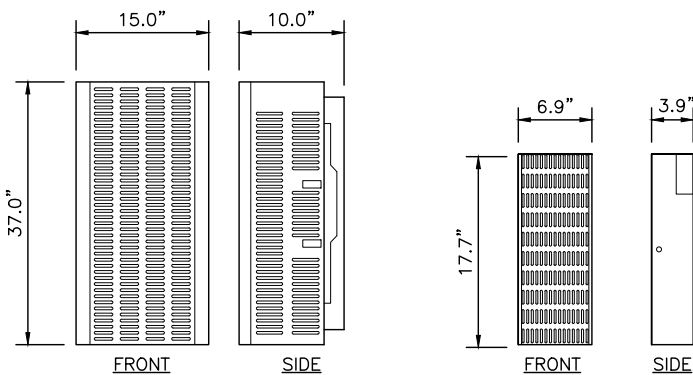
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

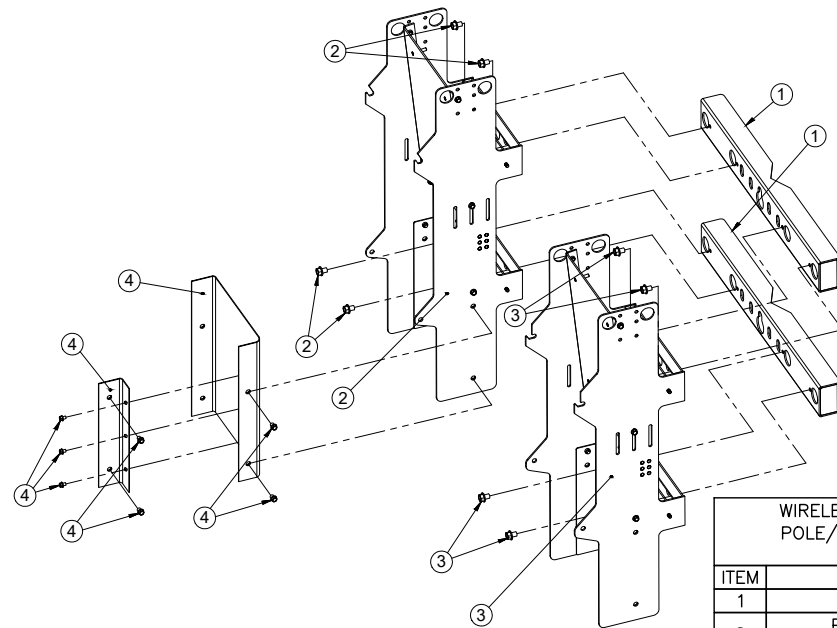


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

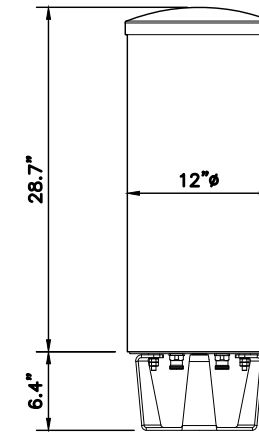
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



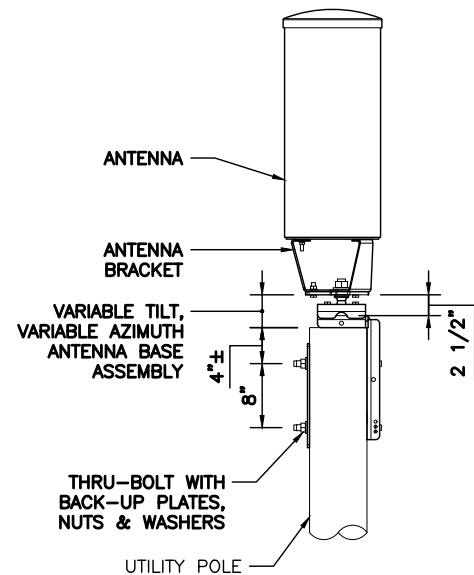
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

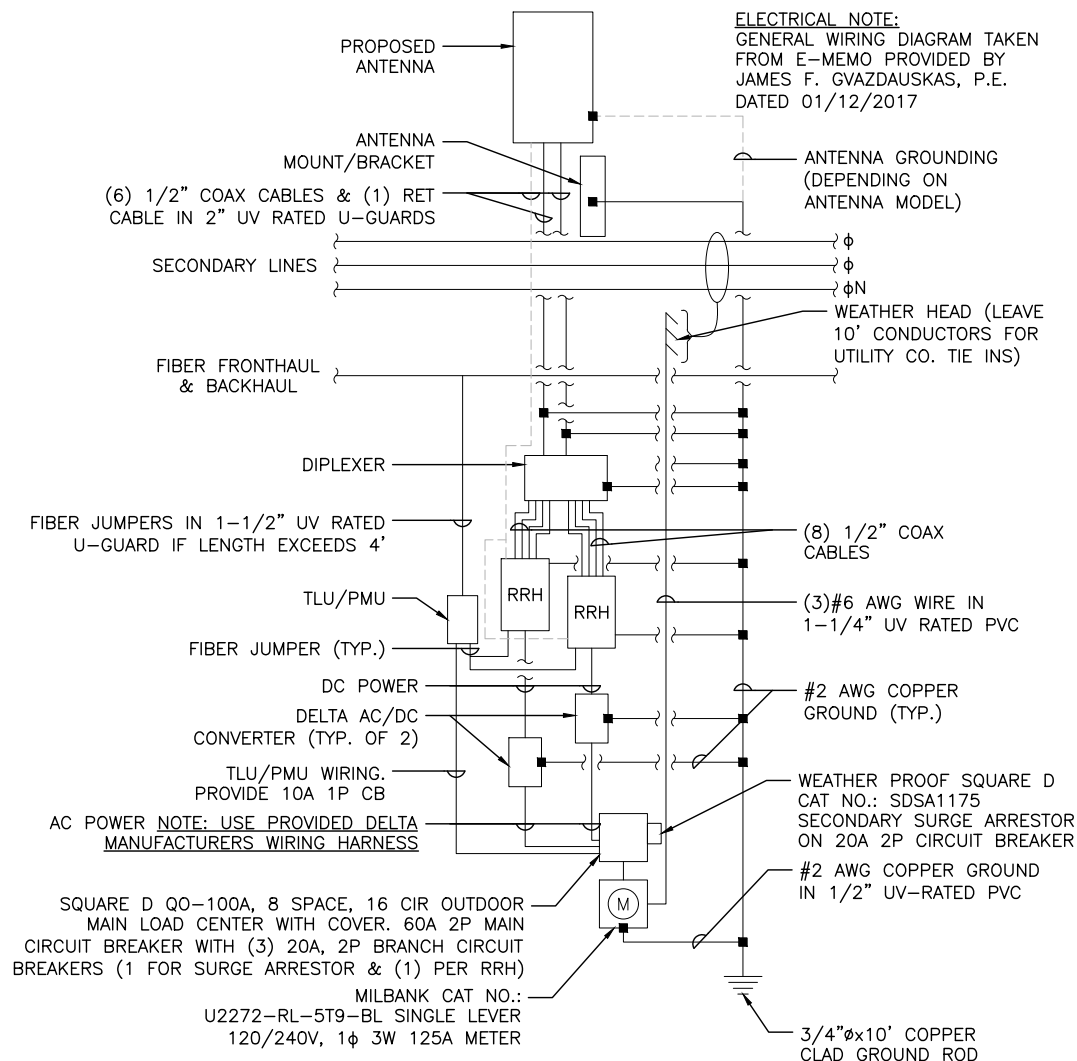


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

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#### SUBMITTALS

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|-----|----------|-------------|----|
| 0   | 01/09/19 | FOR REVIEW  | AA |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC09\_MA

SITE ADDRESS:  
U/P NO.: 4S/4-84  
DAVES STREET  
NANTUCKET, MA 02554

CHECKED BY: KB  
DATE: 01/09/19

PROJECT NUMBER:  
20181909790

SHEET NUMBER:

**LE-3**

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC04\_MA, Easton Street, Pole # 5/2

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC04\_MA, Easton Street, Pole # 5/2**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC04\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE NAME:  
NANTUCKET\_SC04\_MA

LOCATION CODE:  
403636

SITE ADDRESS:  
UTILITY POLE NO.: 5/2  
EASTON STREET  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/07/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC04\_MA

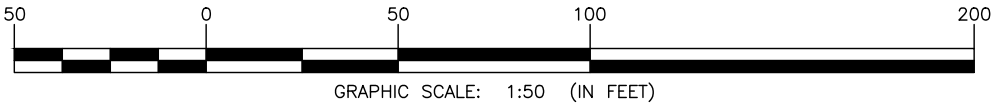
SITE ADDRESS:  
  
U/P NO.: 5/2  
EASTON STREET  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/07/19 |
| PROJECT NUMBER:<br>20181909785 |                   |
| SHEET NUMBER:                  |                   |

LE-1

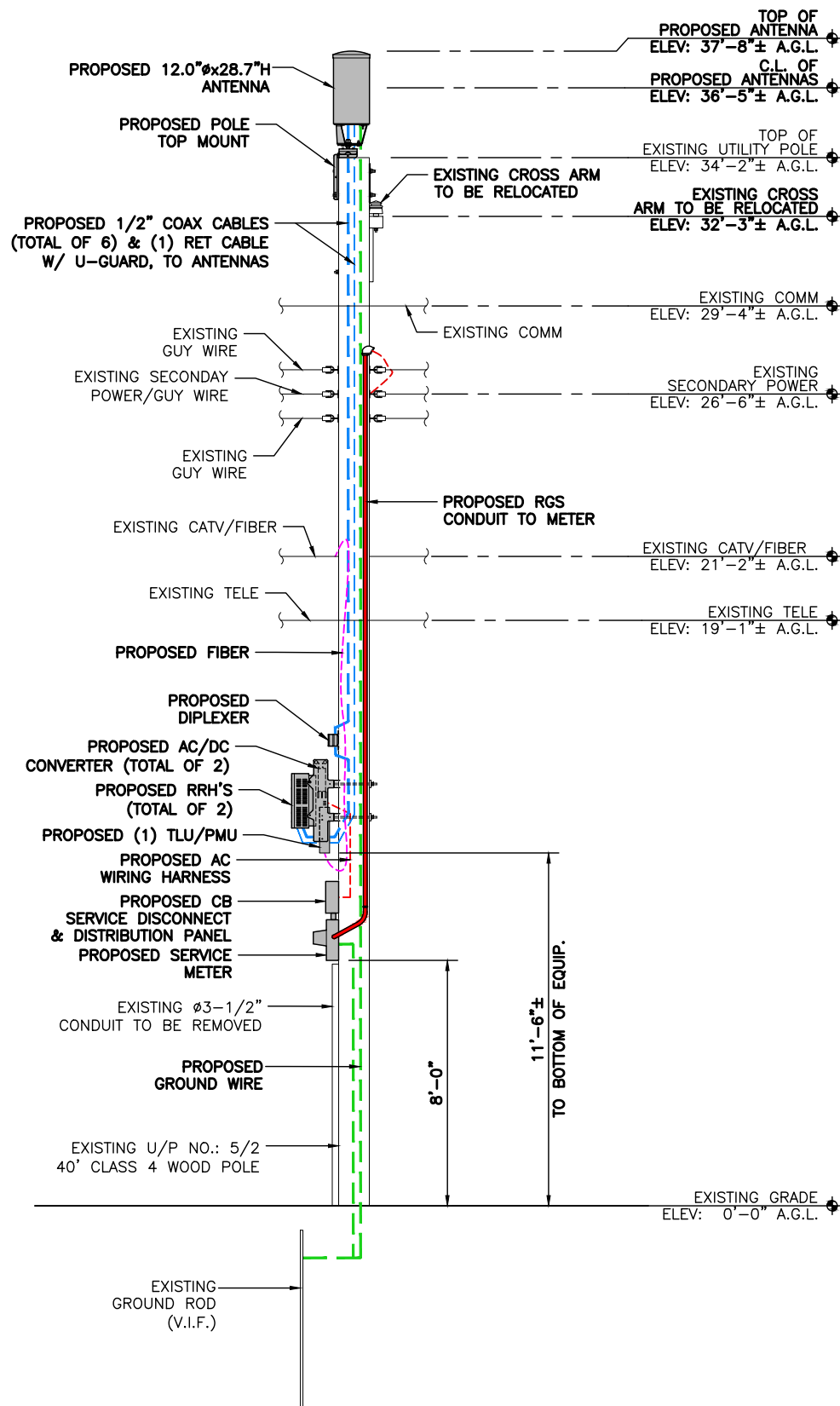


1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 17' 15.5" N       | 70° 6' 2.9" W     |
| GROUND ELEVATION | 16' A.M.S.L. (NAVD88) |                   |





1 ELEVATION  
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
GRAPHIC SCALE: 3/16" = 1'-0"

NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/07/19 | FOR REVIEW  | AA |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:

NANTUCKET\_SC04\_MA

SITE ADDRESS:

U/P NO.: 5/2  
EASTON STREET  
NANTUCKET, MA 02554

CHECKED BY:

KB

DATE:

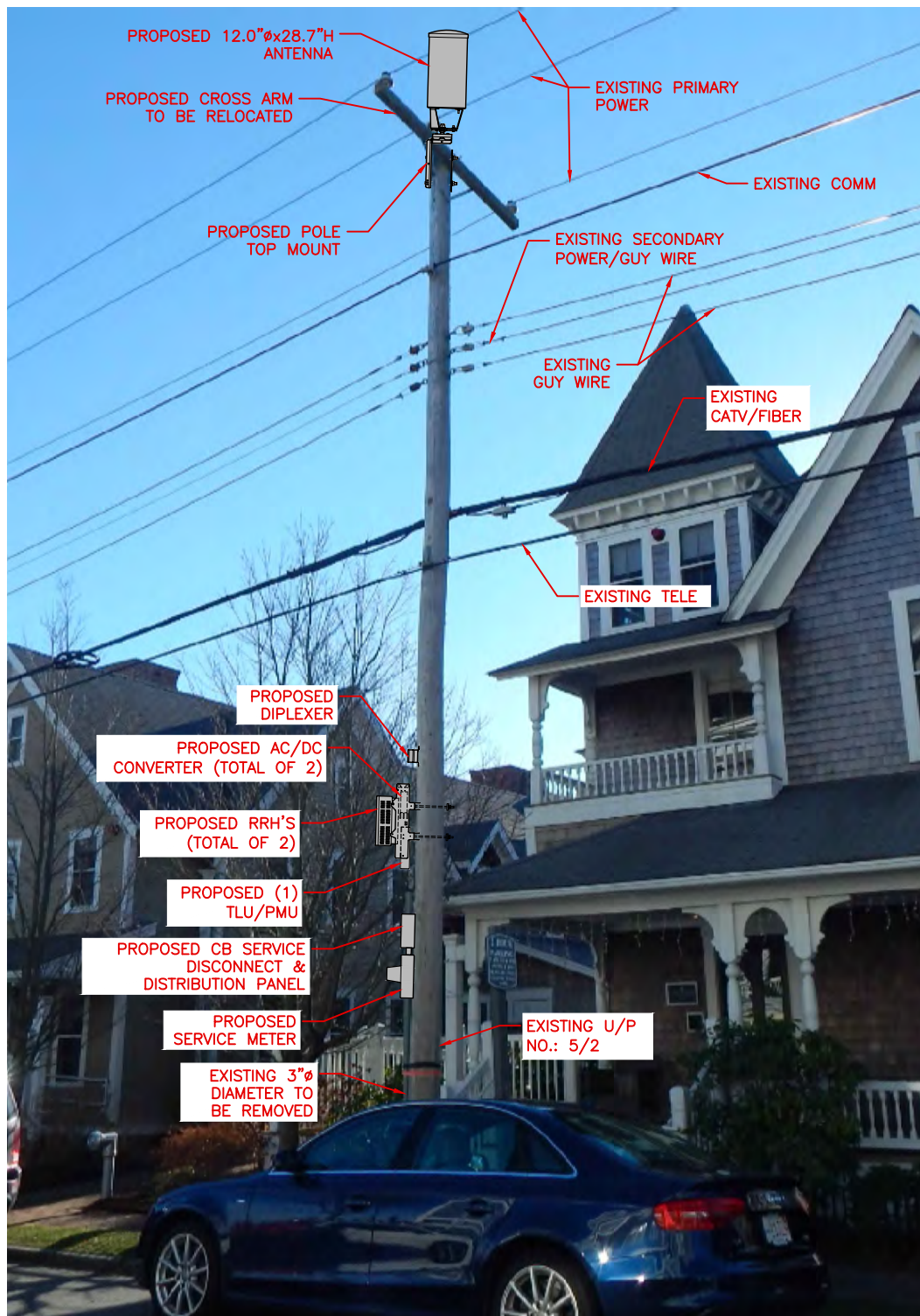
01/07/19

PROJECT NUMBER:

20181909785

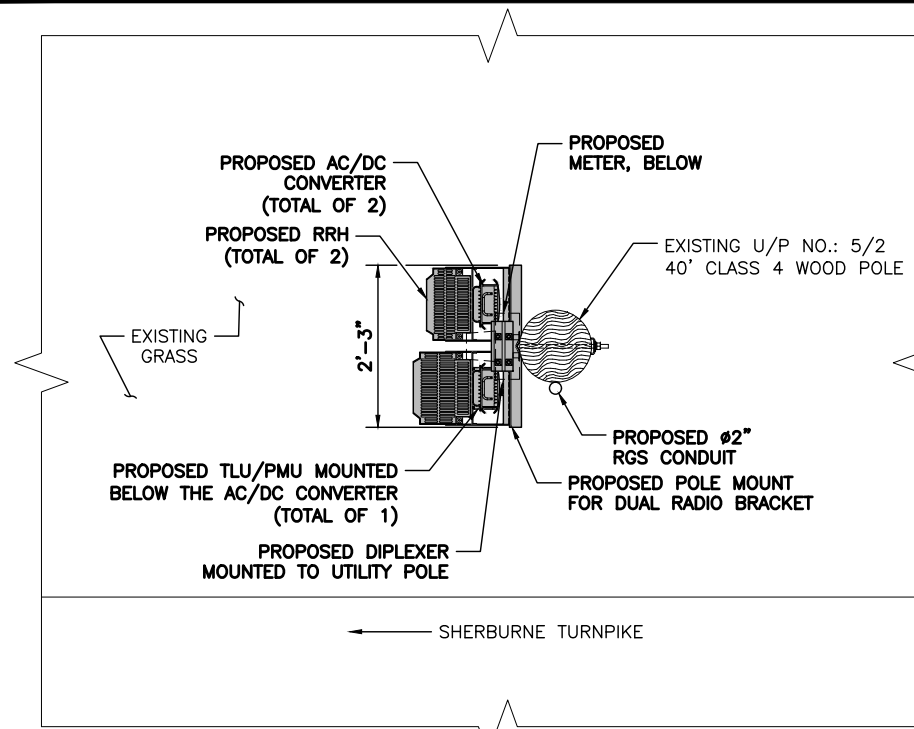
SHEET NUMBER:

LE-2



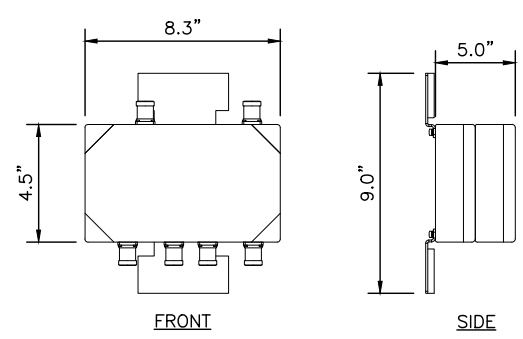
2 PHOTO DETAIL  
N.T.S.





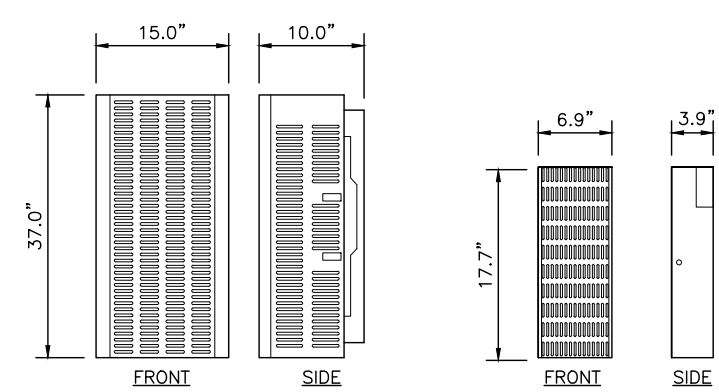
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



FRONT SIDE  
WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

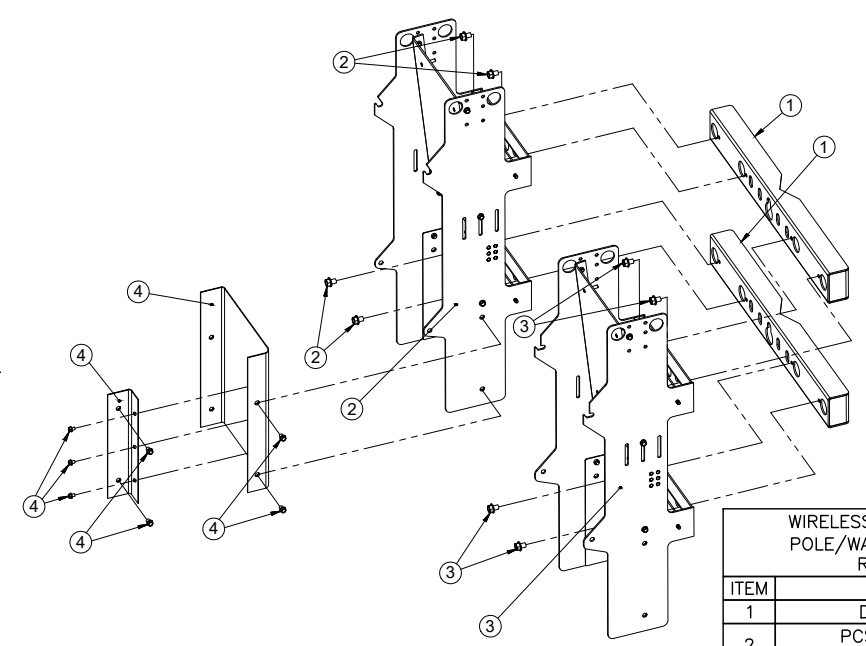


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

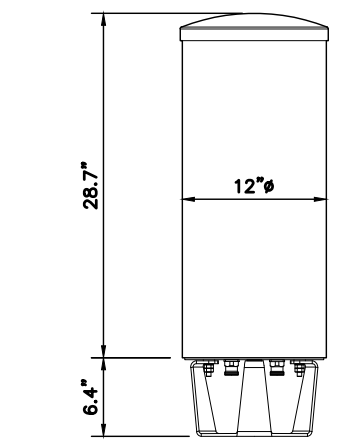
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



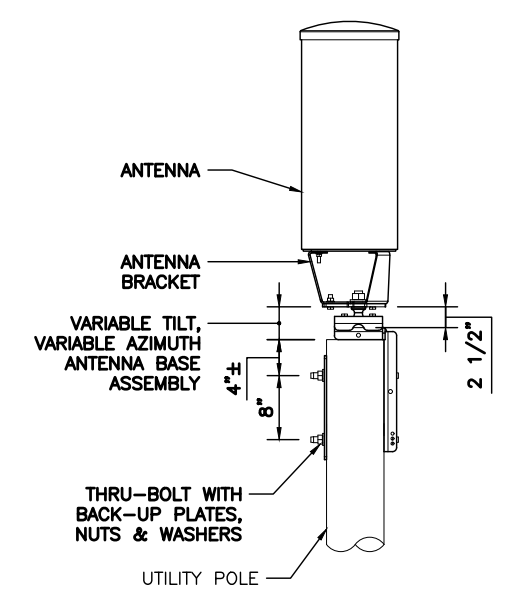
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

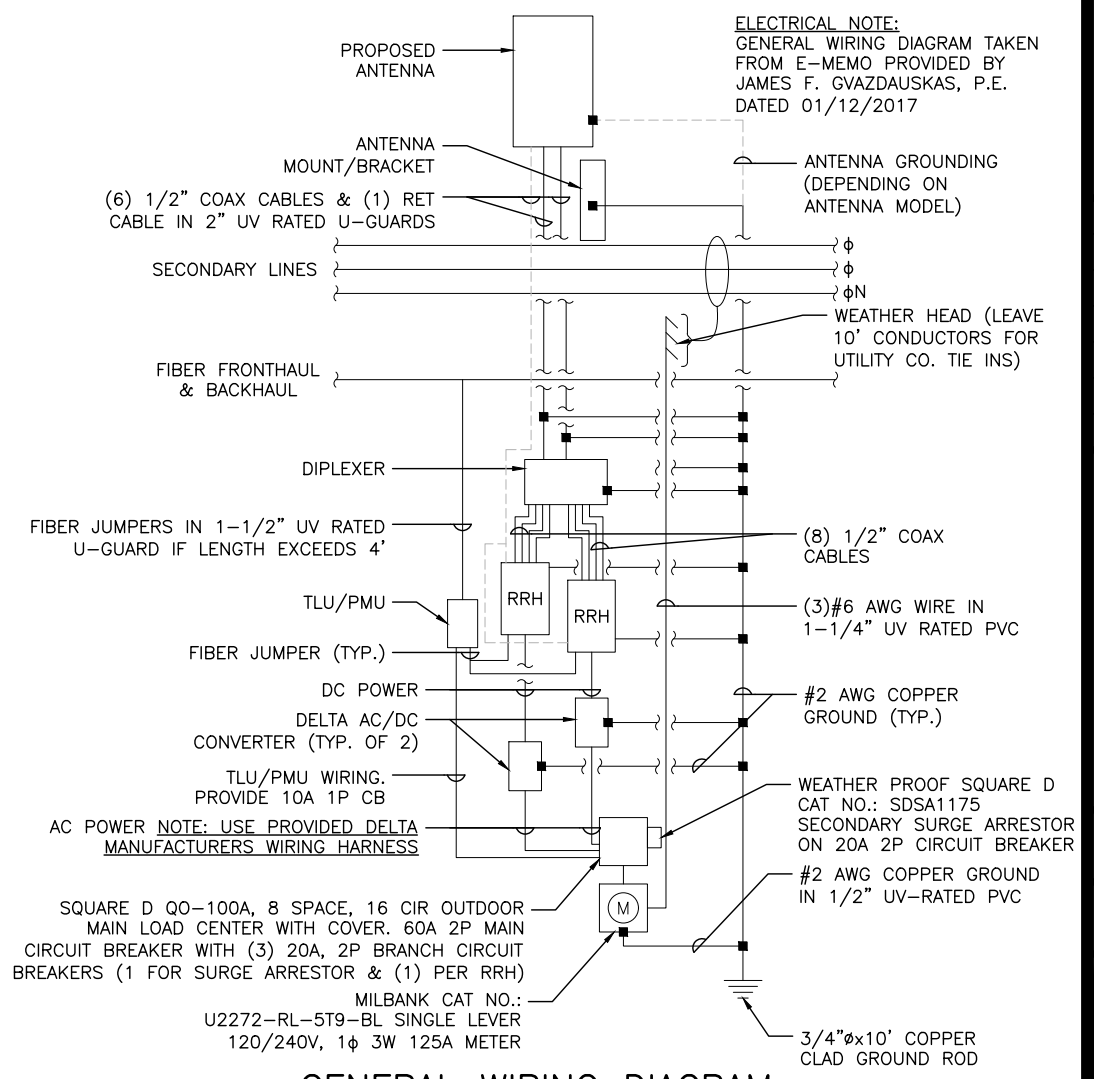


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/07/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
**NANTUCKET\_SC04\_MA**

SITE ADDRESS:  
**U/P NO.: 5/2  
EASTON STREET  
NANTUCKET, MA 02554**

|                          |                          |
|--------------------------|--------------------------|
| CHECKED BY:<br><b>KB</b> | DATE:<br><b>01/07/19</b> |
|--------------------------|--------------------------|

PROJECT NUMBER:  
**20181909785**

SHEET NUMBER:

**LE-3**

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC15\_MA, First Way, Pole # 5-2

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC15\_MA, First Way, Pole # 5-2**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC15\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC15\_MA

LOCATION CODE:  
524780

SITE ADDRESS:  
UTILITY POLE NO.: 5-2  
FIRST WAY  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/08/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

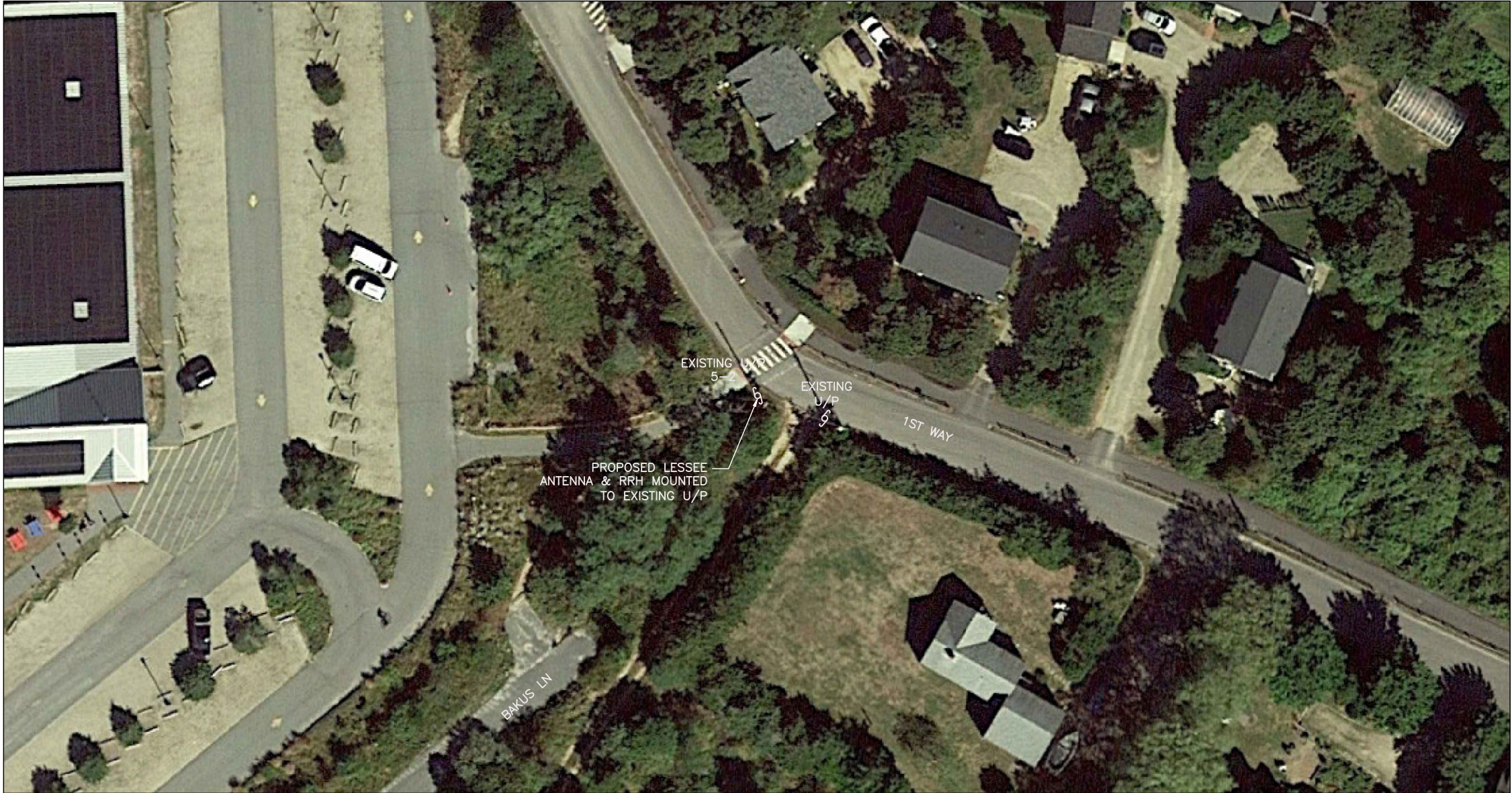
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SITE NAME:  
NANTUCKET\_SC15\_MA

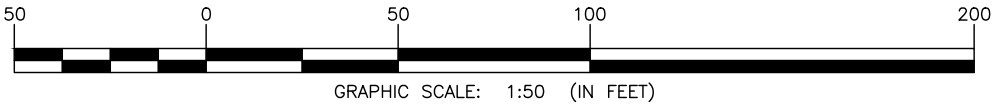
SITE ADDRESS:  
U/P NO.: 5-2  
FIRST WAY  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/08/19 |
| PROJECT NUMBER:<br>20181906746 |                   |
| SHEET NUMBER:                  |                   |

LE-1



1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 16' 10.8" N       | 70° 05' 45.9" W   |
| GROUND ELEVATION | 13' A.M.S.L. (NAVD88) |                   |

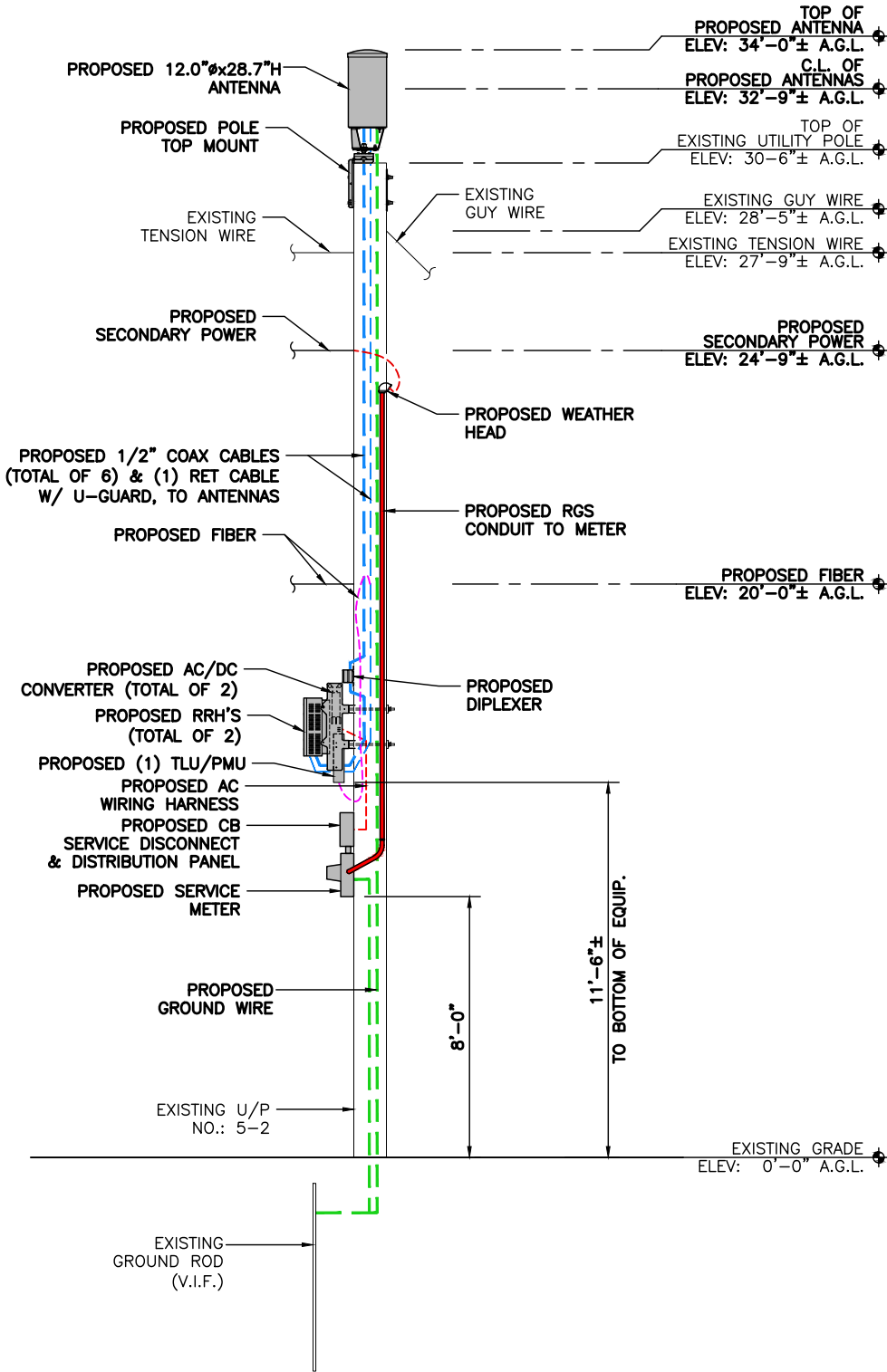


NOTES:

- AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
- LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

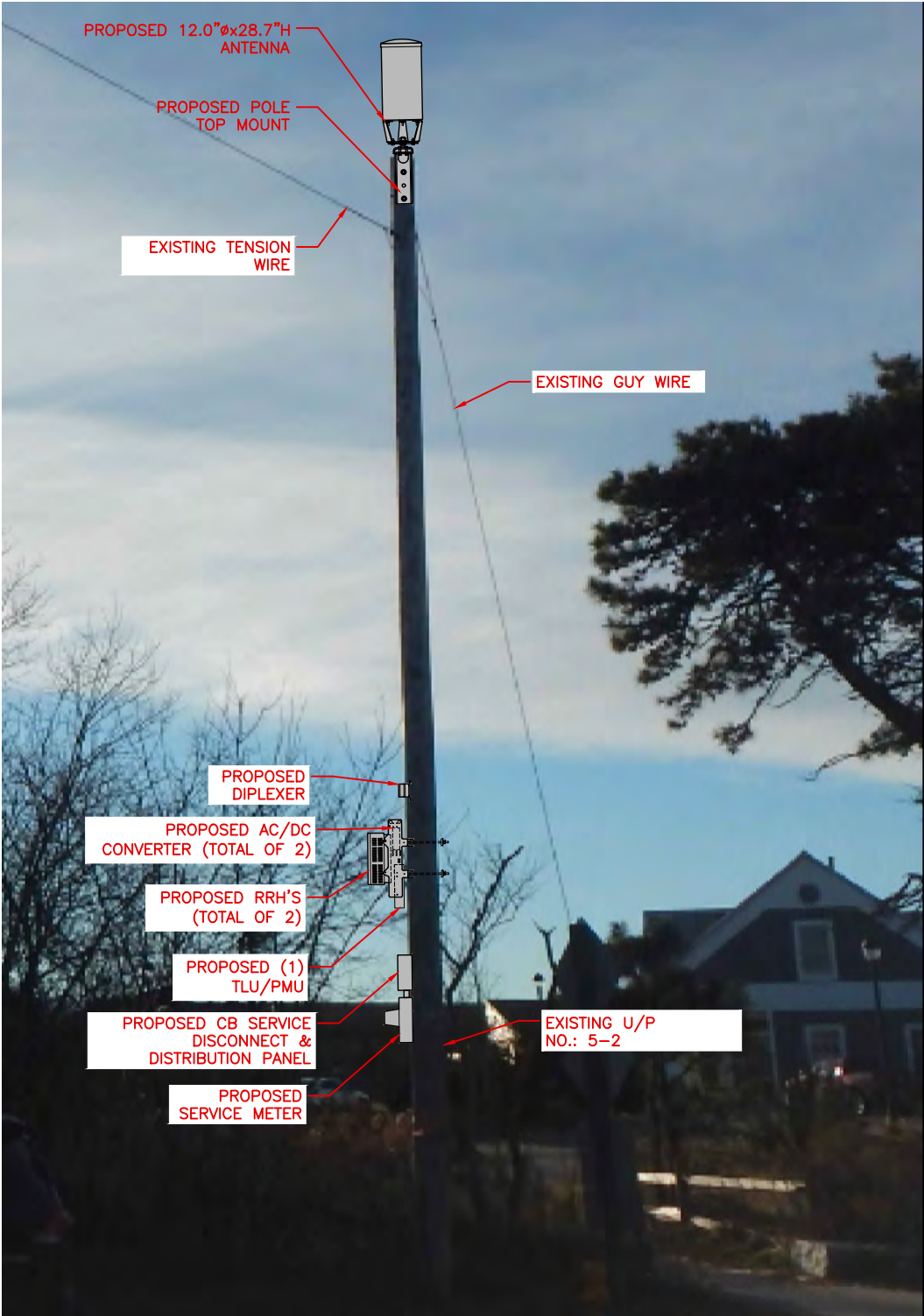
LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN



1 ELEVATION  
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
GRAPHIC SCALE: 3/16"=1'-0"



2 PHOTO DETAIL  
N.T.S.

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/08/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

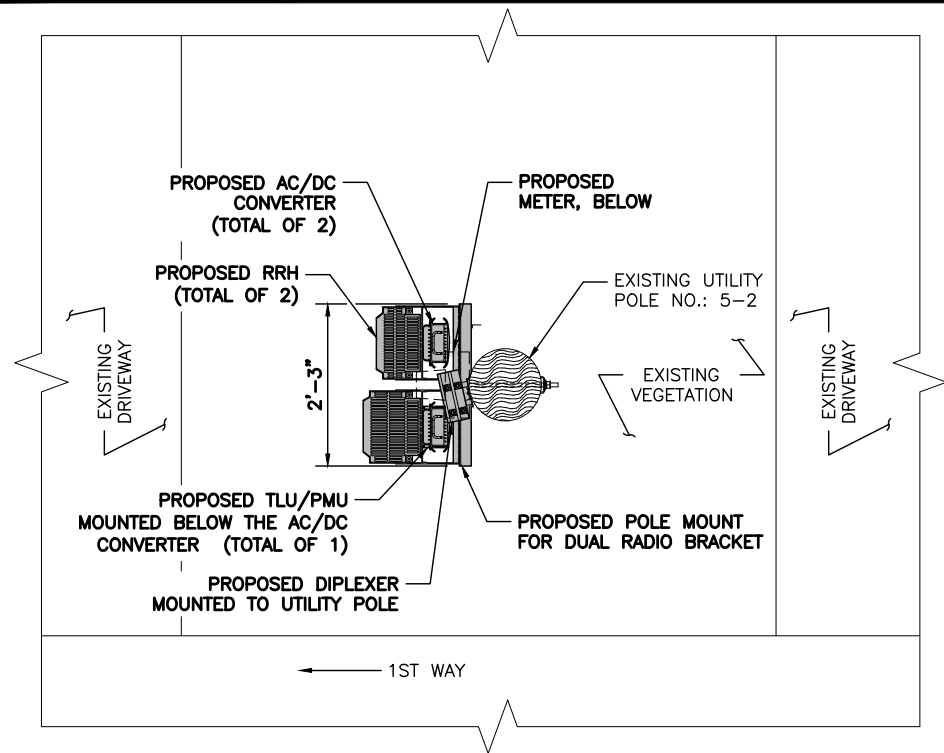
SITE INFO:

SITE NAME:  
NANTUCKET\_SC15\_MA

SITE ADDRESS:  
U/P NO.: 5-2  
FIRST WAY  
NANTUCKET, MA 02554

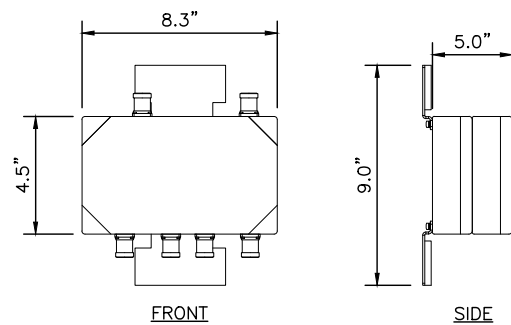
|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/08/19 |
| PROJECT NUMBER:<br>20181906746 |                   |
| SHEET NUMBER:                  |                   |





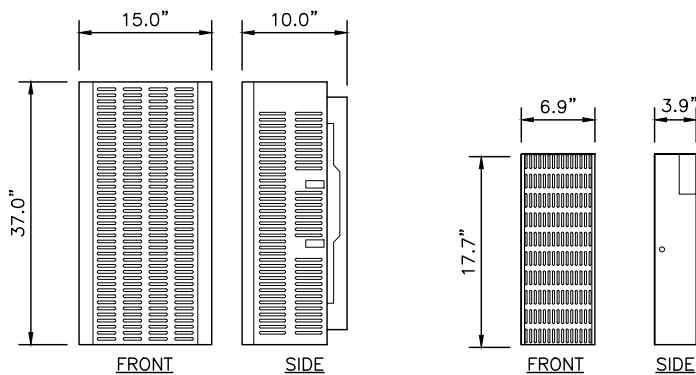
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

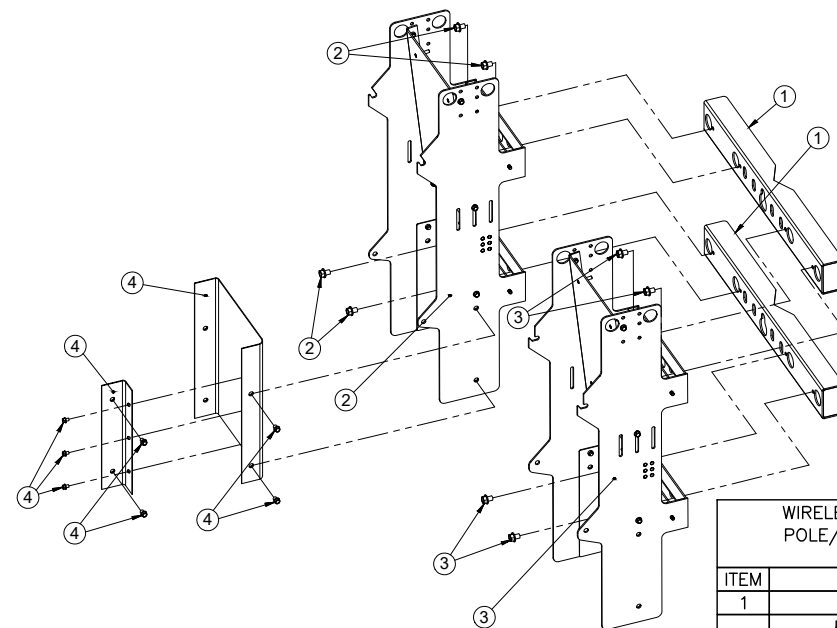


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

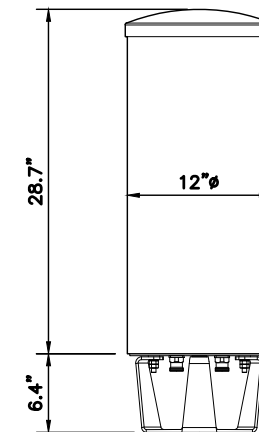
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



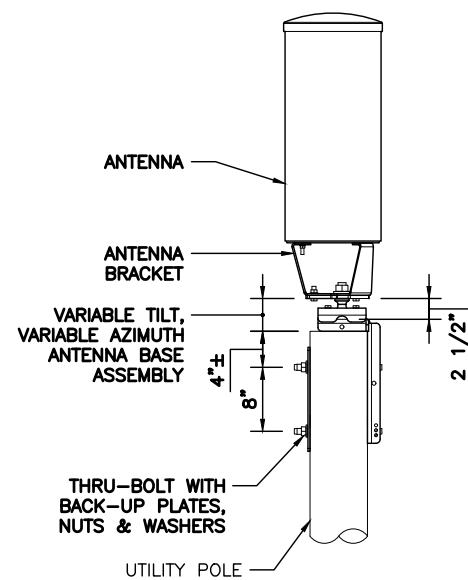
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

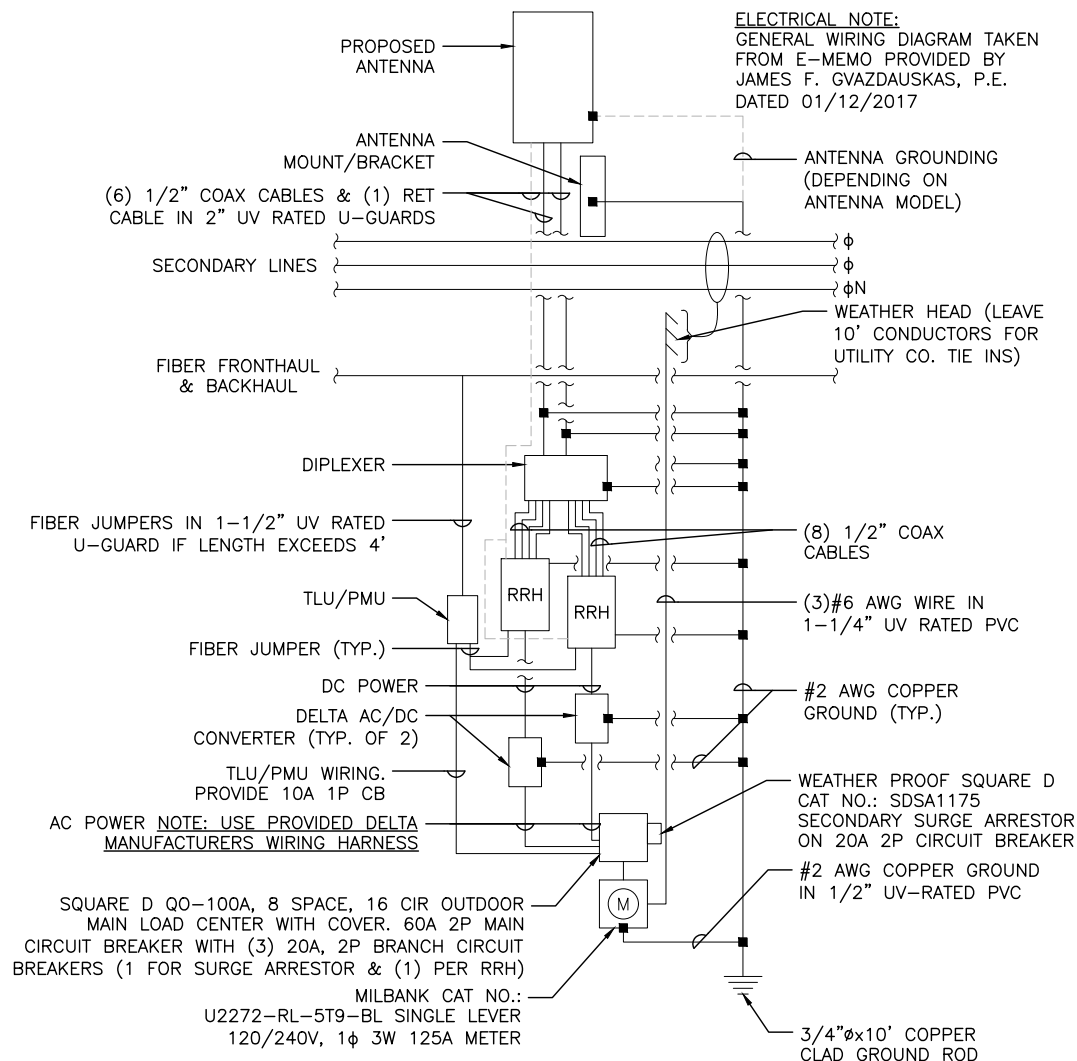


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

PREPARED BY:

**NEXIUS**  
TRANFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

LEASE EXHIBIT

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#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/08/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC15\_MA

SITE ADDRESS:  
U/P NO.: 5-2  
FIRST WAY  
NANTUCKET, MA 02554

CHECKED BY: KB  
DATE: 01/08/19

PROJECT NUMBER:  
20181906746

SHEET NUMBER:

LE-3

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC13\_MA, 262 Madaket Road, Pole # 300/50

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC13\_MA, 262 Madaket Road, Pole # 300/50**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 35.4" in height and 14" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer



**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC13\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

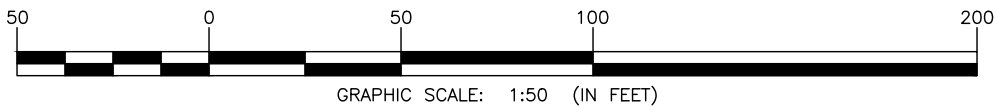
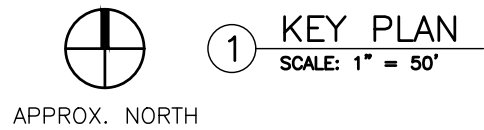
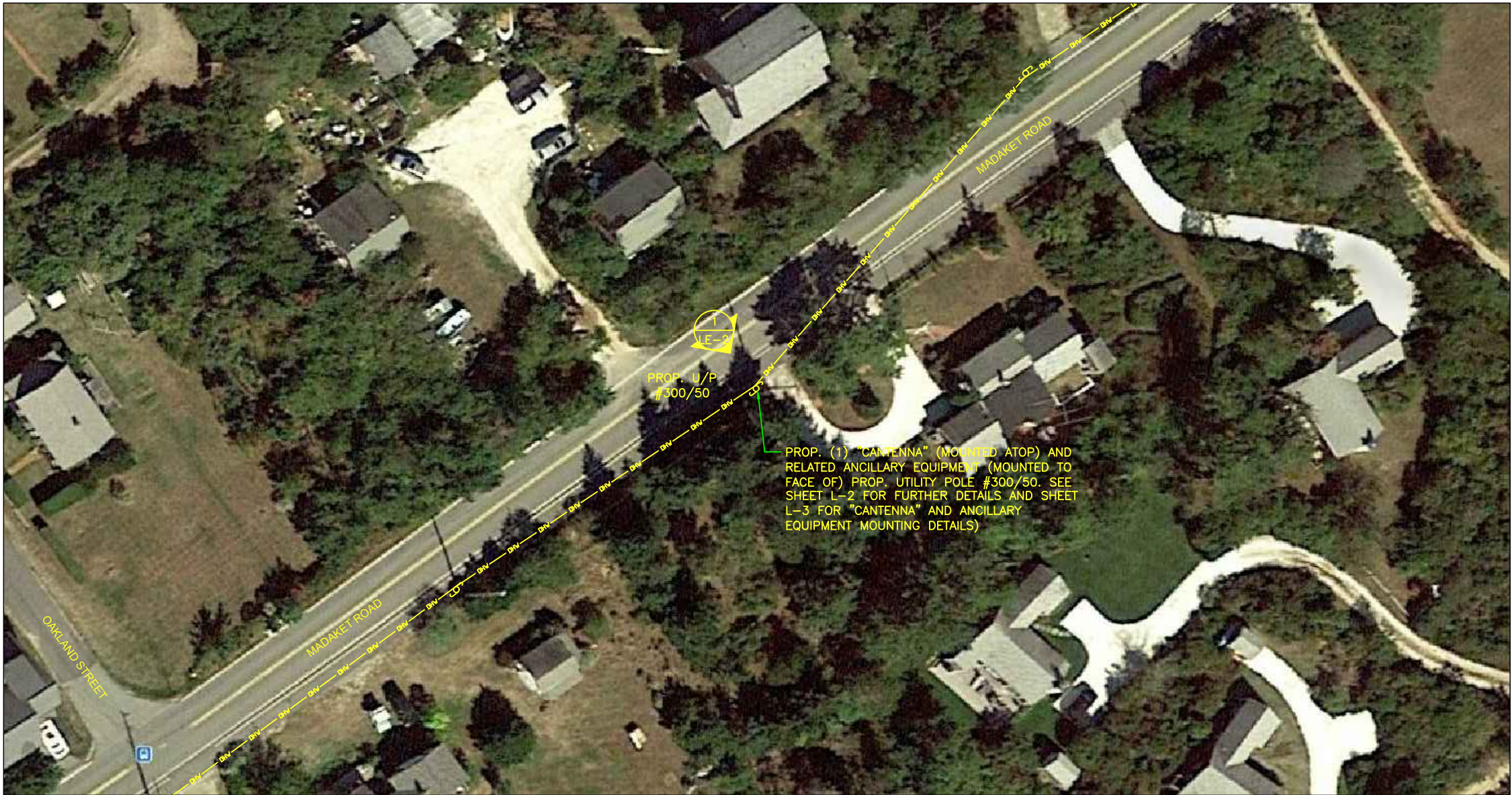
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC13\_MA

LOCATION CODE:  
403645

SITE ADDRESS:  
UTILITY POLE NO.: 300/50  
262 MADAKET ROAD  
NANTUCKET, MA 02554



| POLE COORDINATES | LATITUDE (NAD83)       | LONGITUDE (NAD83) |
|------------------|------------------------|-------------------|
|                  | N 41.276138° ±         | W 70.190555° ±    |
|                  | N 41° 16' 34.10"       | W 70° 11' 26.00"  |
| GROUND ELEVATION | 20'± A.M.S.L. (NAVD88) |                   |

| SHEET INDEX |                                                 |
|-------------|-------------------------------------------------|
| SHEET NO.   | SHEET DESCRIPTION                               |
| LE-1        | KEY PLAN                                        |
| LE-2        | PHOTO DETAIL & ELEVATION                        |
| LE-3        | EQUIPMENT PLAN, ANTENNA PLAN & MOUNTING DETAILS |
| LE-4        | ANTENNA & EQUIPMENT SPECS, WIRING DIAGRAM       |

LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:  
**nexus**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:  
**nationalgrid**

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| SUBMITTALS |          |                      |    |
|------------|----------|----------------------|----|
| REV        | DATE     | DESCRIPTION          | BY |
| 0          | 01/08/19 | FOR REVIEW           | KT |
| 1          | 11/06/20 | REVISED PER COMMENTS | AC |
| 2          | 03/17/21 | REVISED PER COMMENTS | AC |
|            |          |                      |    |
|            |          |                      |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC13\_MA

SITE ADDRESS:  
U/P NO.: 300/50  
262 MADAKET ROAD  
NANTUCKET, MA 02554

CHECKED BY:  
KB/AA

DATE:  
03/17/21

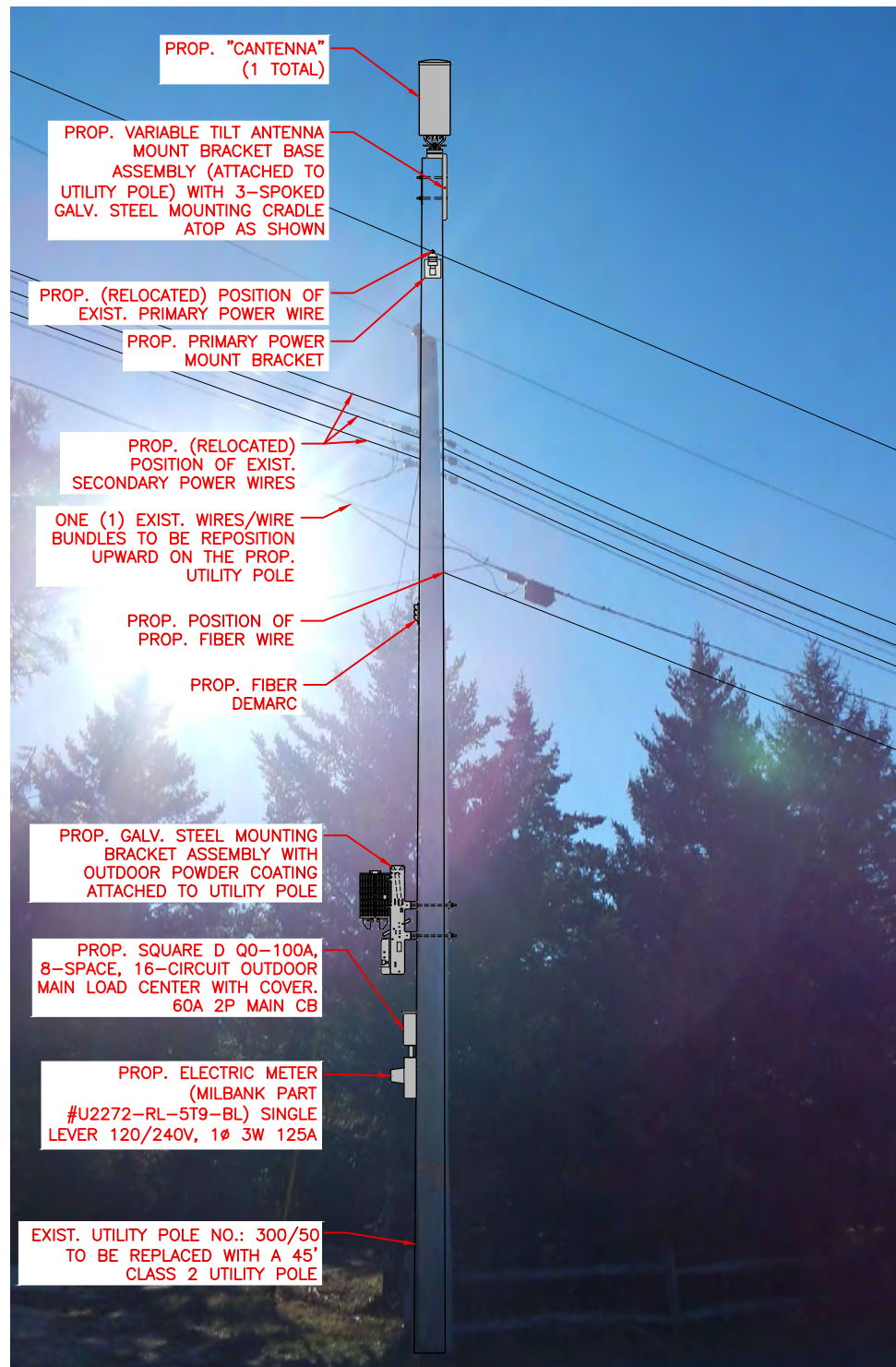
PROJECT NUMBER:  
20181909794

SHEET NUMBER:  
**LE-1**



GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION, SIZE AND ORIENTATION OF THE PROPOSED WIRELESS TELECOMMUNICATIONS EQUIPMENT INSTALLATION ON THE UTILITY POLE AND ARE NOT SPECIFICALLY INTENDED FOR CONSTRUCTION.
- VERIZON WIRELESS SHALL PLACE WEATHER RESISTANT PHENOLIC PLACARDS ON UTILITY POLE AND ANCILLARY EQUIPMENT TO IDENTIFY EQUIPMENT OWNERSHIP AND CONTACT INFORMATION TO BE UTILIZED IN THE CASE OF EMERGENCY.
- AN ANALYSIS OF THE CAPACITY OF THE EXISTING UTILITY POLE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS AND THUS, THESE DRAWINGS ARE SUBJECT TO CHANGE PENDING THE OUTCOME OF A STRUCTURAL ANALYSIS (TO BE PERFORMED BY OTHERS).
- VERIZON WIRELESS' GENERAL CONTRACTOR SHALL EXTEND EFFORTS TO ENSURE THAT ALL PROPOSED EQUIPMENT MEETS THE REQUIREMENTS OF THE EXISTING UTILITY COMPANY OR COMPANIES CURRENTLY OCCUPYING THE UTILITY POLE AND THE 2017 NATIONAL ELECTRICAL SAFETY CODE.



1 PHOTO DETAIL  
N.T.S.

ANTENNA AND MOUNT NOTE:

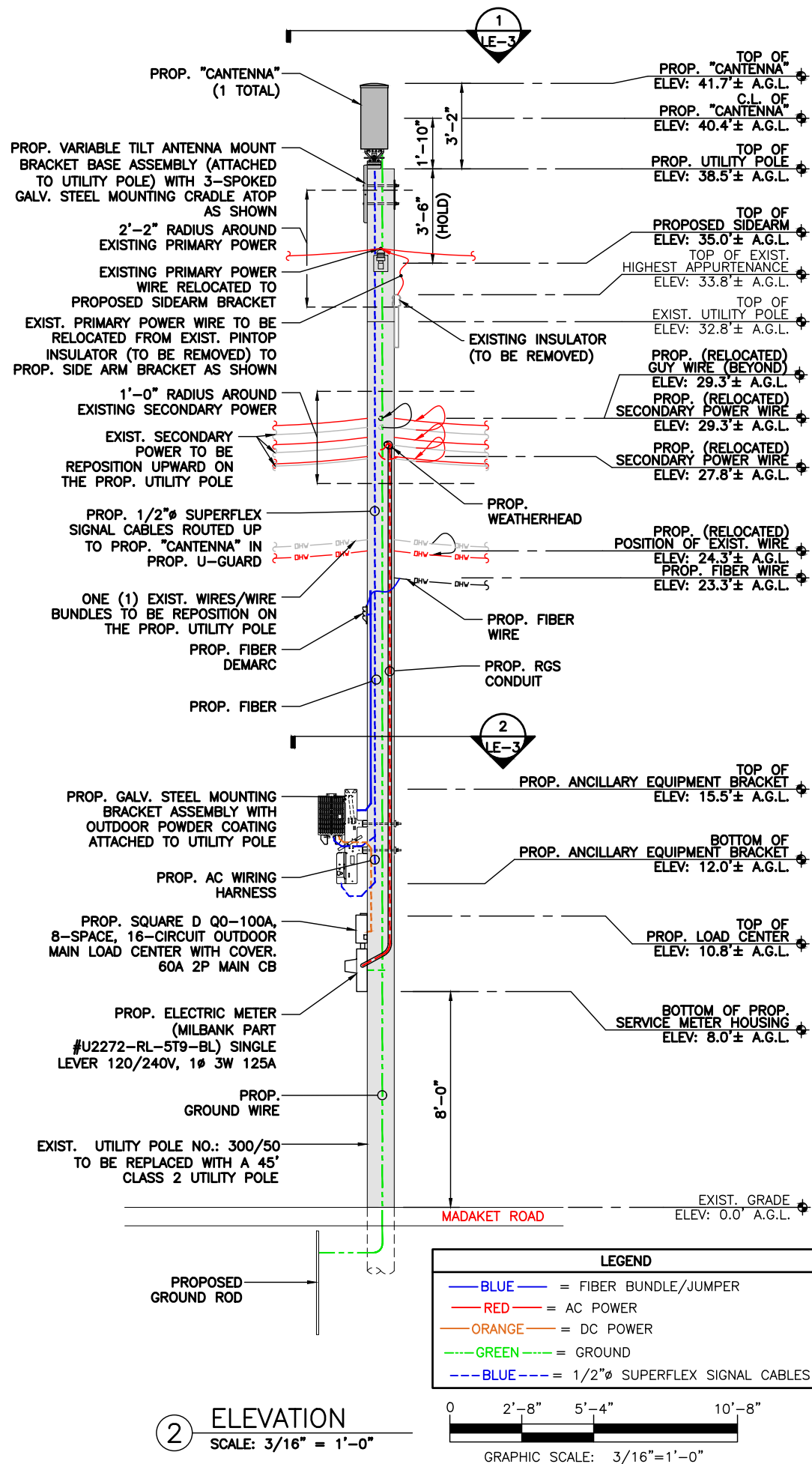
CONTRACTOR SHALL POSITION/ROTATE PROP. ANTENNA MOUNT/BACKET IN SUCH A WAY SO AS TO NOT INTERFERE WITH EXIST. STREET LIGHT, PRIMARY POWER CROSSARM(S) (IF PRESENT), BRACKETS, BRACES, SECONDARY POWER SUPPORTS OR ANY OTHER MISCELLANEOUS APPURTENANCES AND RELATED SUPPORT BRACKETS ENCOUNTERED LOCATED ON THE EXIST. UTILITY POLE.

EQUIPMENT AND MOUNT NOTE:

CONTRACTOR SHALL POSITION/ROTATE PROP. EQUIPMENT AND ASSOCIATED MOUNT/BRACKETS IN SUCH A WAY SO AS TO NOT INTERFERE WITH EXIST. WIRES/PANELS ETC. OR ANY OTHER MISCELLANEOUS APPURTENANCES AND RELATED SUPPORT BRACKETS ENCOUNTERED LOCATED ON THE FACE OF THE EXIST. UTILITY POLE.

NOTE:

UTILITY POLE, EXIST. APPURTENANCES AND DETAILS OF PROP. INSTALLATION SHOWN SCHEMATICALLY.



2 ELEVATION  
SCALE: 3/16" = 1'-0"

PREPARED BY:

**nexius**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:

**nationalgrid**

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SUBMITTALS

| REV | DATE     | DESCRIPTION          | BY |
|-----|----------|----------------------|----|
| 0   | 01/08/19 | FOR REVIEW           | KT |
| 1   | 11/06/20 | REVISED PER COMMENTS | AC |
| 2   | 03/17/21 | REVISED PER COMMENTS | AC |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC13\_MA

SITE ADDRESS:

U/P NO.: 300/50  
262 MADAKET ROAD  
NANTUCKET, MA 02554

CHECKED BY:

KB/AA

DATE:

03/17/21

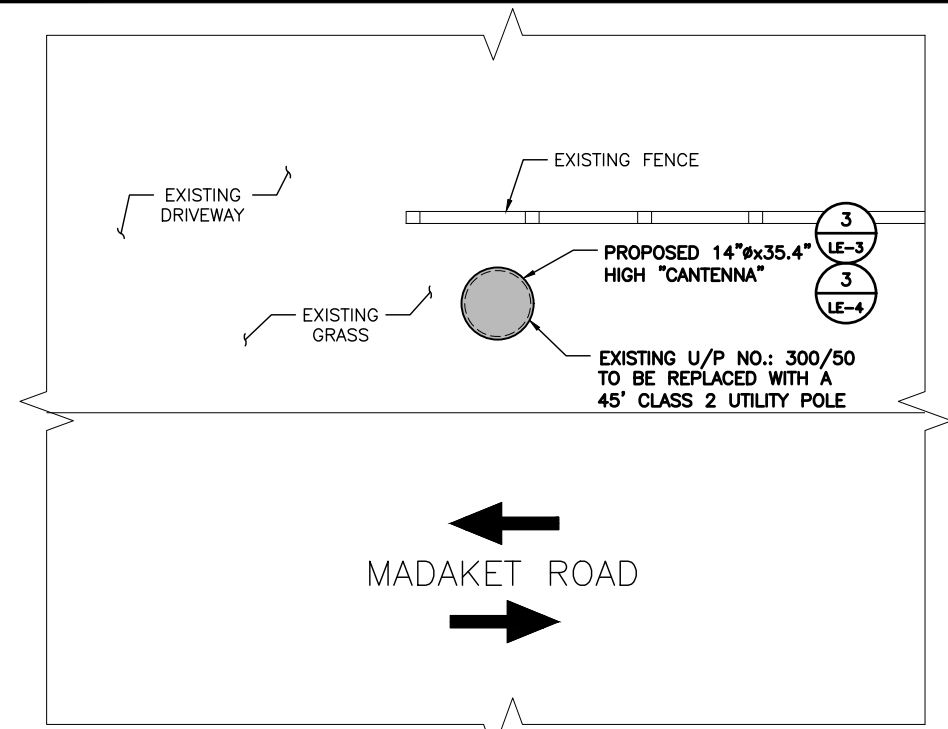
PROJECT NUMBER:

20181909794

SHEET NUMBER:

LE-2



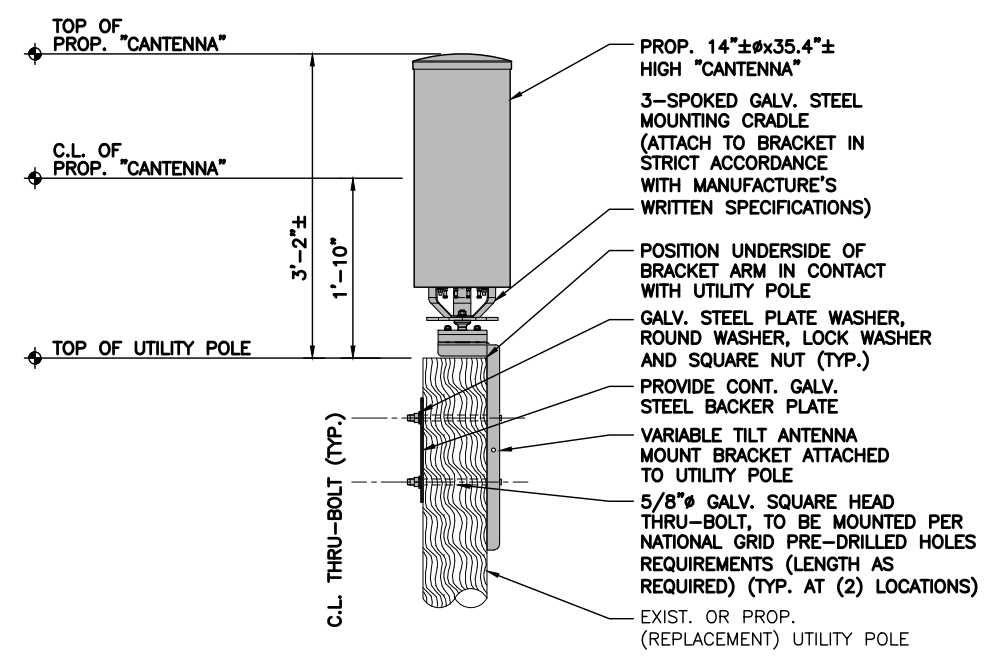


(INDICATES DIRECTION OF VEHICULAR TRAFFIC)

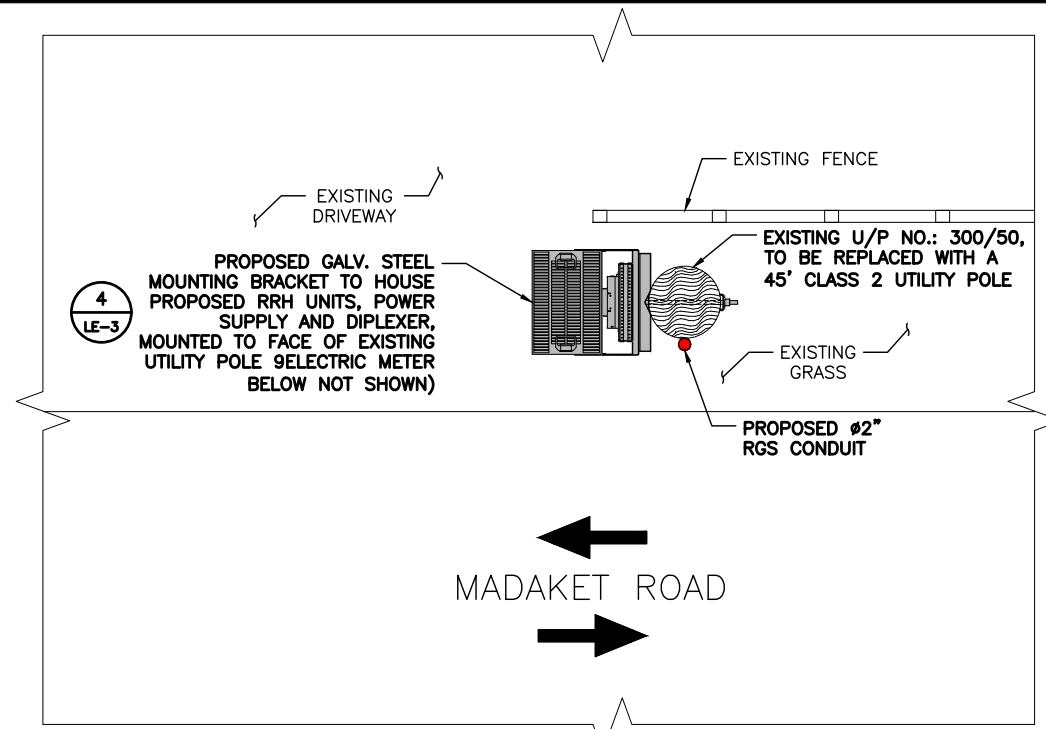
1 ANTENNA PLAN  
SCALE: N.T.S.

APPROX. NORTH

- NOTE:
1. CONFIRM DOWNTILT REQUIREMENTS (IF ANY) AND AZIMUTH SPECIFICATIONS WITH VERIZON WIRELESS RF ENGINEER AT TIME OF CONSTRUCTIONS.
  2. MOUNT SHALL BE INSTALLED IN SUCH A WAY TO ENSURE PLUMB INSTALLATION OF "CANTENNA".
  3. UTILITY POLE APPURTENANCES NOT SHOWN FOR CLARITY.



3 ANTENNA MOUNTING DETAIL  
N.T.S.

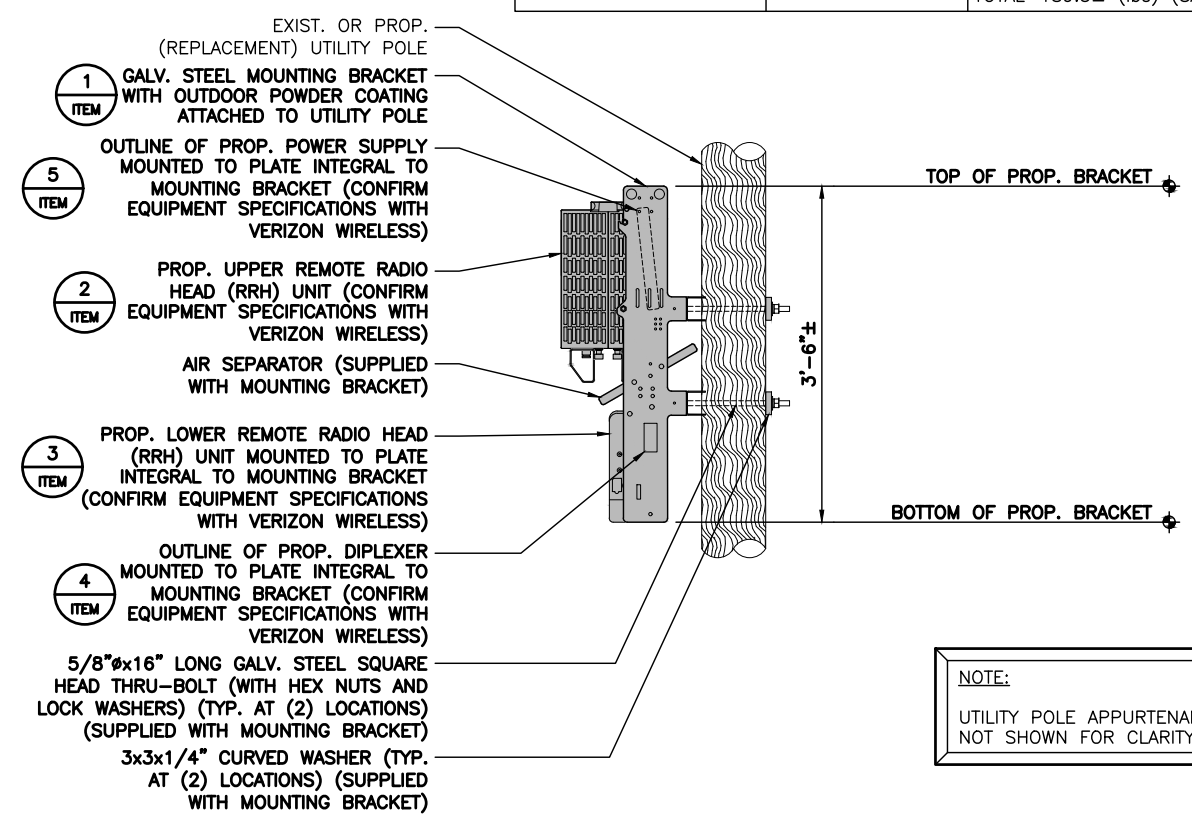


(INDICATES DIRECTION OF VEHICULAR TRAFFIC)

2 EQUIPMENT PLAN  
SCALE: N.T.S.

APPROX. NORTH

| ITEM ID (SEE DETAIL) | DESCRIPTION      | WEIGHT (lbs)                     |
|----------------------|------------------|----------------------------------|
| 1                    | MOUNTING BRACKET | 32.2±                            |
| 2                    | UPPER RRH UNIT   | 102.5±                           |
| 3                    | LOWER RRH UNIT   | 21.4±                            |
| 4                    | DIPLEXER         | 7.6±                             |
| 5                    | POWER SUPPLY     | 25.6±                            |
|                      |                  | TOTAL=189.3± (lbs) (SAY 190 lbs) |



4 EQUIPMENT MOUNTING DETAIL  
N.T.S.

- NOTE:
- UTILITY POLE APPURTENANCES NOT SHOWN FOR CLARITY.

LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:

**nexius**

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:

**nationalgrid**

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| 1          | 11/06/20 | REVISED PER COMMENTS | AC |
| 2          | 03/17/21 | REVISED PER COMMENTS | AC |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC13\_MA

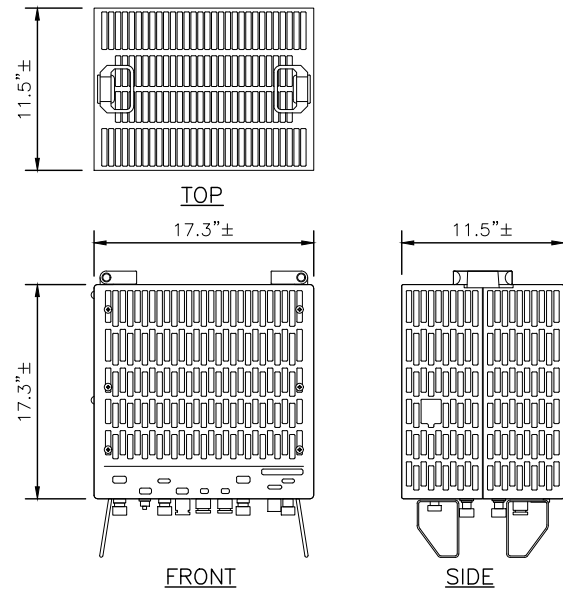
SITE ADDRESS:  
U/P NO.: 300/50  
262 MADAKET ROAD  
NANTUCKET, MA 02554

CHECKED BY:  
KB/AA

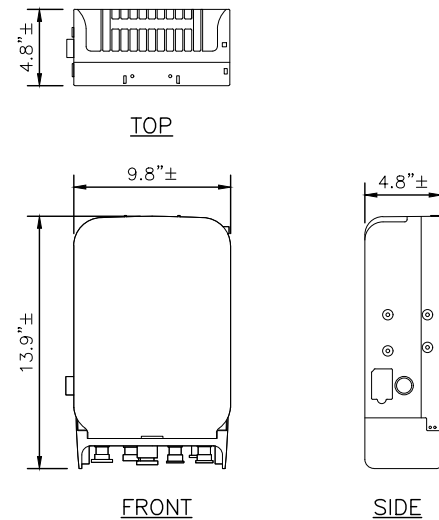
DATE:  
03/17/21

PROJECT NUMBER:  
20181909794

SHEET NUMBER:  
**LE-3**

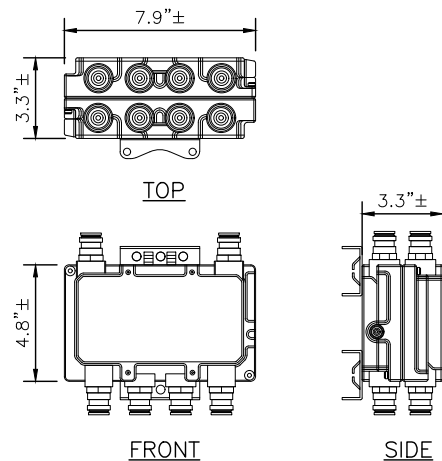


| RRH SPECIFICATIONS |                             |
|--------------------|-----------------------------|
| DIMENSIONS         | 17.3"±H x 17.3"±W X 11.5"±D |
| WEIGHT             | 102.5± LBS                  |
| QUANTITY           | TOTAL OF 1                  |



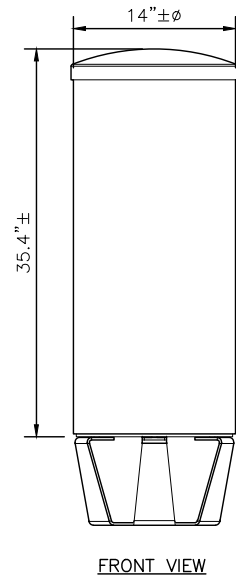
| RRH SPECIFICATIONS |                           |
|--------------------|---------------------------|
| DIMENSIONS         | 13.9"±H x 9.8"±W X 4.8"±D |
| WEIGHT             | 21.4± LBS                 |
| QUANTITY           | TOTAL OF 1                |

1 RRH DETAILS  
N.T.S.



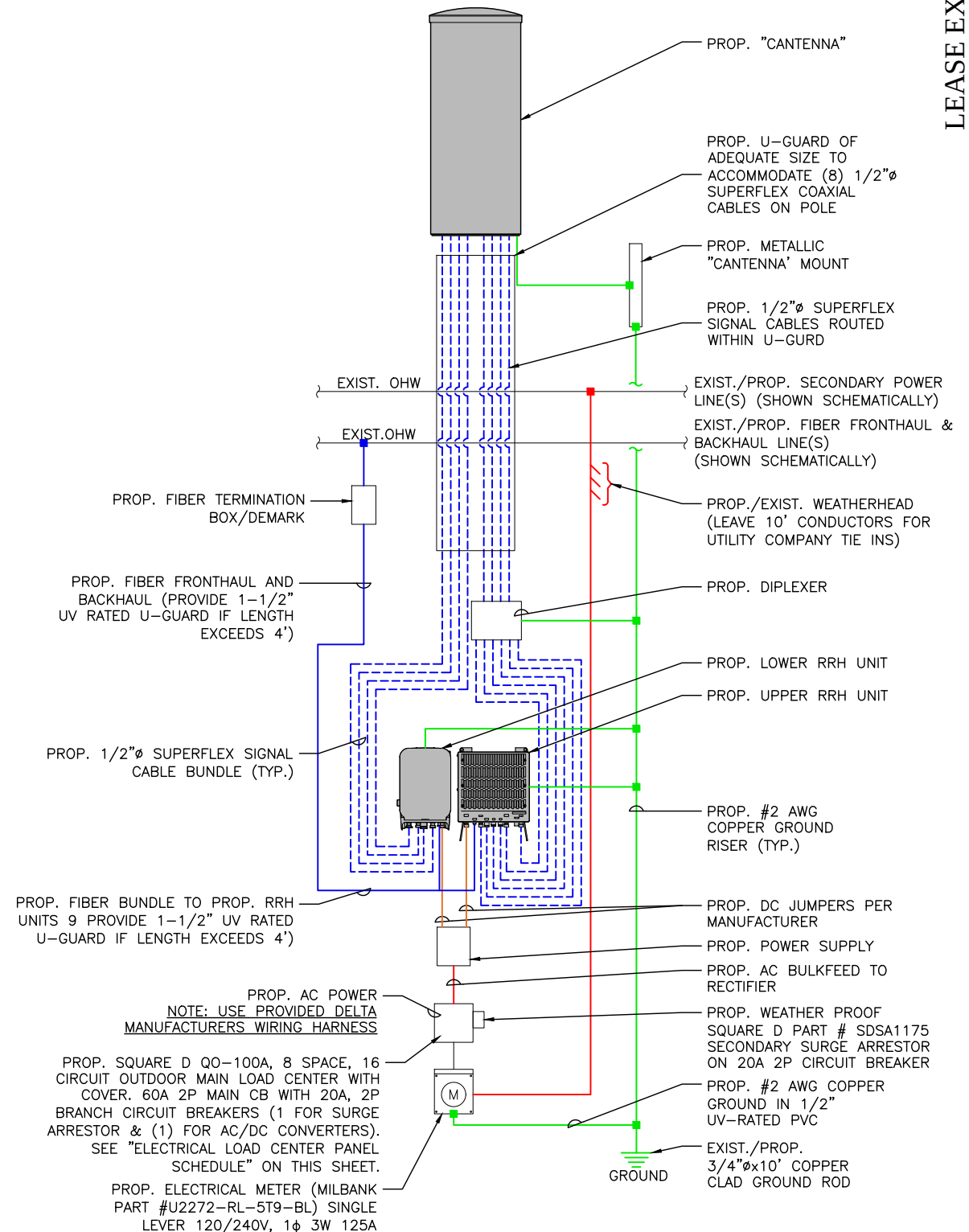
| DIPLEXER SPECIFICATIONS |                          |
|-------------------------|--------------------------|
| DIMENSIONS              | 4.8"±H x 7.9"±W X 3.3"±D |
| WEIGHT                  | 7.6± LBS                 |
| QUANTITY                | TOTAL OF 1               |

2 DIPLEXER DETAIL  
N.T.S.



| ANTENNA SPECIFICATIONS |                 |
|------------------------|-----------------|
| DIMENSIONS             | 14"±ø x 35.4"±H |
| WEIGHT                 | 35.0± LBS       |
| QUANTITY               | TOTAL OF 1      |

3 ANTENNA DETAIL  
N.T.S.



- WIRING DIAGRAM NOTES:
- PROVIDE WEATHER TIGHT SEAL CONNECTORS ON ALL CONNECTIONS EACH SIDE OF ENCLOSURE HOUSING.
  - COORDINATE ANY FURTHER MISCELLANEOUS WIRING AND CONDUIT REQUIREMENTS WITH VERIZON WIRELESS AND ELECTRIC COMPANY.

| LEGEND       |                                 |
|--------------|---------------------------------|
| — BLUE —     | = FIBER BUNDLE/JUMPER           |
| — RED —      | = AC POWER                      |
| — ORANGE —   | = DC POWER                      |
| — GREEN —    | = GROUND                        |
| --- BLUE --- | = 1/2"ø SUPERFLEX SIGNAL CABLES |

4 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:  
**nexus**  
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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:  
**nationalgrid**

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| SUBMITTALS |          |                      |    |
|------------|----------|----------------------|----|
| REV        | DATE     | DESCRIPTION          | BY |
| 0          | 01/08/19 | FOR REVIEW           | KT |
| 1          | 11/06/20 | REVISED PER COMMENTS | AC |
| 2          | 03/17/21 | REVISED PER COMMENTS | AC |

SITE INFO:  
SITE NAME:  
**NANTUCKET\_SC13\_MA**  
SITE ADDRESS:  
**U/P NO.: 300/50  
262 MADAKET ROAD  
NANTUCKET, MA 02554**

CHECKED BY:  
**KB/AA**  
DATE:  
**03/17/21**

PROJECT NUMBER:  
**20181909794**

SHEET NUMBER:  
**LE-4**

118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 26, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC18\_MA, 1 Milestone Road, Pole # 30/1

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC18\_MA, 1 Milestone Road, Pole # 30/1**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 35.4" in height and 14" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

**The Telecommunications Act of 1996**





Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is required. The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer

**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC18\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

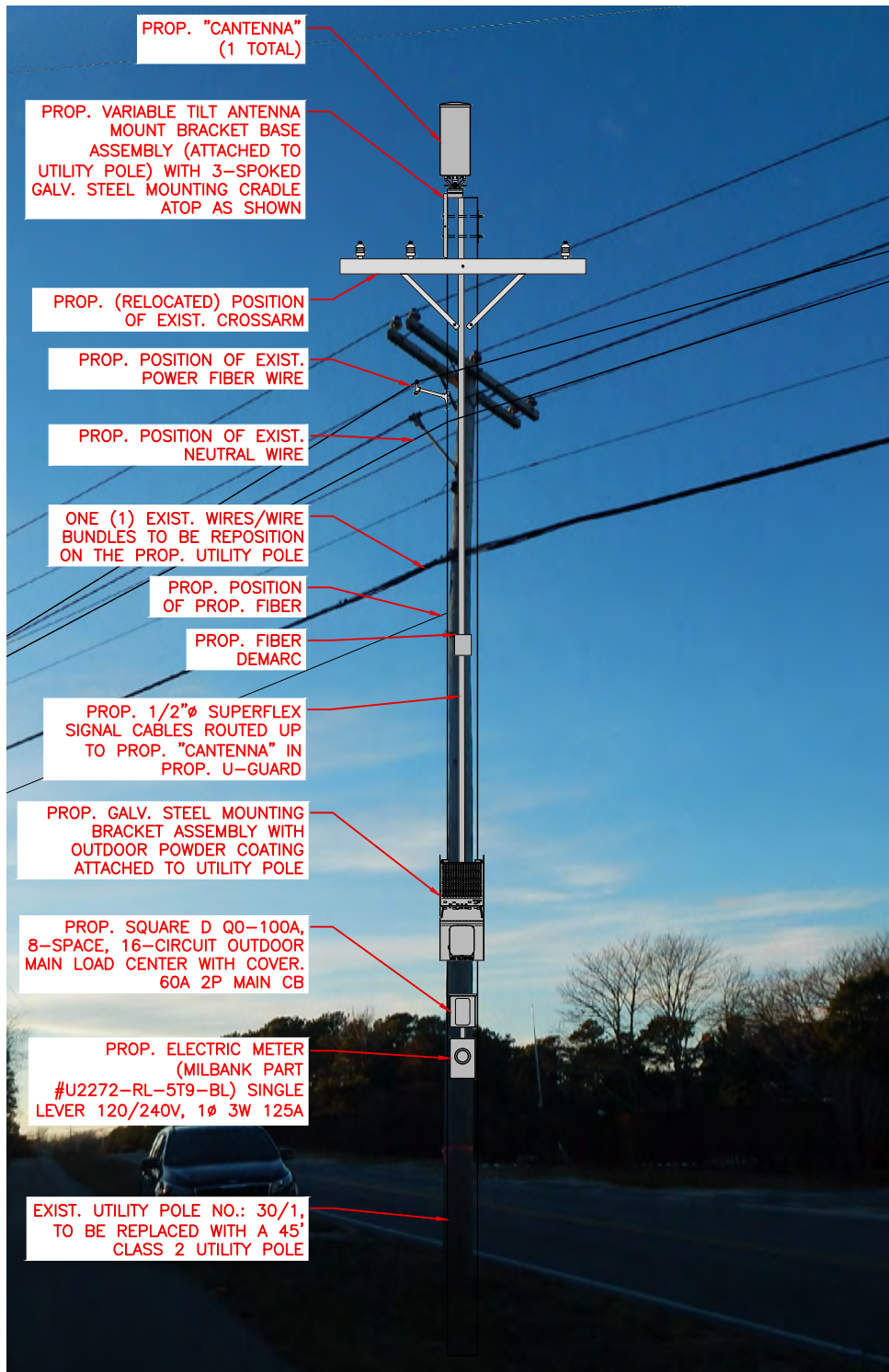






GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION, SIZE AND ORIENTATION OF THE PROPOSED WIRELESS TELECOMMUNICATIONS EQUIPMENT INSTALLATION ON THE UTILITY POLE AND ARE NOT SPECIFICALLY INTENDED FOR CONSTRUCTION.
2. VERIZON WIRELESS SHALL PLACE WEATHER RESISTANT PHENOLIC PLACARDS ON UTILITY POLE AND ANCILLARY EQUIPMENT TO IDENTIFY EQUIPMENT OWNERSHIP AND CONTACT INFORMATION TO BE UTILIZED IN THE CASE OF EMERGENCY.
3. AN ANALYSIS OF THE CAPACITY OF THE EXISTING UTILITY POLE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS AND THUS, THESE DRAWINGS ARE SUBJECT TO CHANGE PENDING THE OUTCOME OF A STRUCTURAL ANALYSIS (TO BE PERFORMED BY OTHERS).
4. VERIZON WIRELESS' GENERAL CONTRACTOR SHALL EXTEND EFFORTS TO ENSURE THAT ALL PROPOSED EQUIPMENT MEETS THE REQUIREMENTS OF THE EXISTING UTILITY COMPANY OR COMPANIES CURRENTLY OCCUPYING THE UTILITY POLE AND THE 2017 NATIONAL ELECTRICAL SAFETY CODE.



1 PHOTO DETAIL  
N.T.S.

ANTENNA AND MOUNT NOTE:

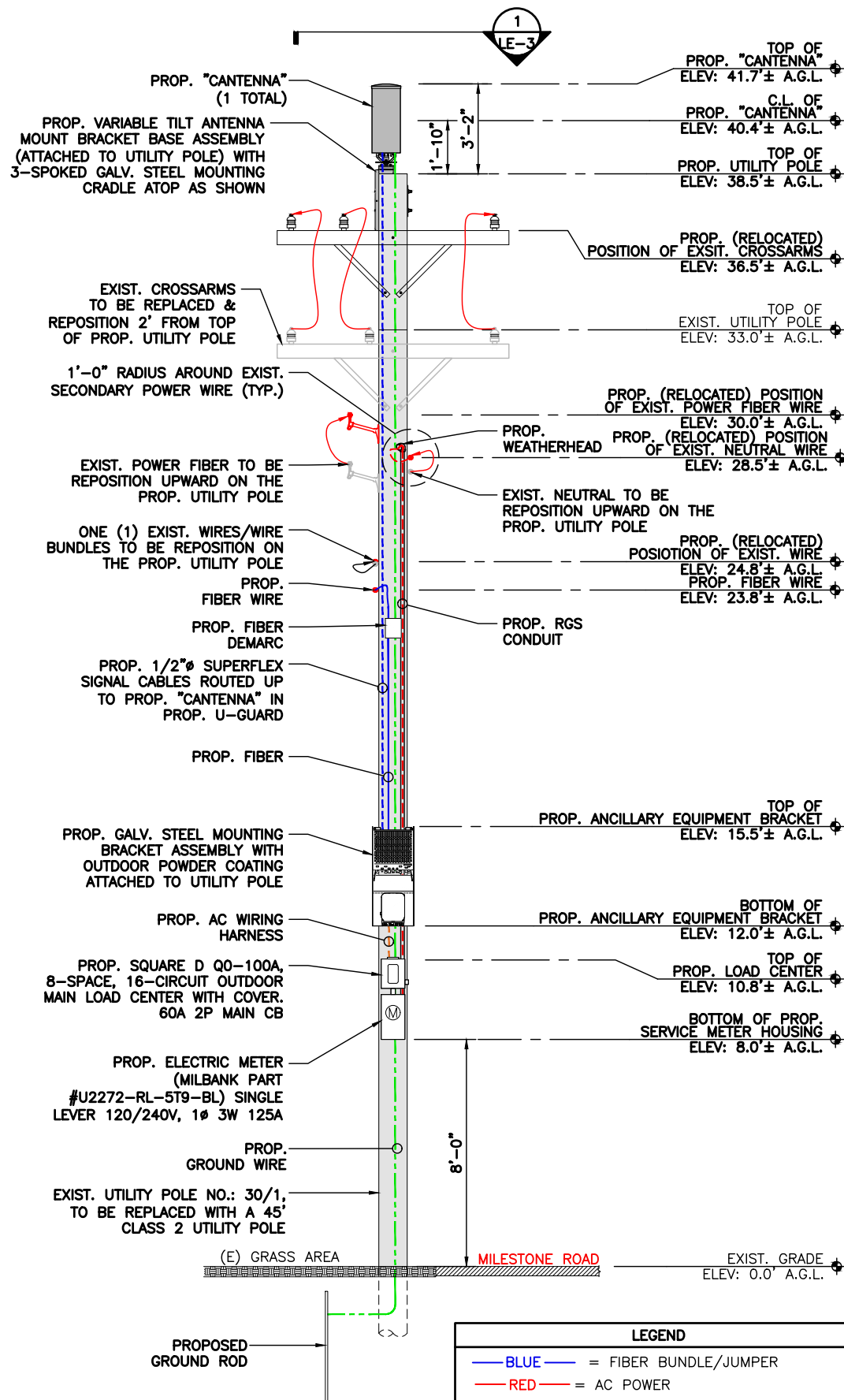
CONTRACTOR SHALL POSITION/ROTATE PROP. ANTENNA MOUNT/BACKET IN SUCH A WAY SO AS TO NOT INTERFERE WITH EXIST. STREET LIGHT, PRIMARY POWER CROSSARM(S) (IF PRESENT), BRACKETS, BRACES, SECONDARY POWER SUPPORTS OR ANY OTHER MISCELLANEOUS APPURTENANCES AND RELATED SUPPORT BRACKETS ENCOUNTERED LOCATED ON THE EXIST. UTILITY POLE.

EQUIPMENT AND MOUNT NOTE:

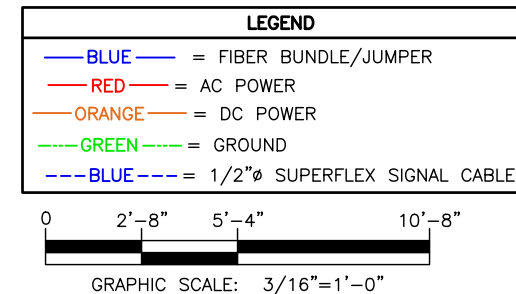
CONTRACTOR SHALL POSITION/ROTATE PROP. EQUIPMENT AND ASSOCIATED MOUNT/BRACKETS IN SUCH A WAY SO AS TO NOT INTERFERE WITH EXIST. WIRES/PANELS ETC. OR ANY OTHER MISCELLANEOUS APPURTENANCES AND RELATED SUPPORT BRACKETS ENCOUNTERED LOCATED ON THE FACE OF THE EXIST. UTILITY POLE.

NOTE:

UTILITY POLE, EXIST. APPURTENANCES AND DETAILS OF PROP. INSTALLATION SHOWN SCHEMATICALLY.



2 ELEVATION  
SCALE: 3/16" = 1'-0"



LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:

**nexius**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:

**nationalgrid**

PROFESSIONAL STAMP:

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SUBMITTALS

| REV | DATE     | DESCRIPTION          | BY |
|-----|----------|----------------------|----|
| 0   | 01/10/19 | FOR REVIEW           | KT |
| 1   | 03/15/21 | REVISED PER COMMENTS | AC |
| 2   | 03/18/21 | REVISED PER COMMENTS | AA |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC18\_MA

SITE ADDRESS:  
U/P NO.: 30/1  
1 MILESTONE ROAD  
NANTUCKET, MA 02554

CHECKED BY:

KB/AA

DATE:

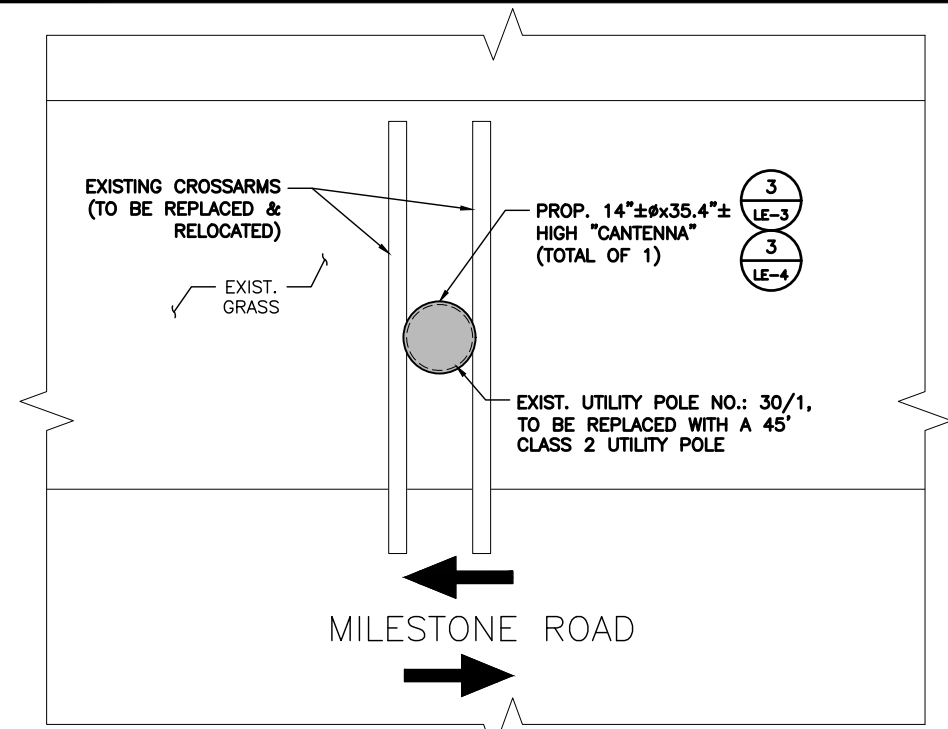
03/18/21

PROJECT NUMBER:

20181906749

SHEET NUMBER:

LE-2



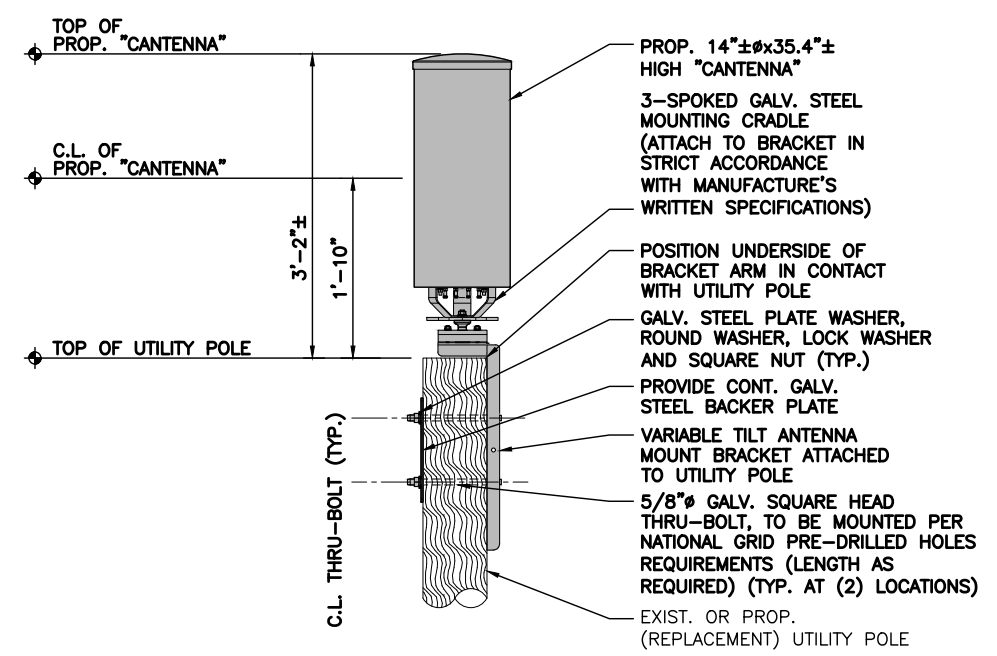
(INDICATES DIRECTION OF VEHICULAR TRAFFIC)

**1 ANTENNA PLAN**  
SCALE: N.T.S.

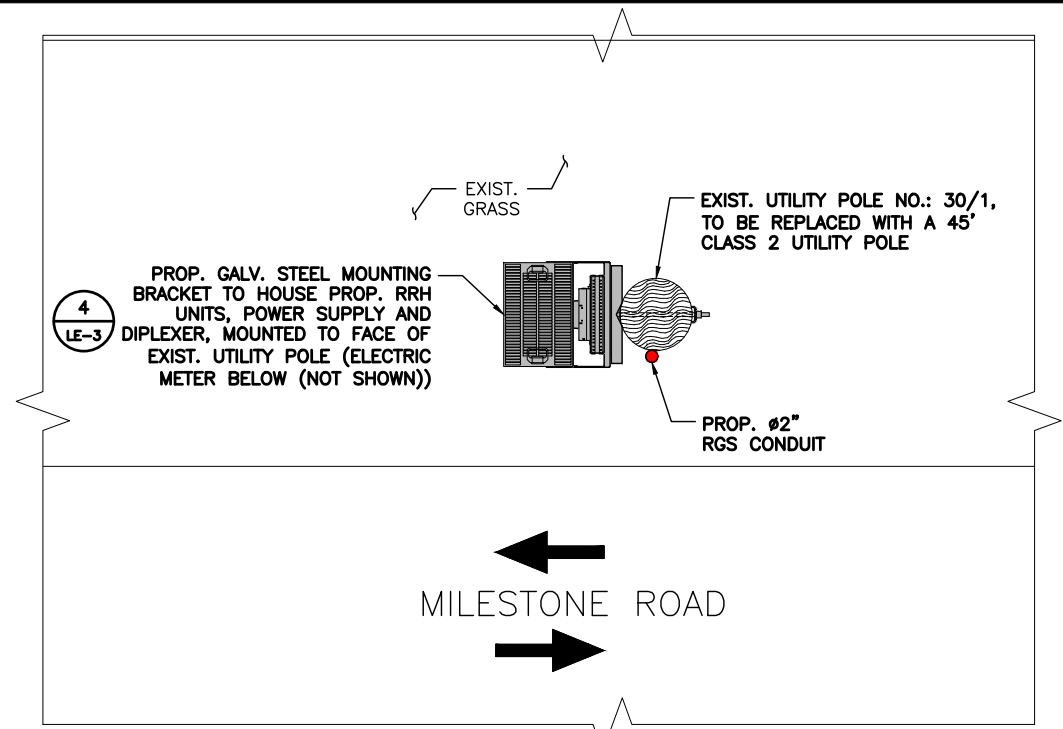
APPROX. NORTH

**NOTE:**

1. CONFIRM DOWNTILT REQUIREMENTS (IF ANY) AND AZIMUTH SPECIFICATIONS WITH VERIZON WIRELESS RF ENGINEER AT TIME OF CONSTRUCTIONS.
2. MOUNT SHALL BE INSTALLED IN SUCH A WAY TO ENSURE PLUMB INSTALLATION OF "CANTENNA".
3. UTILITY POLE APPURTENANCES NOT SHOWN FOR CLARITY.



**3 ANTENNA MOUNTING DETAIL**  
N.T.S.

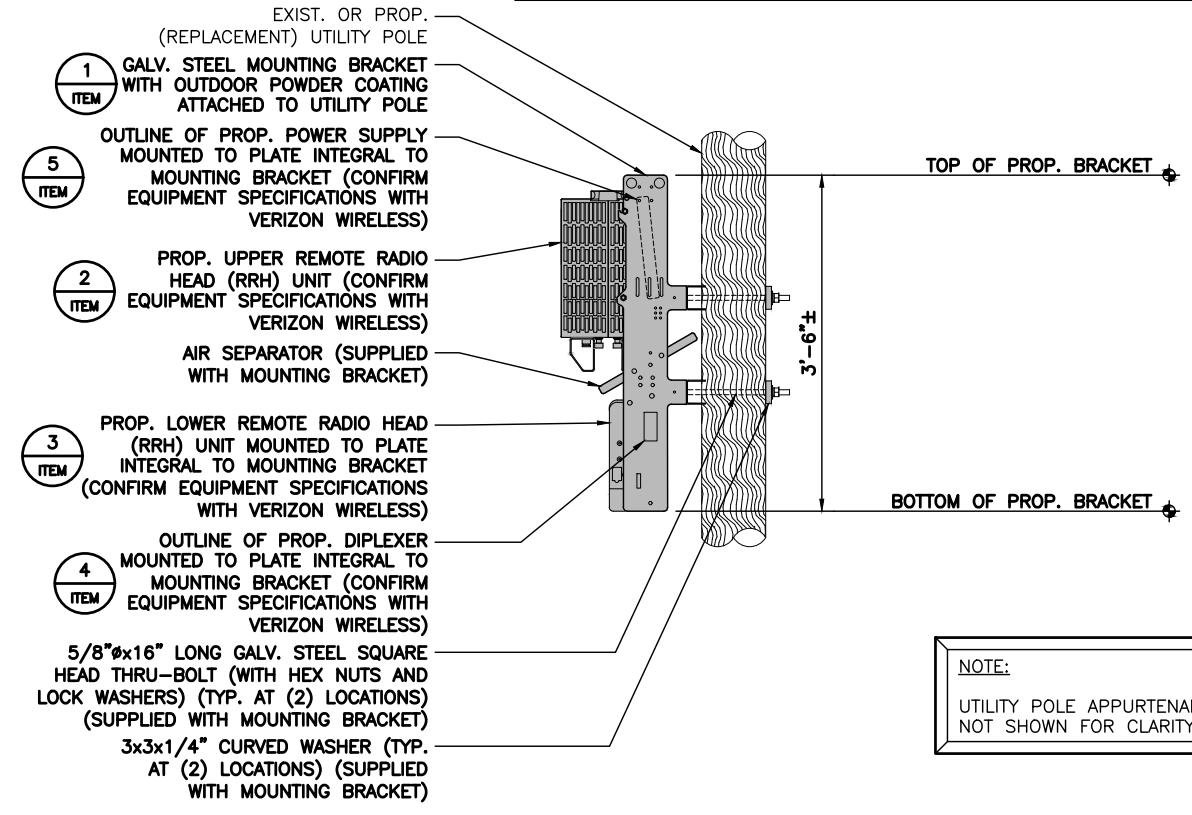


(INDICATES DIRECTION OF VEHICULAR TRAFFIC)

**2 EQUIPMENT PLAN**  
SCALE: N.T.S.

APPROX. NORTH

| ITEM ID (SEE DETAIL)             | DESCRIPTION      | WEIGHT (lbs) |
|----------------------------------|------------------|--------------|
| 1                                | MOUNTING BRACKET | 32.2±        |
| 2                                | UPPER RRH UNIT   | 102.5±       |
| 3                                | LOWER RRH UNIT   | 21.4±        |
| 4                                | DIPLEXER         | 7.6±         |
| 5                                | POWER SUPPLY     | 25.6±        |
| TOTAL=189.3± (lbs) (SAY 190 lbs) |                  |              |



**4 EQUIPMENT MOUNTING DETAIL**  
N.T.S.

**NOTE:**

UTILITY POLE APPURTENANCES NOT SHOWN FOR CLARITY.

LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:

**nexus**

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:

**nationalgrid**

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|------------|----------|----------------------|----|
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| 1          | 03/15/21 | REVISED PER COMMENTS | AC |
| 2          | 03/18/21 | REVISED PER COMMENTS | AA |

SITE INFO:

SITE NAME:  
**NANTUCKET\_SC18\_MA**

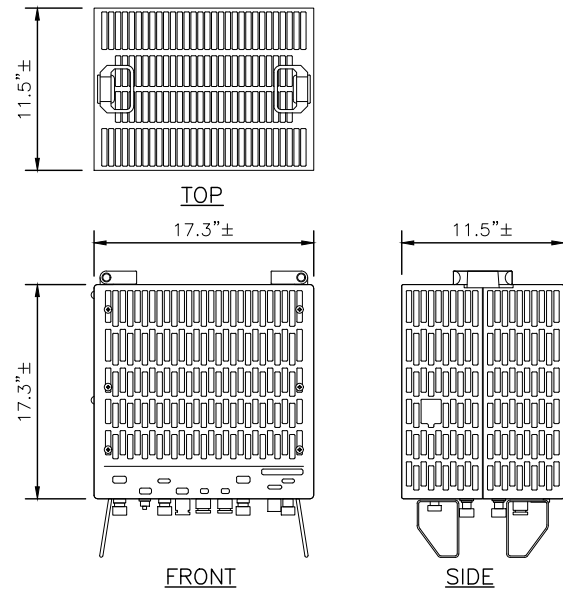
SITE ADDRESS:  
**U/P NO.: 30/1  
1 MILESTONE ROAD  
NANTUCKET, MA 02554**

CHECKED BY:  
**KB/AA**

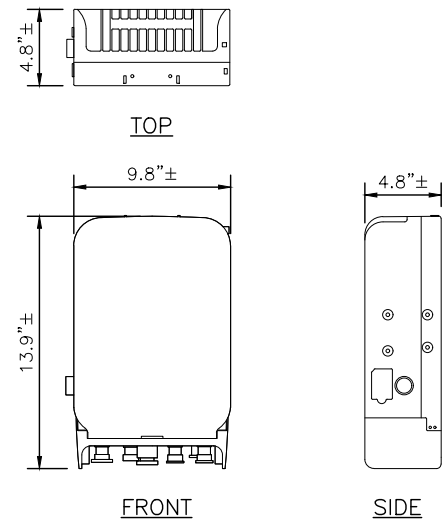
DATE:  
**03/18/21**

PROJECT NUMBER:  
**20181906749**

SHEET NUMBER:  
**LE-3**

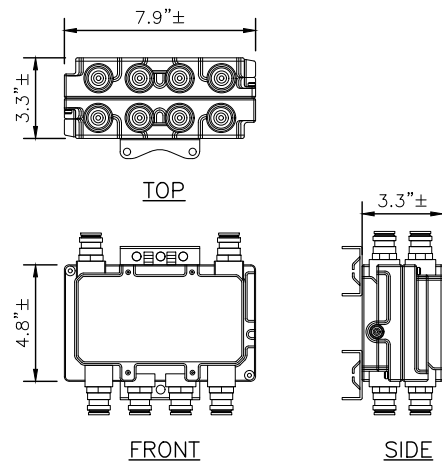


| RRH SPECIFICATIONS |                             |
|--------------------|-----------------------------|
| DIMENSIONS         | 17.3"±H x 17.3"±W X 11.5"±D |
| WEIGHT             | 102.5± LBS                  |
| QUANTITY           | TOTAL OF 1                  |



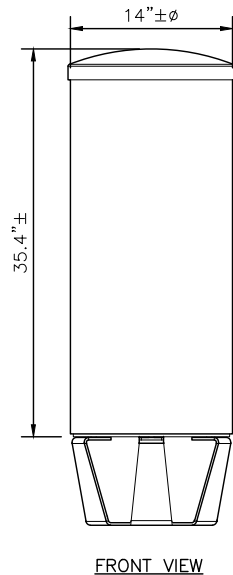
| RRH SPECIFICATIONS |                           |
|--------------------|---------------------------|
| DIMENSIONS         | 13.9"±H x 9.8"±W X 4.8"±D |
| WEIGHT             | 21.4± LBS                 |
| QUANTITY           | TOTAL OF 1                |

1 RRH DETAILS  
N.T.S.



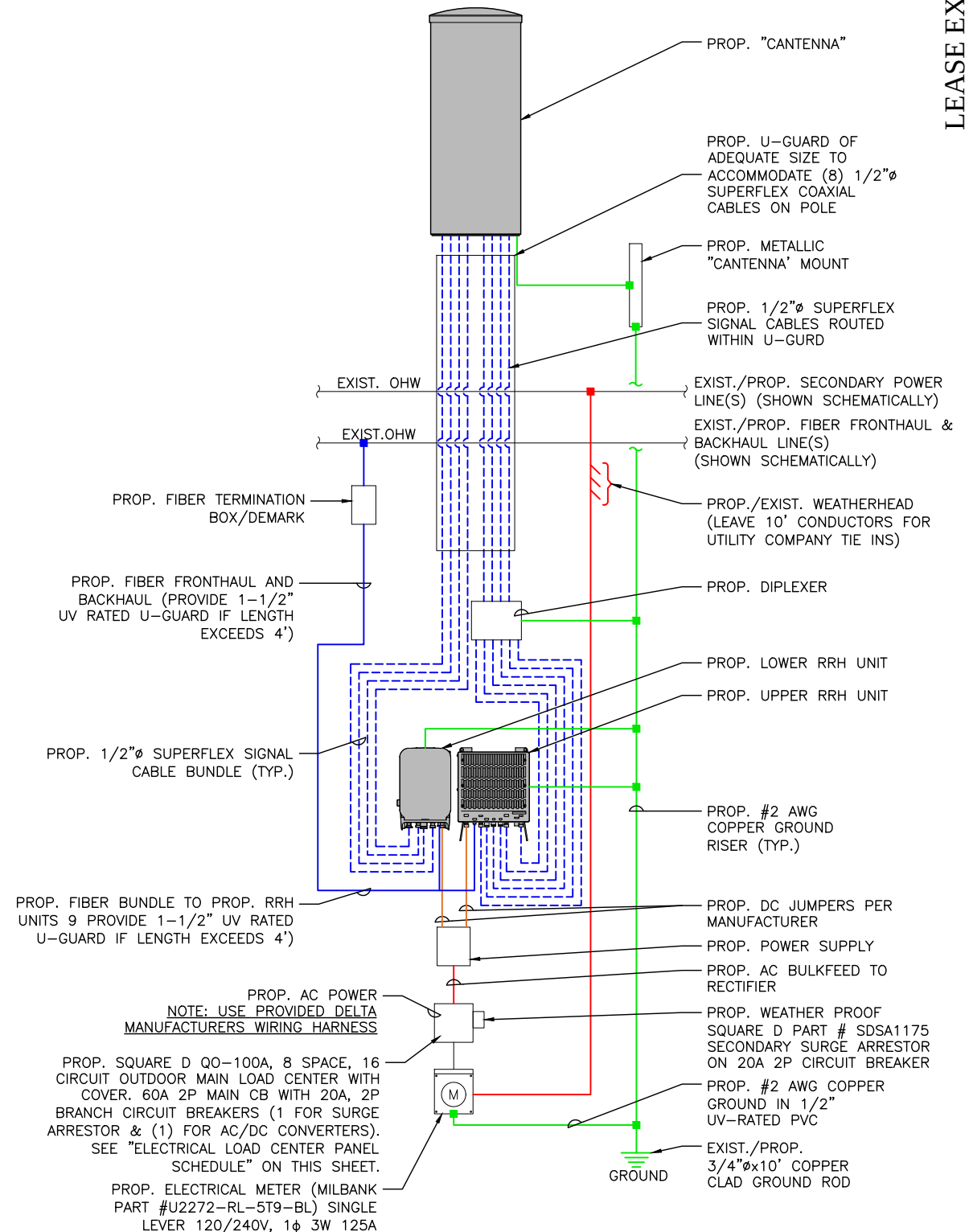
| DIPLEXER SPECIFICATIONS |                          |
|-------------------------|--------------------------|
| DIMENSIONS              | 4.8"±H x 7.9"±W X 3.3"±D |
| WEIGHT                  | 7.6± LBS                 |
| QUANTITY                | TOTAL OF 1               |

2 DIPLEXER DETAIL  
N.T.S.



| ANTENNA SPECIFICATIONS |                 |
|------------------------|-----------------|
| DIMENSIONS             | 14"±ø x 35.4"±H |
| WEIGHT                 | 35.0± LBS       |
| QUANTITY               | TOTAL OF 1      |

3 ANTENNA DETAIL  
N.T.S.



- WIRING DIAGRAM NOTES:**
- PROVIDE WEATHER TIGHT SEAL CONNECTORS ON ALL CONNECTIONS EACH SIDE OF ENCLOSURE HOUSING.
  - COORDINATE ANY FURTHER MISCELLANEOUS WIRING AND CONDUIT REQUIREMENTS WITH VERIZON WIRELESS AND ELECTRIC COMPANY.

| LEGEND                                                                             |                                 |
|------------------------------------------------------------------------------------|---------------------------------|
| <span style="color: blue;">—</span> BLUE <span style="color: blue;">—</span>       | = FIBER BUNDLE/JUMPER           |
| <span style="color: red;">—</span> RED <span style="color: red;">—</span>          | = AC POWER                      |
| <span style="color: orange;">—</span> ORANGE <span style="color: orange;">—</span> | = DC POWER                      |
| <span style="color: green;">—</span> GREEN <span style="color: green;">—</span>    | = GROUND                        |
| <span style="color: blue;">---</span> BLUE <span style="color: blue;">---</span>   | = 1/2"ø SUPERFLEX SIGNAL CABLES |

4 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT  
(NOT FOR CONSTRUCTION)

PREPARED BY:  
**nexus**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS  
A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965

PRESIDING POWER COMPANY:  
**nationalgrid**

PROFESSIONAL STAMP:

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| SUBMITTALS |          |                      |    |
|------------|----------|----------------------|----|
| REV        | DATE     | DESCRIPTION          | BY |
| 0          | 01/10/19 | FOR REVIEW           | KT |
| 1          | 03/15/21 | REVISED PER COMMENTS | AC |
| 2          | 03/18/21 | REVISED PER COMMENTS | AA |

SITE INFO:

SITE NAME:  
**NANTUCKET\_SC18\_MA**

SITE ADDRESS:  
**U/P NO.: 30/1  
1 MILESTONE ROAD  
NANTUCKET, MA 02554**

CHECKED BY:  
**KB/AA**

DATE:  
**03/18/21**

PROJECT NUMBER:  
**20181906749**

SHEET NUMBER:  
**LE-4**



118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 26, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC19\_MA, Old South Road, Pole # 175 / 25

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC19\_MA, Old South Road, Pole # 175 / 25**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer

**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC19\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC19\_MA

LOCATION CODE:  
524792

SITE ADDRESS:  
UTILITY POLE NO.: 175/25  
OLD SOUTH ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/10/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC19\_MA

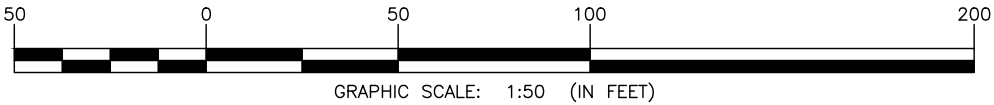
SITE ADDRESS:  
  
U/P NO.: 175/25  
OLD SOUTH ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/10/19 |
| PROJECT NUMBER:<br>20181906750 |                   |
| SHEET NUMBER:                  |                   |

LE-1

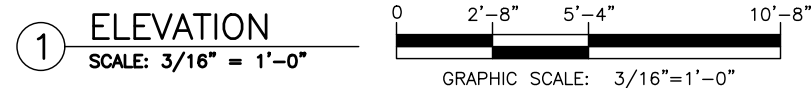
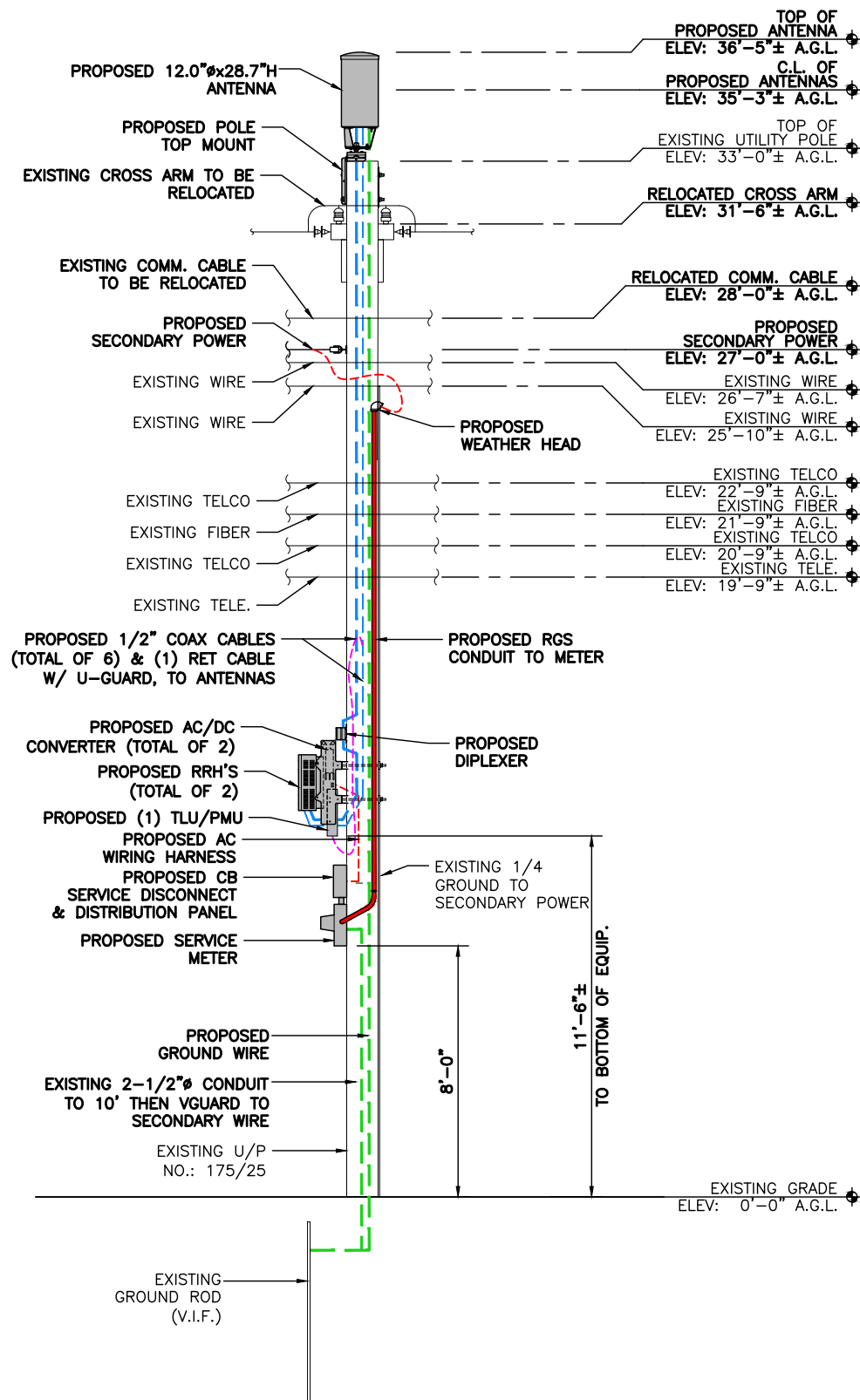


1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 15' 52.5" N       | 70° 04' 42.8" W   |
| GROUND ELEVATION | 46' A.M.S.L. (NAVD88) |                   |



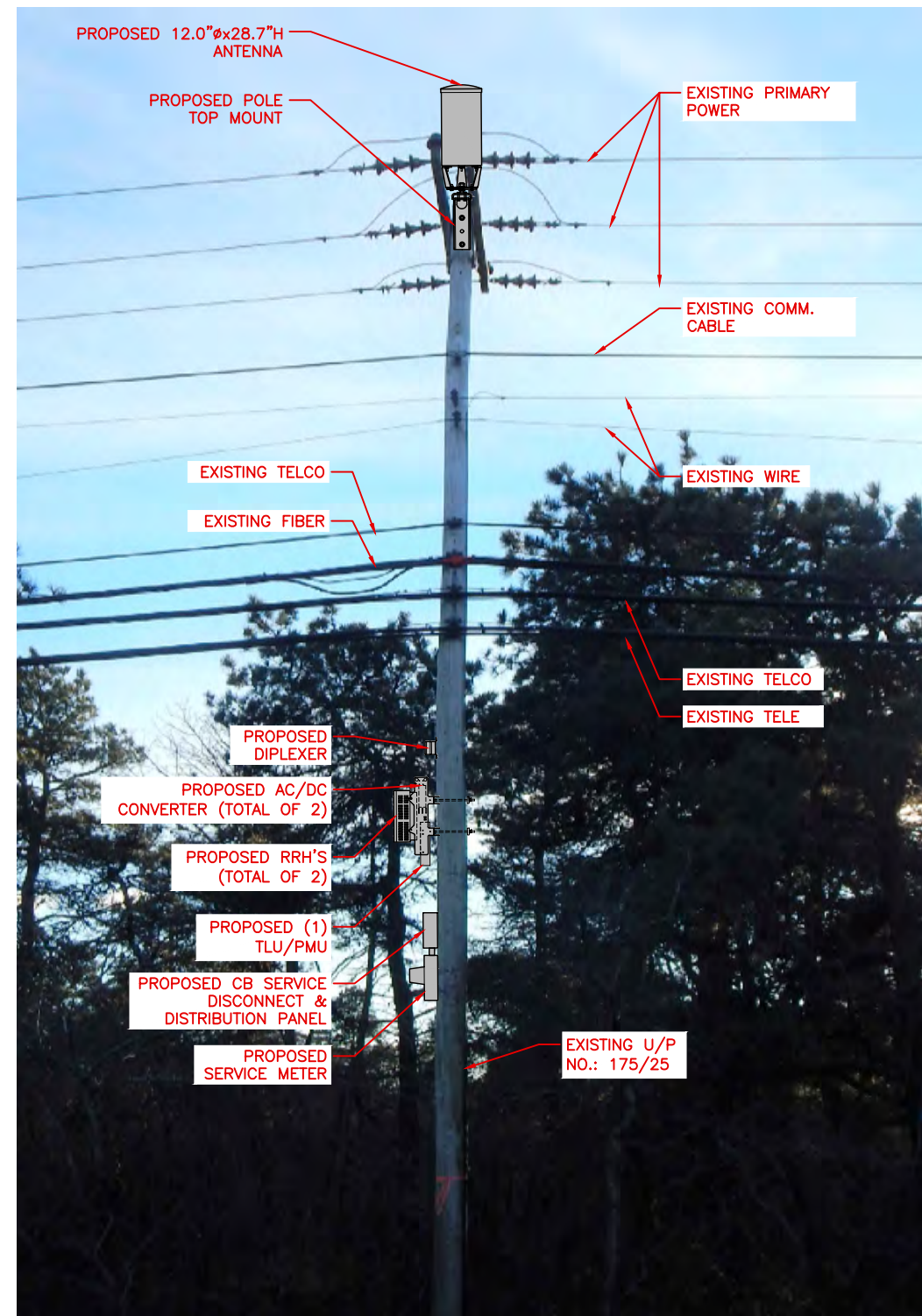


**NOTES:**

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN



② **PHOTO DETAIL**  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
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|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
**NANTUCKET\_SC19\_MA**

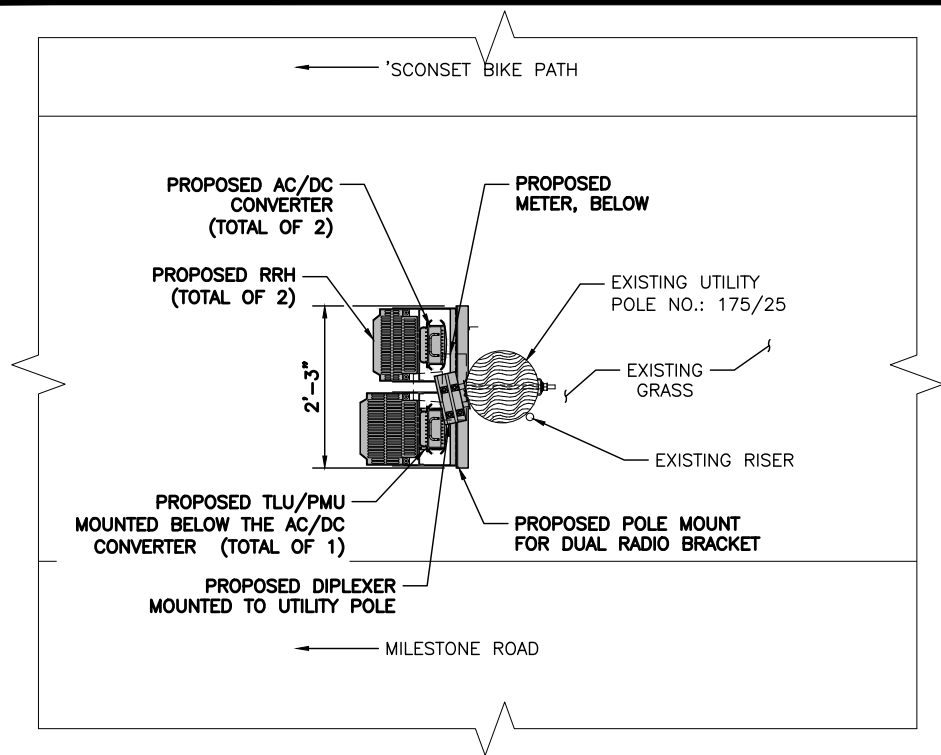
SITE ADDRESS:  
**U/P NO.: 175/25  
OLD SOUTH ROAD  
NANTUCKET, MA 02554**

CHECKED BY: **KB** DATE: **01/10/19**

PROJECT NUMBER:  
**20181906750**

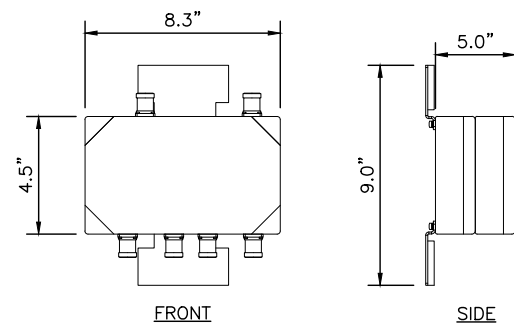
SHEET NUMBER:

**LE-2**



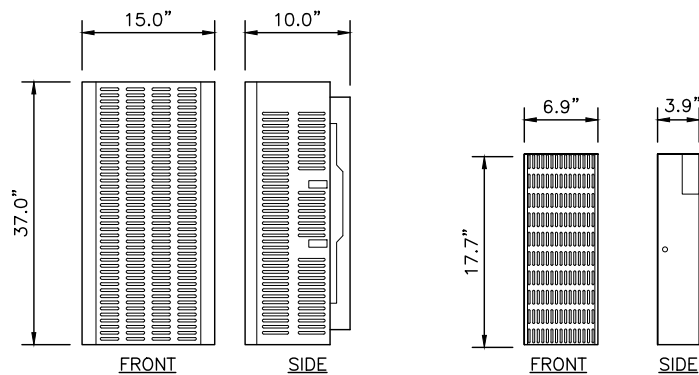
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

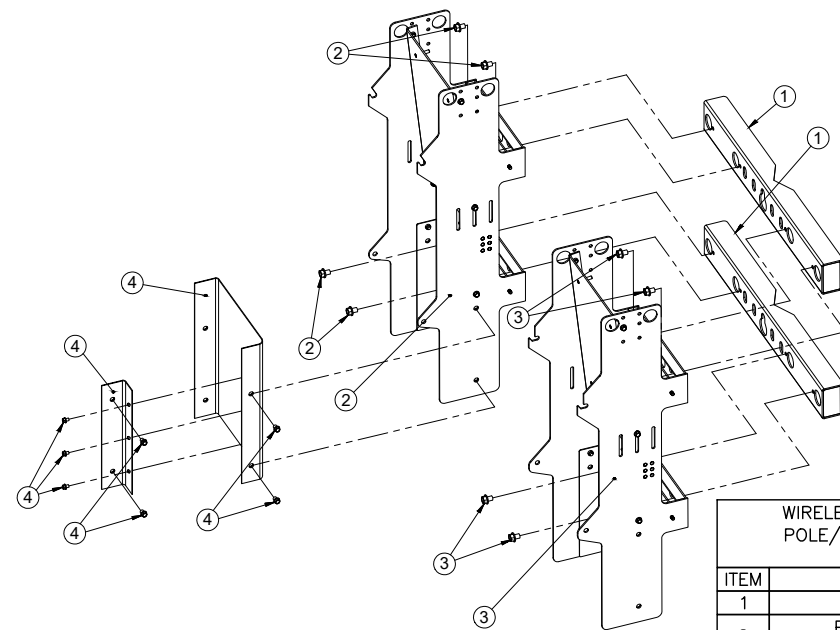


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

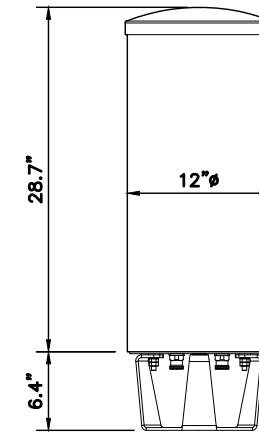
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



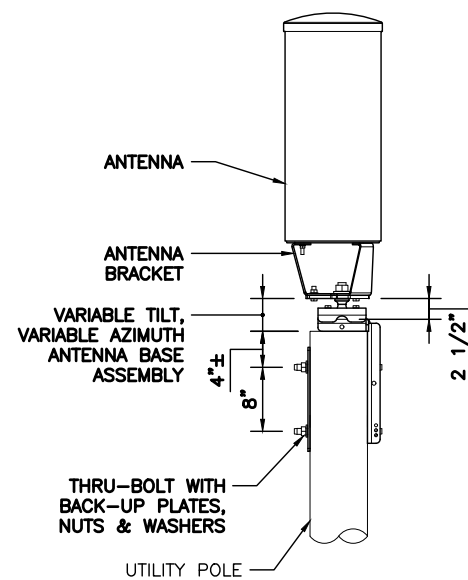
| ITEM | DESCRIPTION                          | QTY. |
|------|--------------------------------------|------|
| 1    | DOUBLE MOUNT                         | 2    |
| 2    | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3    | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4    | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

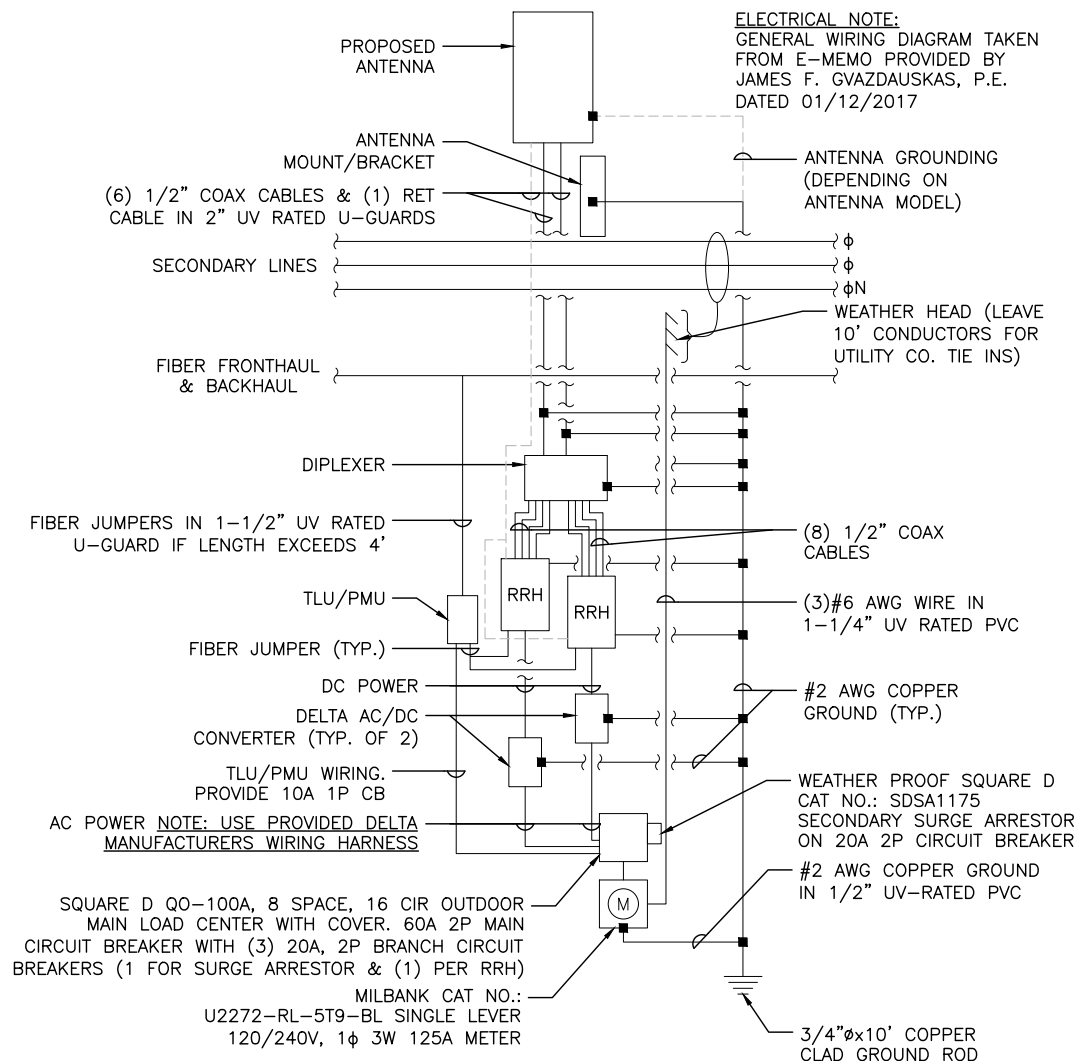


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/10/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC19\_MA

SITE ADDRESS:  
U/P NO.: 175/25  
OLD SOUTH ROAD  
NANTUCKET, MA 02554

|                   |                   |
|-------------------|-------------------|
| CHECKED BY:<br>KB | DATE:<br>01/10/19 |
|-------------------|-------------------|

PROJECT NUMBER:  
20181906750

SHEET NUMBER:

LE-3



118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 26, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC21\_MA, 59 Polpis Road, Pole # 28-84

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC21\_MA, 59 Polpis Road, Pole # 28-84**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.



## The Telecommunications Act of 1996

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is required. The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer

**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC21\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC21\_MA

LOCATION CODE:  
524794

SITE ADDRESS:  
UTILITY POLE NO.: 28-84  
59 POLPIS ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

NEXIUS

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/10/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC21\_MA

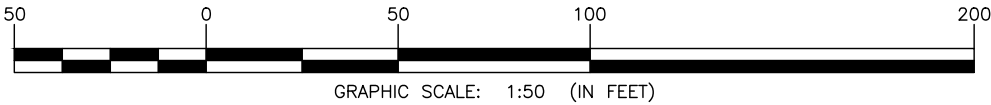
SITE ADDRESS:  
  
U/P NO.: 28-84  
59 POLPIS ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/10/19 |
| PROJECT NUMBER:<br>20181906752 |                   |
| SHEET NUMBER:                  |                   |

LE-1



1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 16' 45.7" N       | 70° 04' 0.6" W    |
| GROUND ELEVATION | 30' A.M.S.L. (NAVD88) |                   |

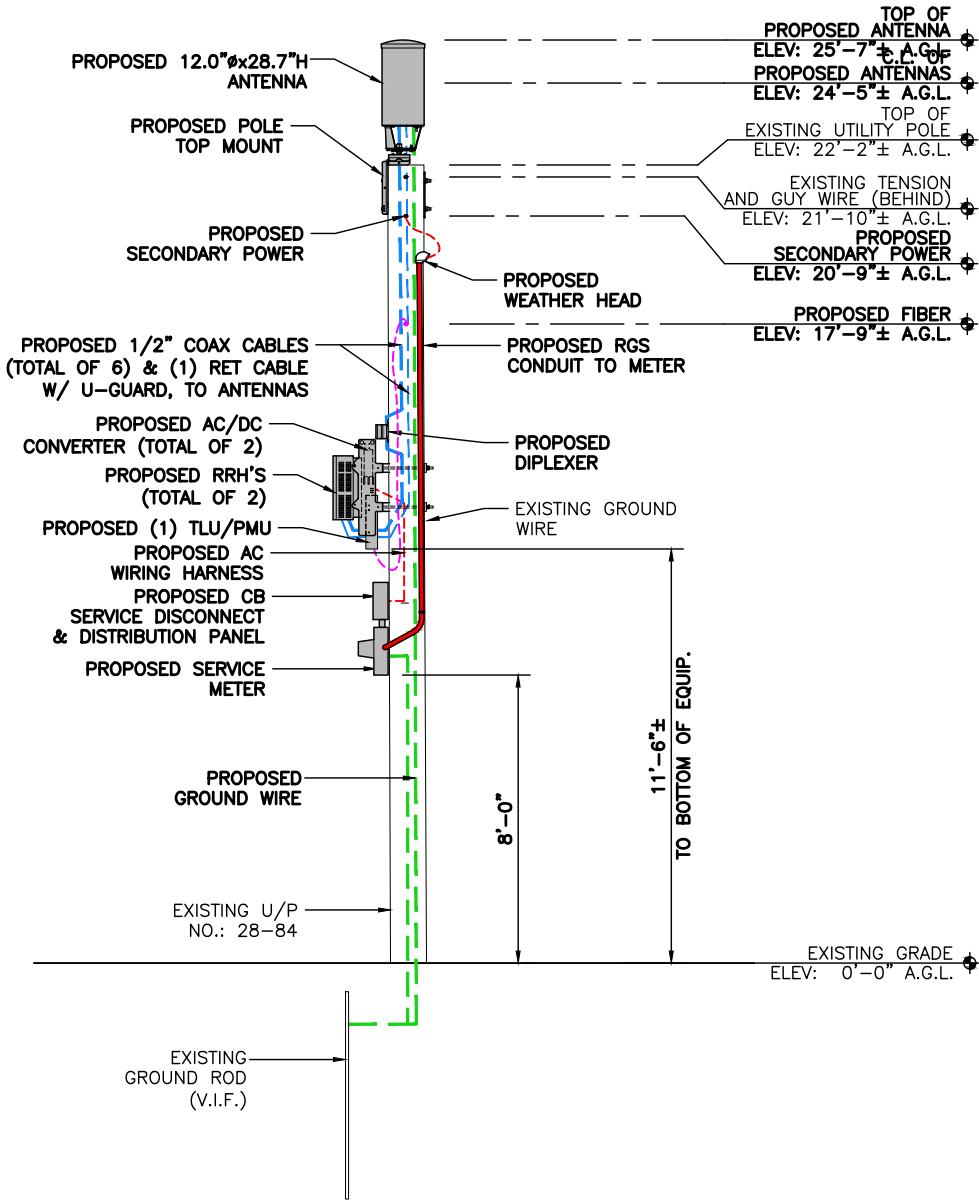


- NOTES:
1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

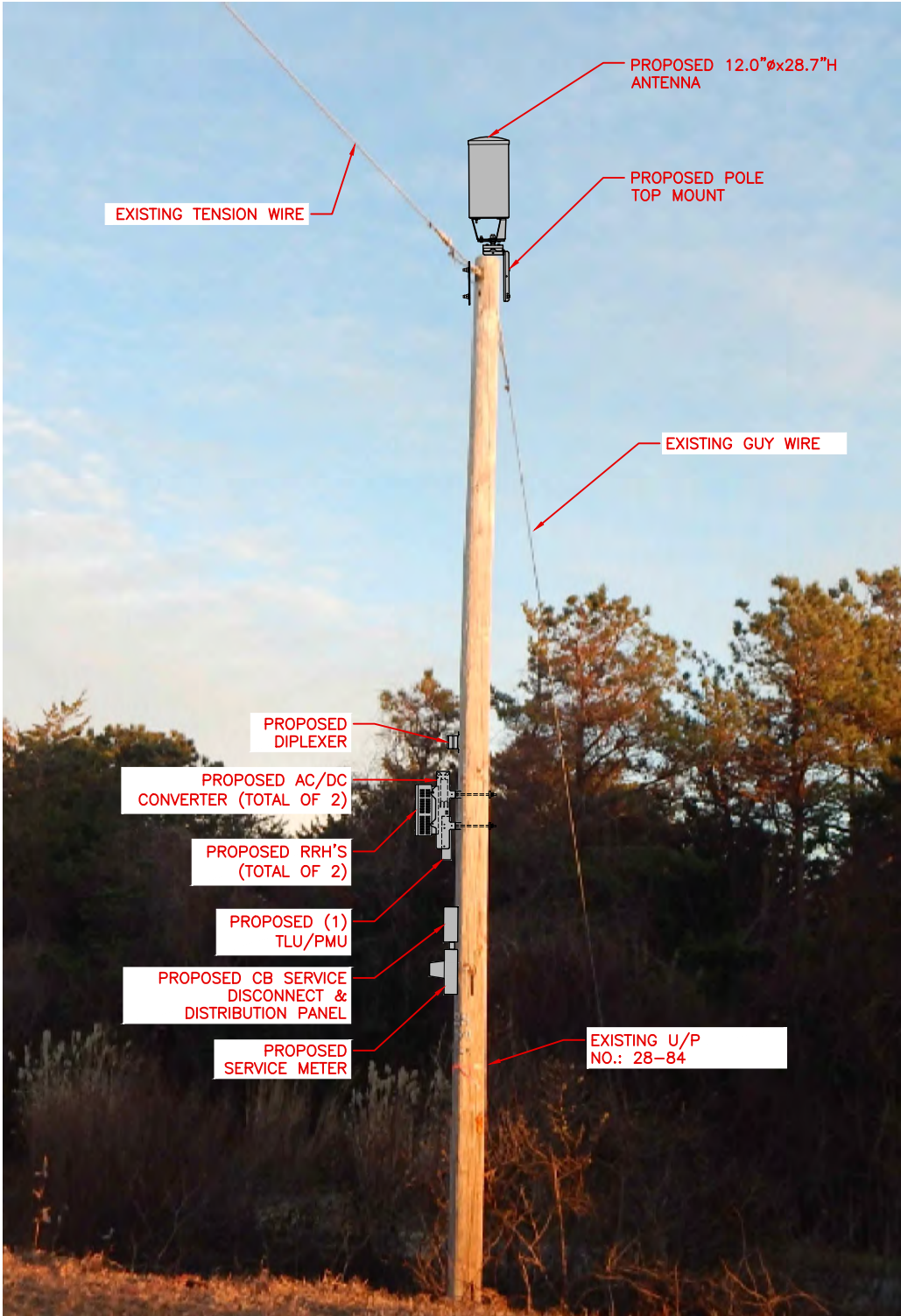


1 ELEVATION

SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"

GRAPHIC SCALE: 3/16"=1'-0"



2 PHOTO DETAIL

N.T.S.

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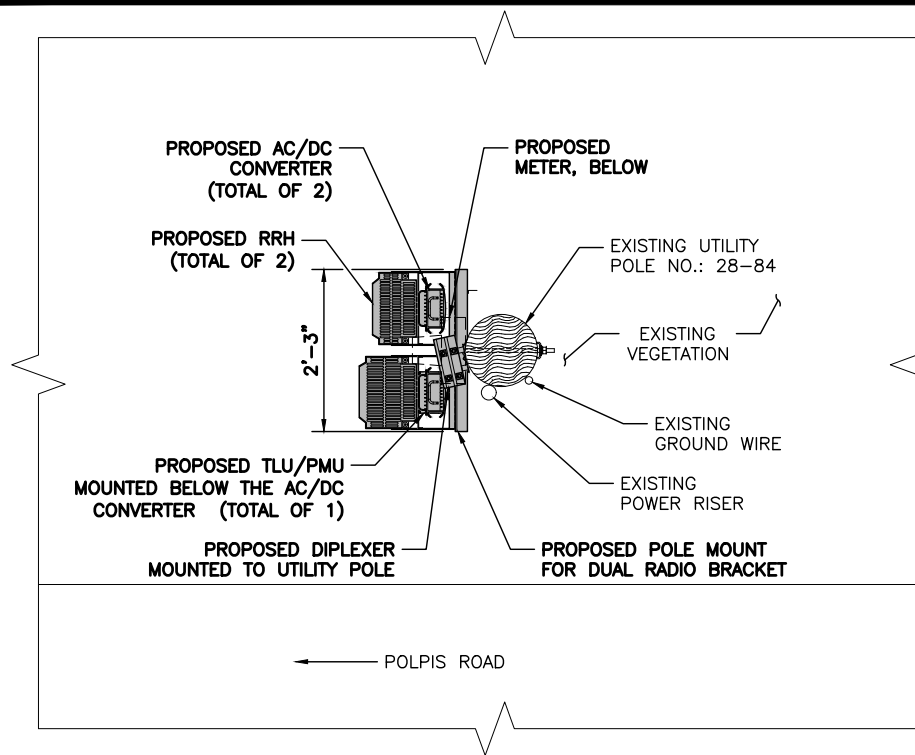
| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/10/19 | FOR REVIEW  | KT |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC21\_MA

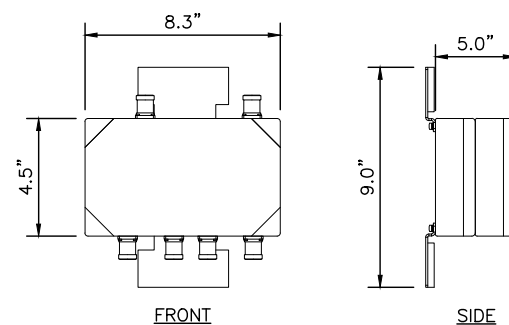
SITE ADDRESS:  
  
U/P NO.: 28-84  
59 POLPIS ROAD  
NANTUCKET, MA 02554

|                                |                   |
|--------------------------------|-------------------|
| CHECKED BY:<br>KB              | DATE:<br>01/10/19 |
| PROJECT NUMBER:<br>20181906752 |                   |
| SHEET NUMBER:                  |                   |



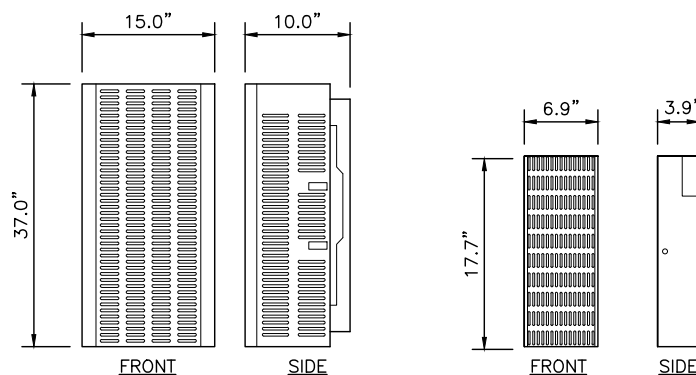
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

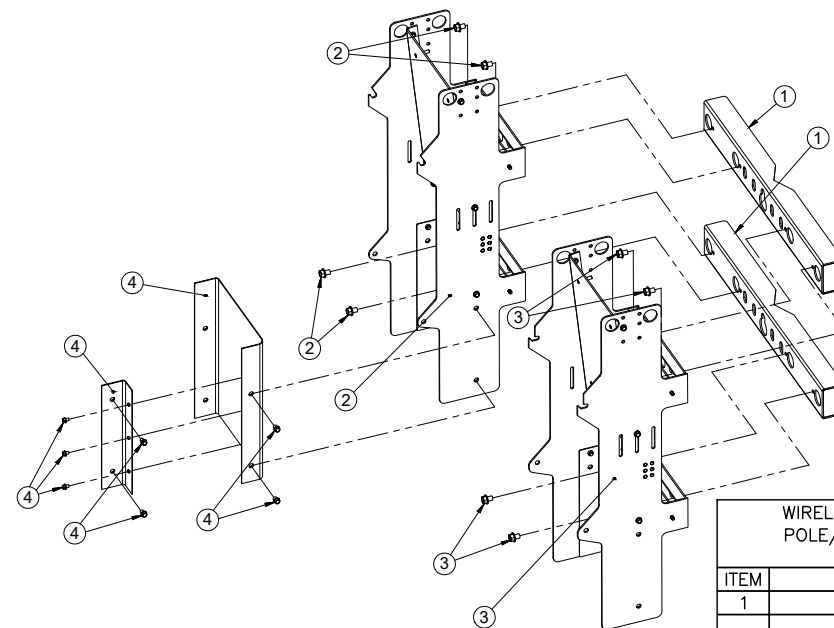


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

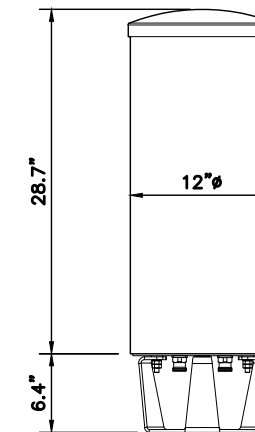
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



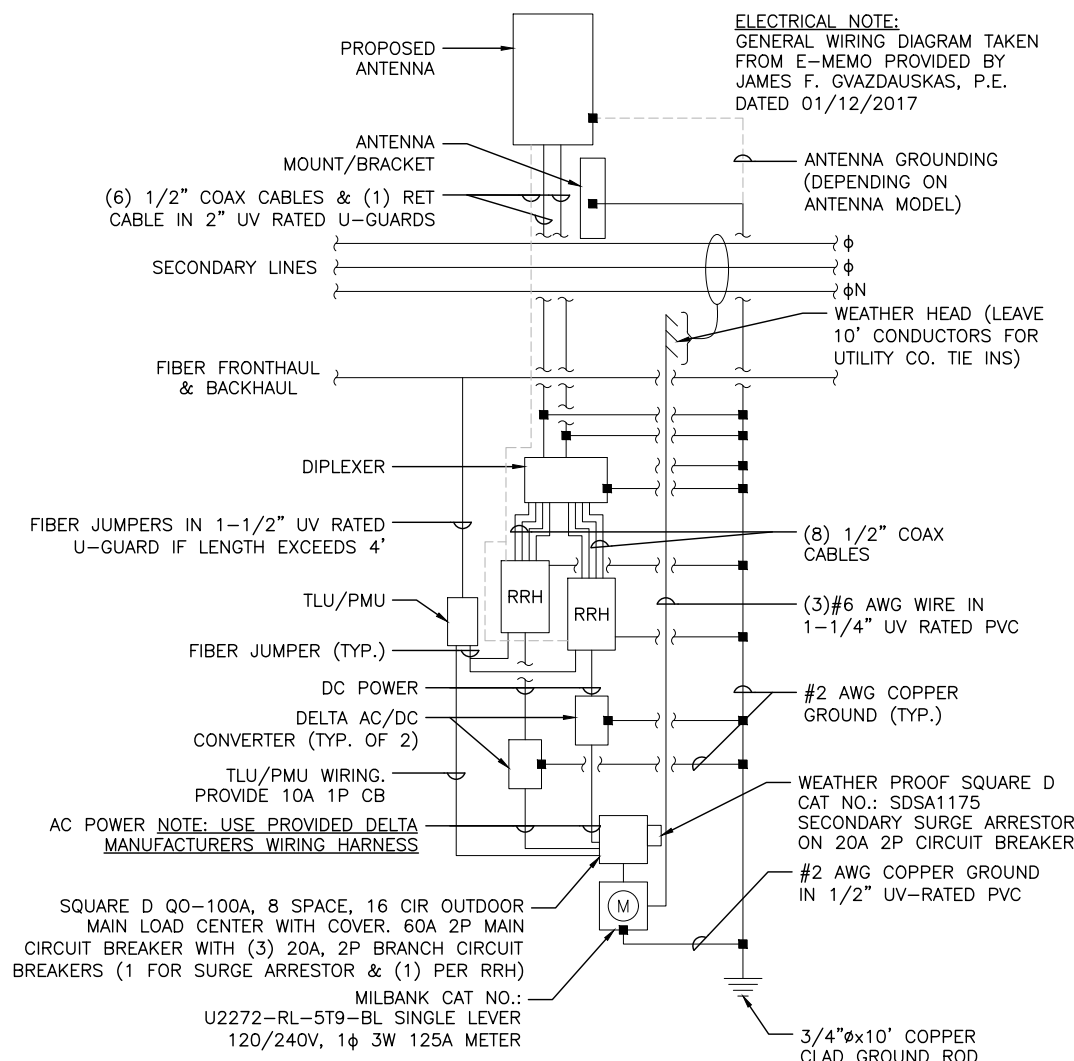
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.



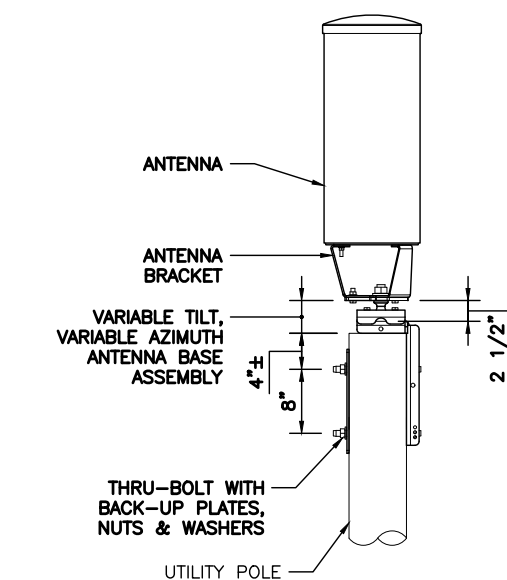
| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



ELECTRICAL NOTE:  
GENERAL WIRING DIAGRAM TAKEN  
FROM E-MEMO PROVIDED BY  
JAMES F. GVAZDAUSKAS, P.E.  
DATED 01/12/2017

8 GENERAL WIRING DIAGRAM  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
TRANFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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DEEMED "NOT TO SCALE".

#### SUBMITTALS

| REV | DATE     | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0   | 01/10/19 | FOR REVIEW  | KT |
|     |          |             |    |
|     |          |             |    |
|     |          |             |    |

SITE INFO:

SITE NAME:  
NANTUCKET\_SC21\_MA

SITE ADDRESS:  
U/P NO.: 28-84  
59 POLPIS ROAD  
NANTUCKET, MA 02554

CHECKED BY: **KB** DATE: **01/10/19**

PROJECT NUMBER:  
20181906752

SHEET NUMBER:

**LE-3**



118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC08\_MA, 59 Prospect Street, Pole # 237/2S

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

#### **NANTUCKET\_SC08\_MA, 59 Prospect Street, Pole # 237/2S**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer

**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC08\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE NAME:  
NANTUCKET\_SC08\_MA  
LOCATION CODE:  
403640  
SITE ADDRESS:  
UTILITY POLE NO.: 237/2S  
59 PROSPECT STREET  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:



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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/08/19 | FOR REVIEW  | AA |
|            |          |             |    |
|            |          |             |    |
|            |          |             |    |

SITE INFO:

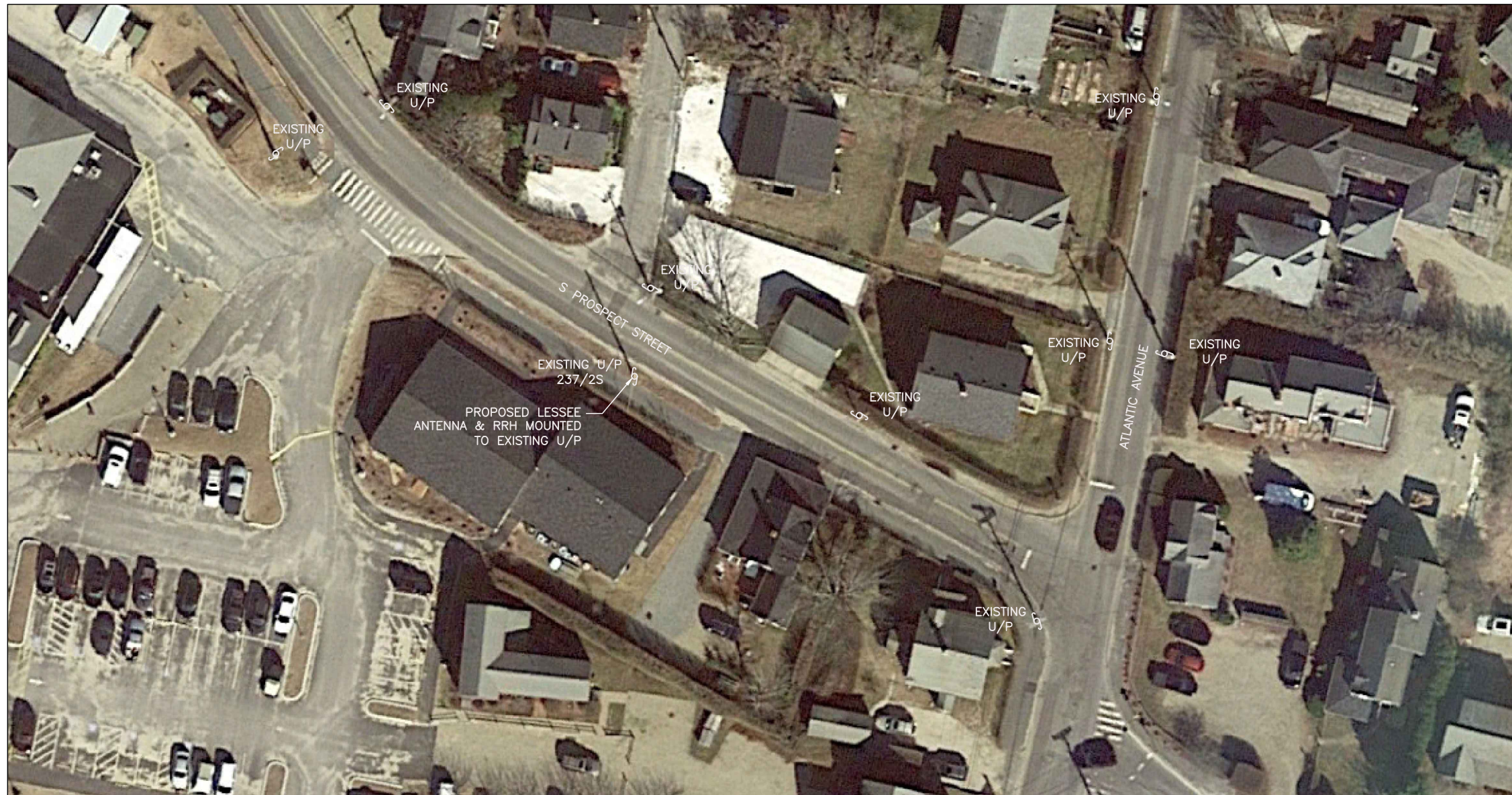
SITE NAME:  
NANTUCKET\_SC08\_MA

SITE ADDRESS:  
U/P NO.: 237/2S  
59 PROSPECT STREET  
NANTUCKET, MA 02554

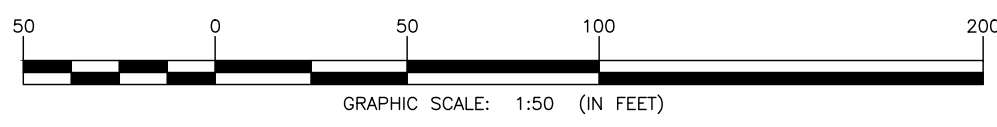
|                   |                   |
|-------------------|-------------------|
| CHECKED BY:<br>KB | DATE:<br>01/08/19 |
|-------------------|-------------------|

PROJECT NUMBER:  
20181909789

SHEET NUMBER:  
LE-1



1 KEY PLAN  
SCALE: 1" = 50'



| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|------------------|-----------------------|-------------------|
|                  | 41° 16' 30.4" N       | 70° 5' 59.0" W    |
| GROUND ELEVATION | 36' A.M.S.L. (NAVD88) |                   |



NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
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A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (972) 755-1882

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| SUBMITTALS |          |             |    |
|------------|----------|-------------|----|
| REV        | DATE     | DESCRIPTION | BY |
| 0          | 01/08/19 | FOR REVIEW  | AA |
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|            |          |             |    |
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SITE INFO:

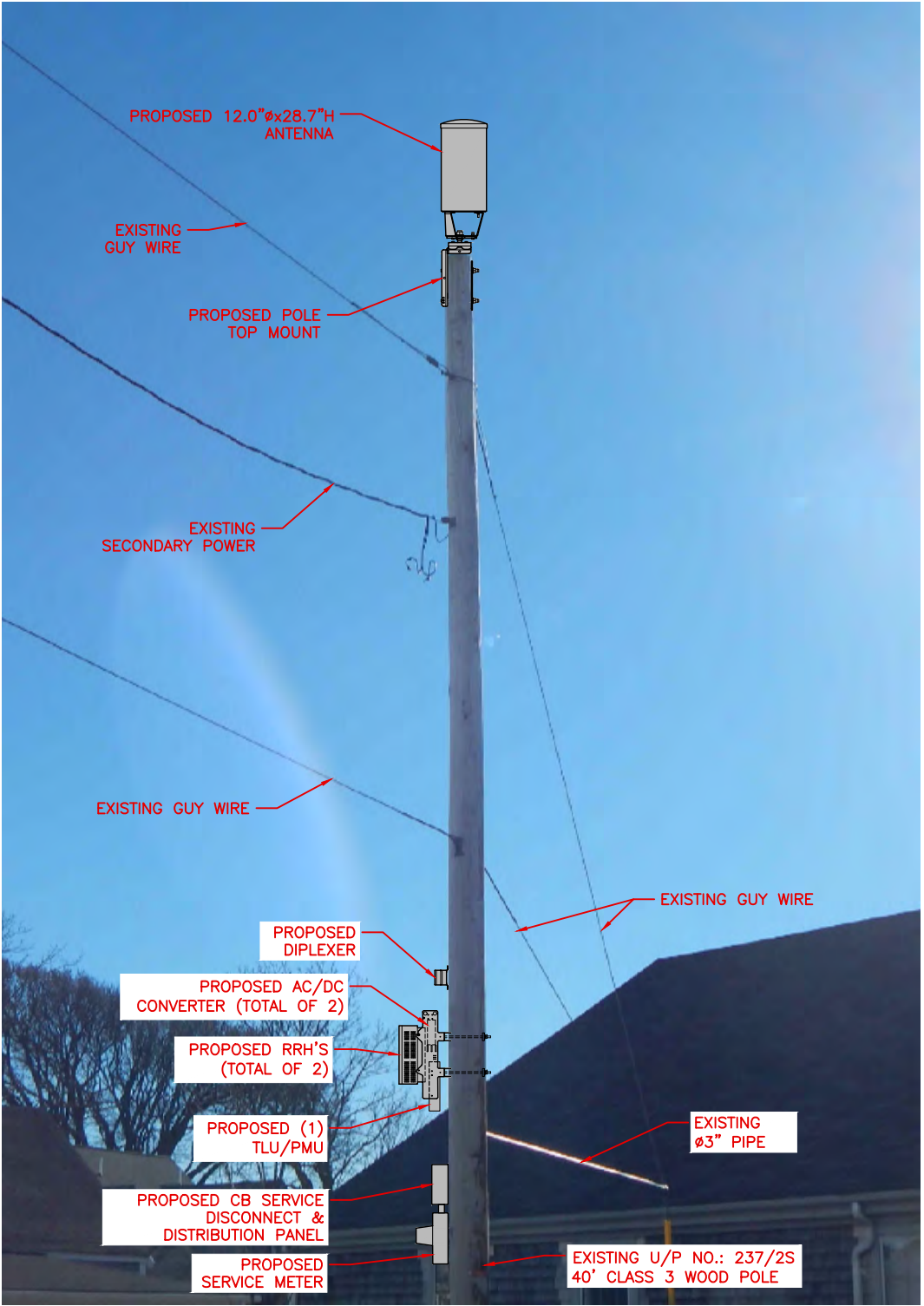
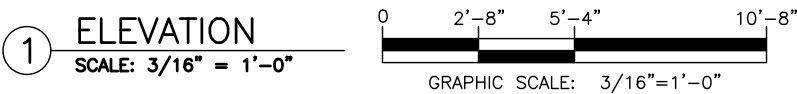
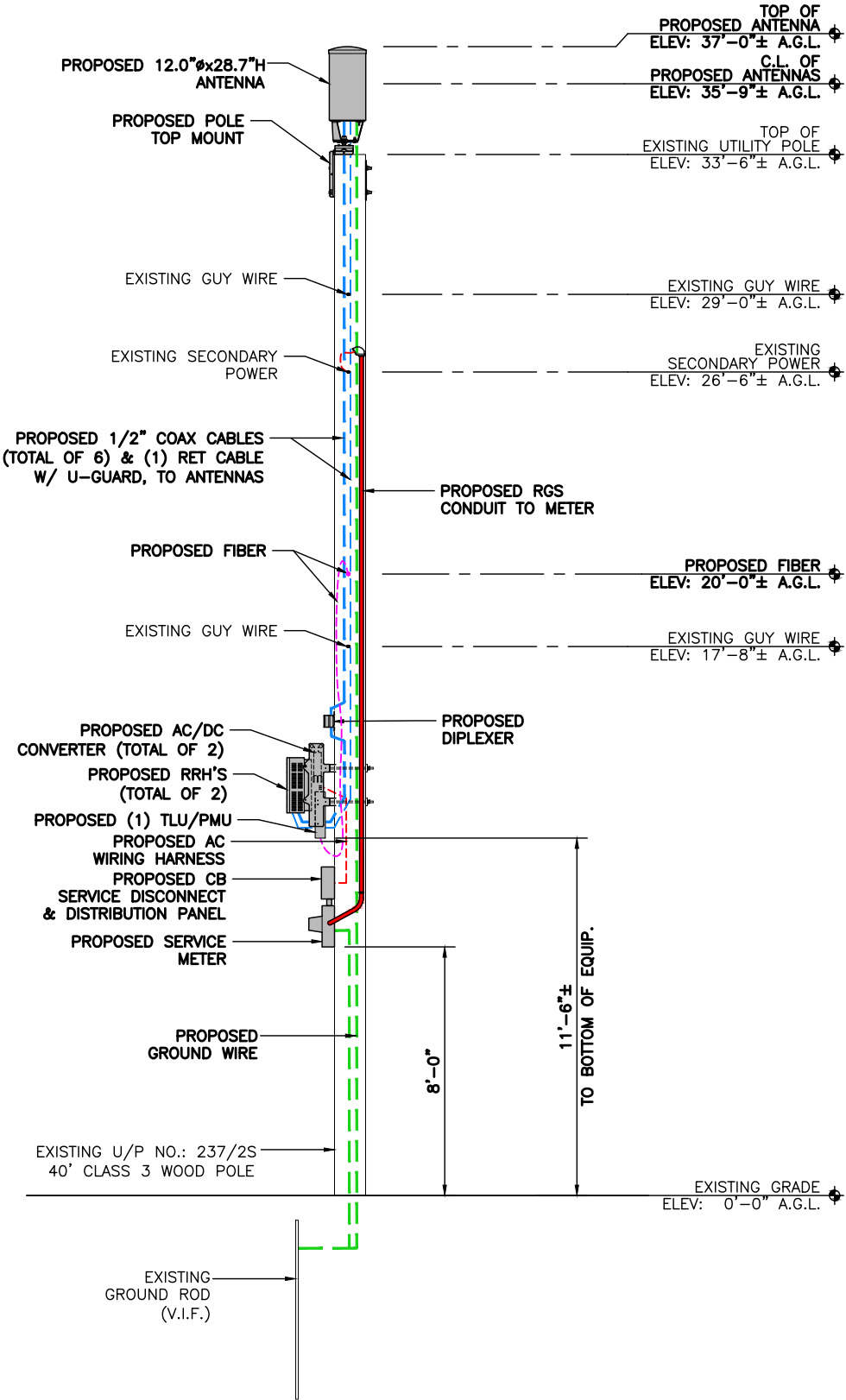
SITE NAME:  
NANTUCKET\_SC08\_MA

SITE ADDRESS:  
U/P NO.: 237/2S  
59 PROSPECT STREET  
NANTUCKET, MA 02554

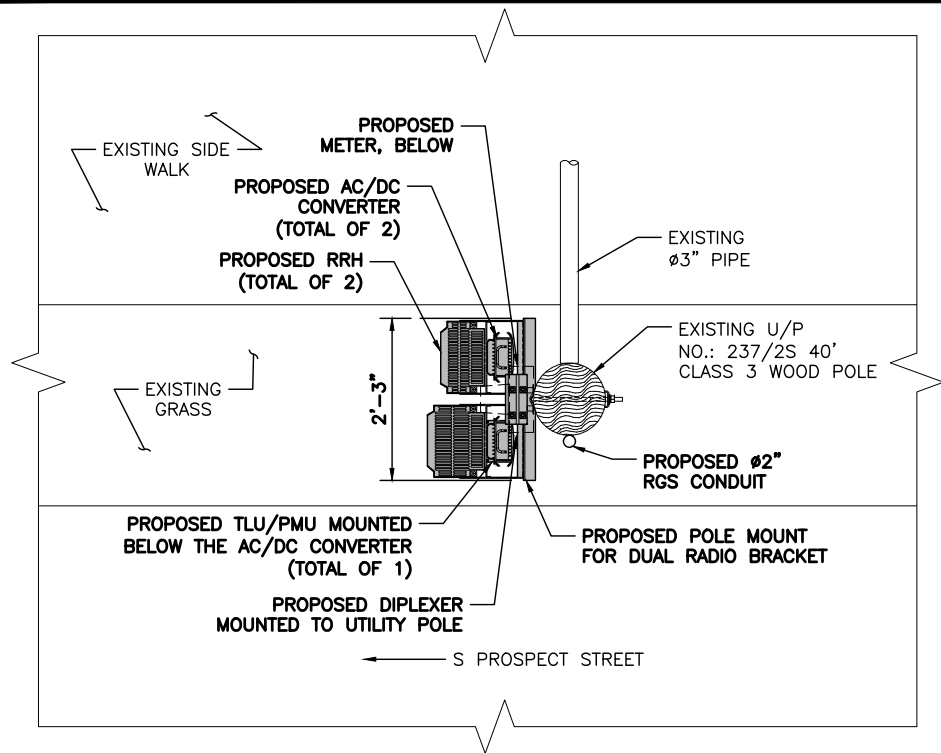
| CHECKED BY: | DATE:    |
|-------------|----------|
| KB          | 01/08/19 |

PROJECT NUMBER:  
20181909789

SHEET NUMBER:  
**LE-2**

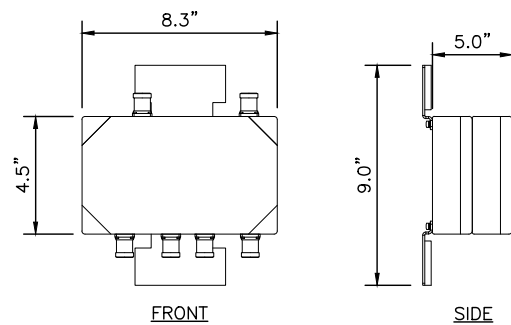


2 PHOTO DETAIL  
N.T.S.



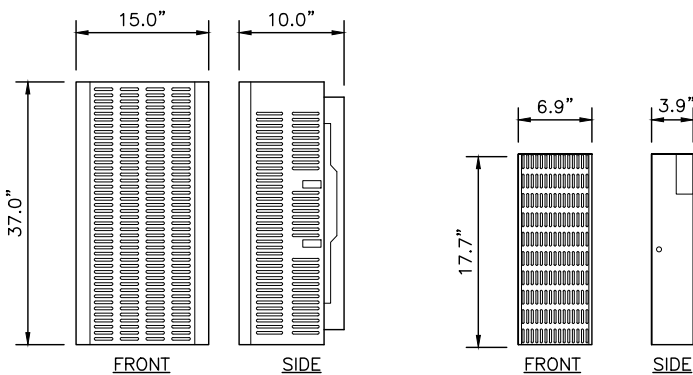
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

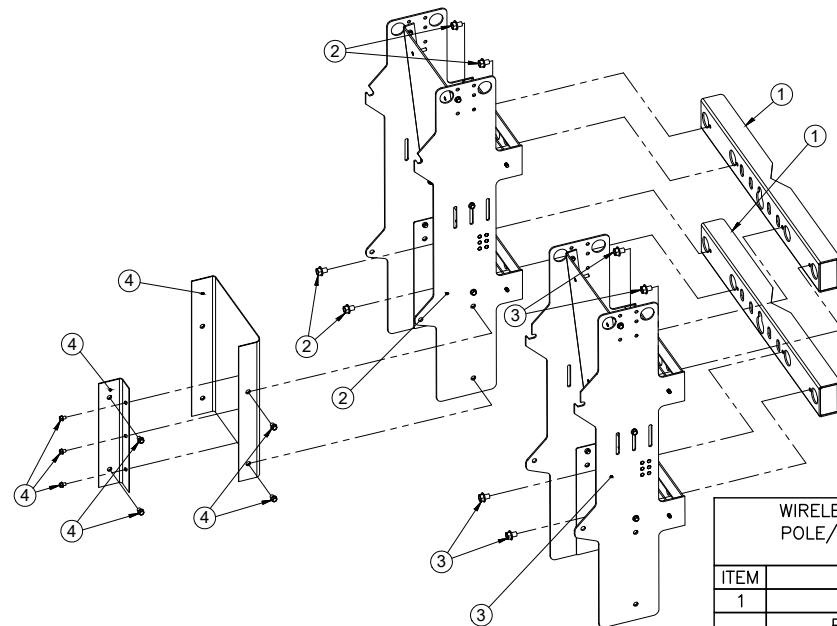


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

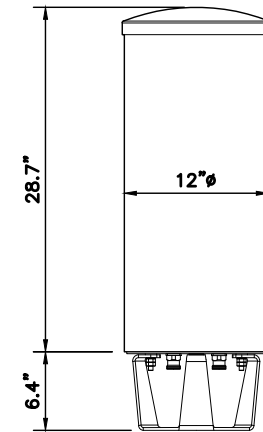
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



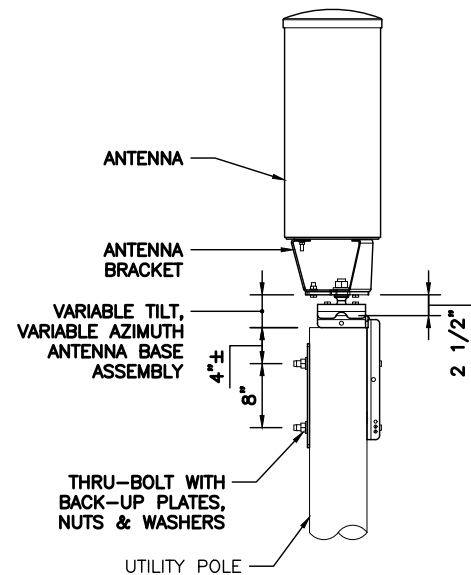
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

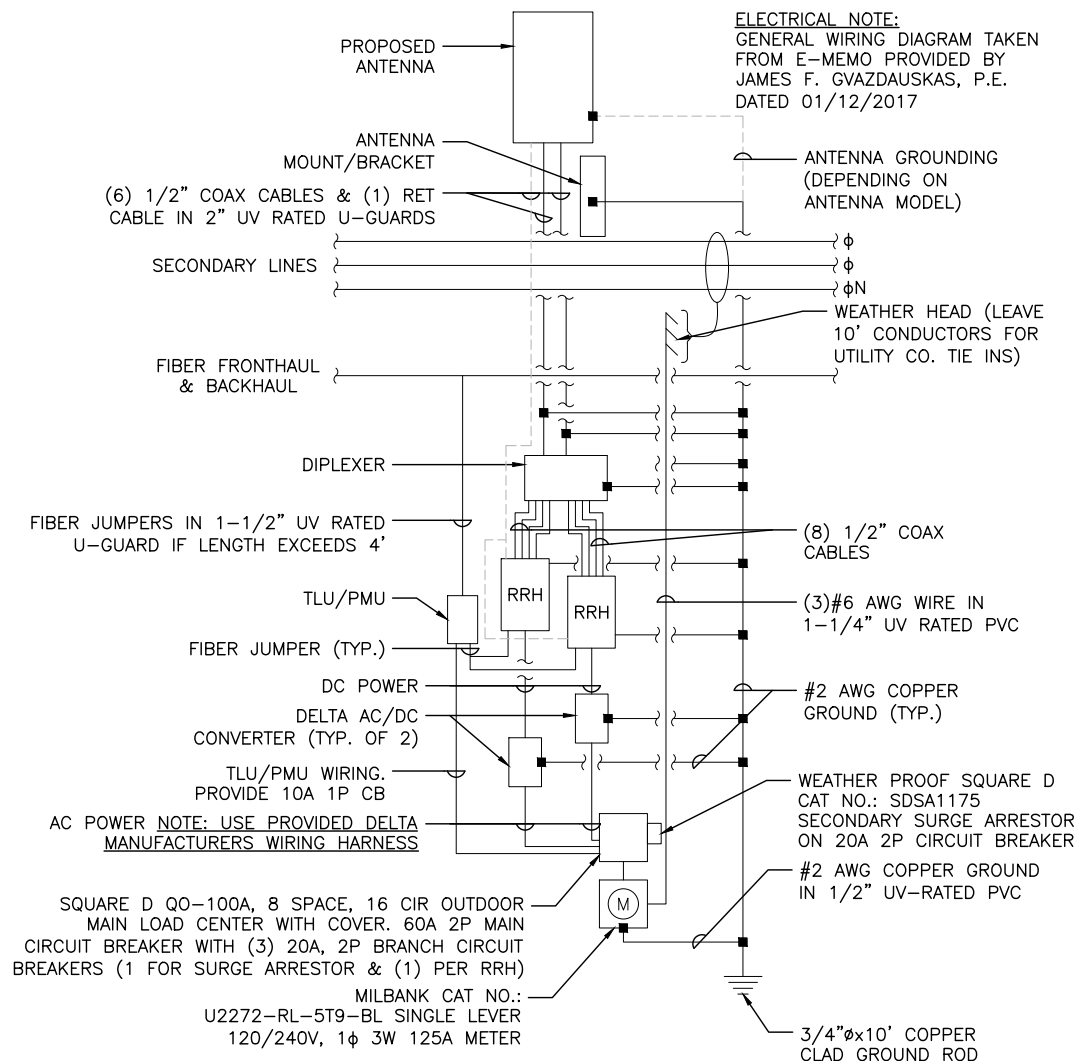


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

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#### SUBMITTALS

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| 0   | 01/08/19 | FOR REVIEW  | AA |
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SITE INFO:

SITE NAME:  
NANTUCKET\_SC08\_MA

SITE ADDRESS:  
U/P NO.: 237/2S  
59 PROSPECT STREET  
NANTUCKET, MA 02554

| CHECKED BY: | DATE:    |
|-------------|----------|
| KB          | 01/08/19 |

PROJECT NUMBER:  
20181909789

SHEET NUMBER:

**LE-3**



118 Flanders Drive, 3rd Floor  
Westborough, MA 01581

Sean Conway  
Principal Engineer

May 25, 2021

Town of Nantucket  
Select Board  
16 Broad Street  
Nantucket, MA 02554  
Attn: Katie Cabral  
Town Administration

Re: Petition of Cellco Partnership d/b/a Verizon Wireless ("Verizon") for Grant of Location for Telecommunications  
Wires and Wireless Attachments and Appurtenances: NANTUCKET\_SC11\_MA, 59 Surfside Road, Pole # 26-50 / 7 / 26 1 / 2

Dear Honorable Members of the Select Board:

Pursuant to Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A, Verizon respectfully submits this Petition for a grant of location for telecommunications wires and wireless attachments and appurtenances to be attached to an existing utility pole owned by National Grid and Verizon within the public right of way ("PROW") in the Town of Nantucket. Included with this Petition are detailed plans that identify the location where Verizon's proposed equipment will be placed. Also included are an area map and the utility pole profile depicting equipment heights and specifications. It is Verizon's understanding that a public hearing is not required for this Petition, however we will work with the Town cooperatively if it chooses to do so.

#### **Project Description**

Verizon proposes to deploy a network of small wireless facilities (also known as "small cells") in the Town of Nantucket to deal with the rapidly increasing demand on Verizon's wireless network. The network of small cells will be mounted on existing National Grid / Verizon utility poles in the PROW. The small cells will work in conjunction with existing macro sites located on rooftops, towers and other structures in and around the Town. This petition specifically addresses the following location:

**NANTUCKET\_SC11\_MA, 59 Surfside Road, Pole # 26-50 / 7 / 26 1 / 2**

Verizon's radio frequency engineers targeted the proposed location due to the high traffic and data demands on Verizon's network in the area. Verizon's existing macro sites are not providing adequate data capacity in this location due to population, vehicular and foot traffic, multiple wireless devices being used simultaneously and other contributing factors. This small cell site will work to offload the demand of the macro sites and will allow for increased data capacity and speed within the vicinity of the proposed small cell location.

The small cell equipment will be installed using standard commercially acceptable methods in accordance with all applicable federal, state and local laws and regulations. The proposed attachment is to an existing utility pole owned by National Grid / Verizon. Verizon has entered into a pole attachment agreement with National Grid and is licensed to attach its wireless facilities to the pole.

As shown on the attached detailed plans, the small cell installation on the existing utility pole will include fiber optic cables, an unobtrusive pole-top antenna measuring 28.7" in height and 12" in diameter; a remote radio head unit, conduits and cable protectors, and an electric meter with a shut-off switch. The attached plans show the proposed location, pole height, mounting height, equipment specifications and utility plan.

#### **The Telecommunications Act of 1996**

Without this installation, Verizon would be unable to provide specifically established coverage and capacity objectives. The utility pole is located within the limited geographic area where Verizon's radio frequency engineers determined that a wireless facility is



required, The Act imposes substantial restrictions affecting the standard for granting the requested relief... The Act provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas or other wireless facilities in any particular geographic area, see 47 USC § 332(c)(7)(B)(i); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent service, see 47 USC § 332(c)(7)(B)(i); health concerns may not be considered so long as emissions comply with the applicable standards of the FCC, see 47 USC § 332(c)(7)(B)(iv); and decisions must be rendered within a reasonable period of time, see 47 USC § 332(c)(7)(B)(ii). The presumptively reasonable period of time established by the FCC in this instance is 60 days from the submission of a complete Petition, see 47 CFR § 1.6003(c)(1)(i).

For the convenience of the Select Board, Verizon has provided a proposed Form of Order for your consideration. Should you have any question, or would like any additional information, please do not hesitate to contact me at (508) 380-2017 or [sean.conway@verizonwireless.com](mailto:sean.conway@verizonwireless.com). Thank you.

Yours sincerely,

*Sean Conway*

Sean Conway  
Principal Engineer

**ORDER FOR GRANT OF LOCATION  
FOR ATTACHMENT TO EXISTING UTILITY POLE**

By the Select Board

Of the Town of Nantucket, Massachusetts, \_\_\_\_\_, 2021

**ORDERED:**

That pursuant to Massachusetts General Laws, Chapter 166, Cellco Partnership d/b/a Verizon Wireless (“Verizon”) is hereby granted a location for and permission to construct and maintain telecommunications wires and wireless attachments and appurtenances, including fiber optic cable, remote nodes and pole-top antenna, to be attached to an existing National Grid / Verizon utility pole located in the Public Right of Way within the Town of Nantucket, as substantially shown on the plans filed with said Petition for NANTUCKET\_SC11\_MA.

The foregoing permission is subject to the following conditions:

1. The telecommunications wires and wireless attachments and appurtenances shall be installed and operated in compliance with all applicable federal and state laws and regulations.
2. Verizon shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected to in consequence of the acts or neglect of Verizon or its agents or servants, or in any manner arising from the rights and privileges granted by the Town.
3. Verizon shall comply with the requirements of existing Town by-laws, as may be applicable and as such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and wireless attachments and appurtenances, so far as the same are not inconsistent with the laws of the United States or of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the Select Board of the Town of Nantucket, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clerk of Select Board

Select Board Members:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SITE ADDRESS:  
UTILITY POLE NO.: 26-50/7/26 1/2  
59 SURFSIDE ROAD  
NANTUCKET, MA 02554

LEASE EXHIBIT

PREPARED BY:

**NEXIUS**  
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1 (972) 755-1882

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| 0   | 01/09/19 | FOR REVIEW  | AA |
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|     |          |             |    |

**SITE INFO:**

SITE NAME:  
NANTUCKET\_SC11\_MA

SITE ADDRESS:  
U/P NO.: 26-50/7/26  
1/2  
59 SURFSIDE ROAD  
NANTUCKET, MA 02554

CHECKED BY:  
KB

DATE:  
01/09/19

PROJECT NUMBER:  
20181909792

SHEET NUMBER:

# LE-1



APPROX. NORTH

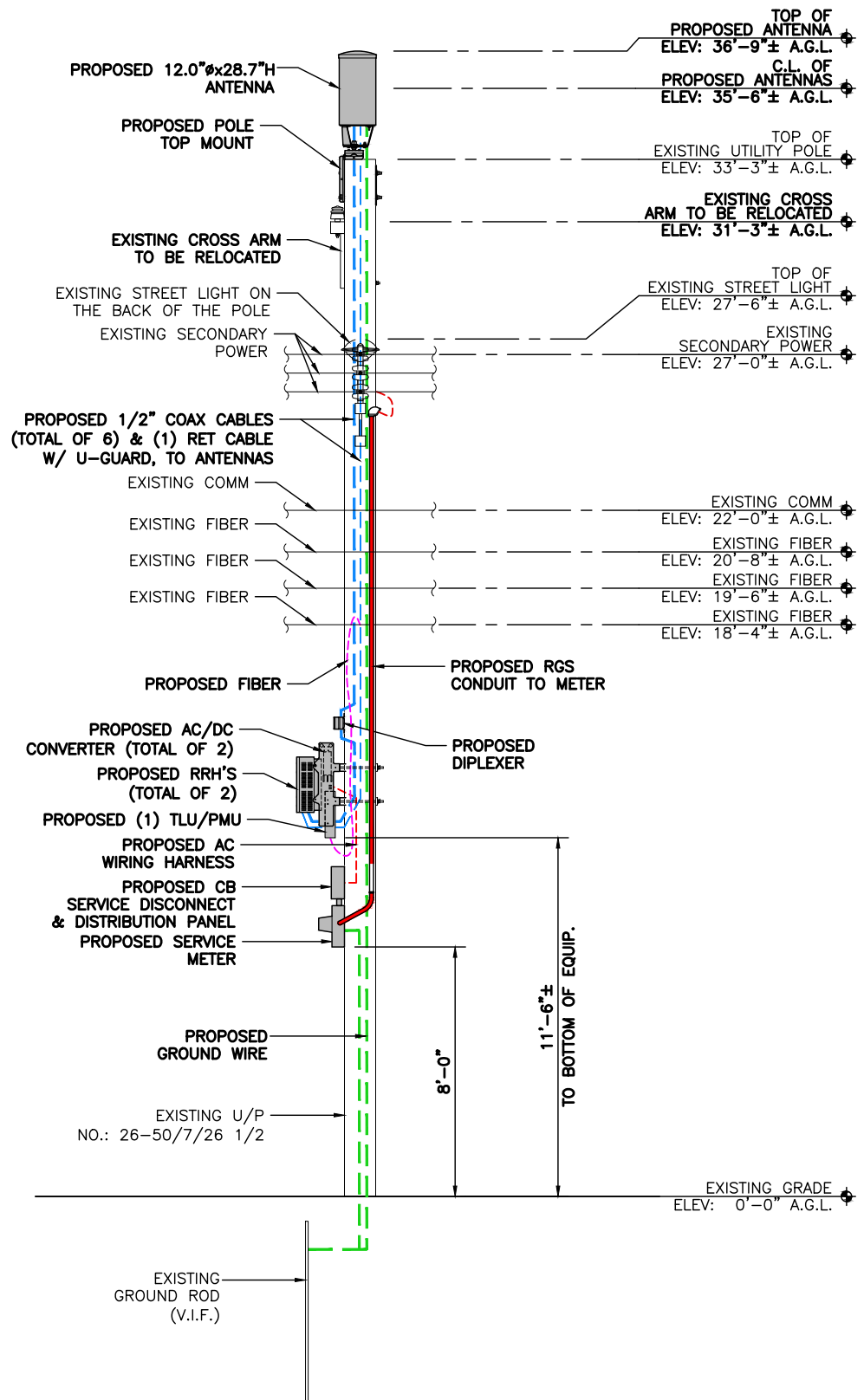
1 KEY PLAN  
SCALE: 1" = 50'



GRAPHIC SCALE: 1:50 (IN FEET)

|                  |                       |                   |
|------------------|-----------------------|-------------------|
| POLE COORDINATES | LATITUDE (NAD83)      | LONGITUDE (NAD83) |
|                  | 41° 15' 56.2" N       | 70° 6' 2" W       |
| GROUND ELEVATION | 23' A.M.S.L. (NAVD88) |                   |





NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. LESSEE SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO LOWER THE POSITION OF THE EXISTING OVERHEAD PRIMARY POWER LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED LESSEE ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF NATIONAL GRID AND THE 2012 NATIONAL ELECTRICAL SAFETY CODE.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN

LEASE EXHIBIT

PREPARED BY:

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SITE INFO:

SITE NAME:  
NANTUCKET\_SC11\_MA

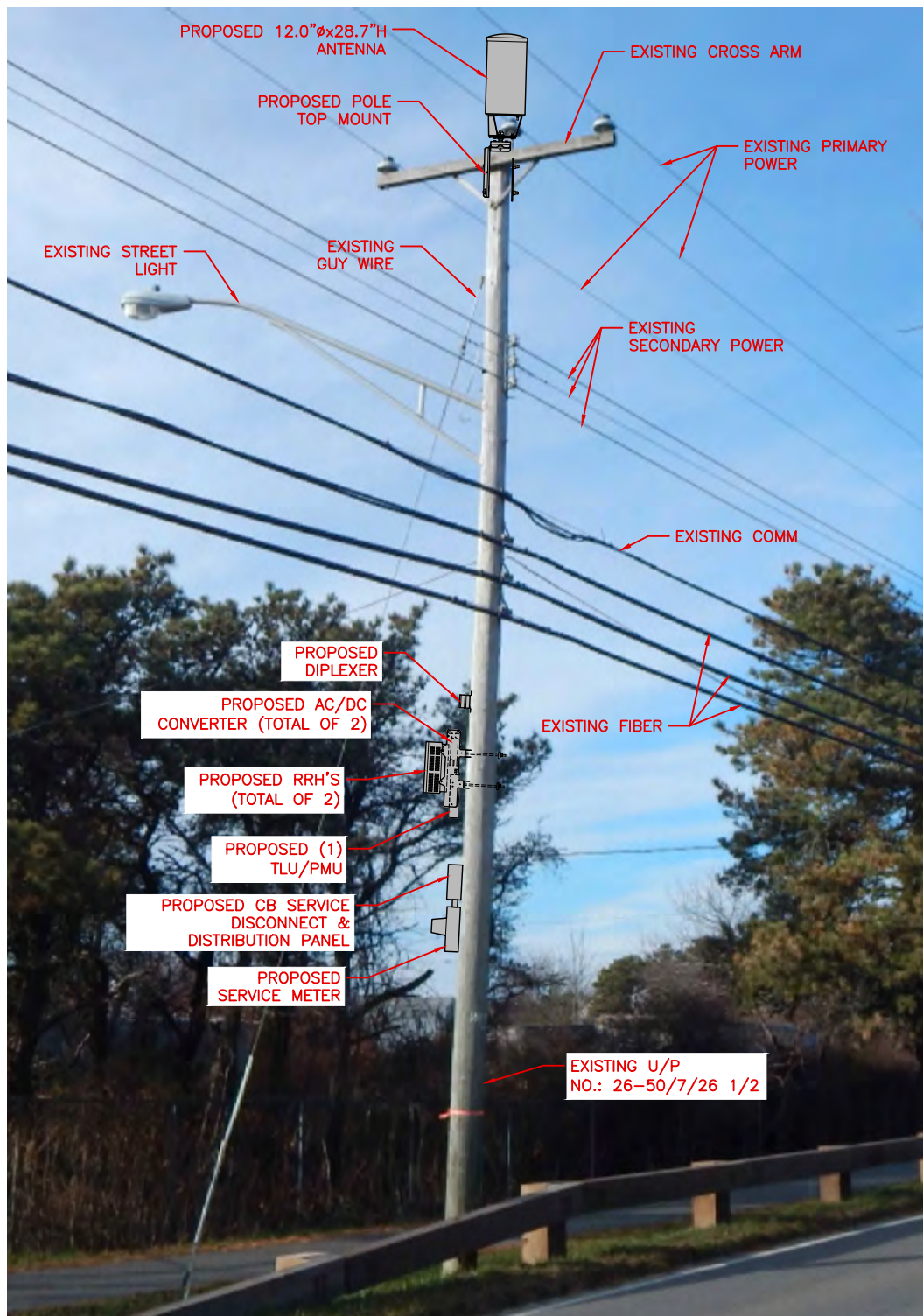
SITE ADDRESS:  
U/P NO.: 26-50/7/26  
1/2  
59 SURFSIDE ROAD  
NANTUCKET, MA 02554

|                   |                   |
|-------------------|-------------------|
| CHECKED BY:<br>KB | DATE:<br>01/09/19 |
|-------------------|-------------------|

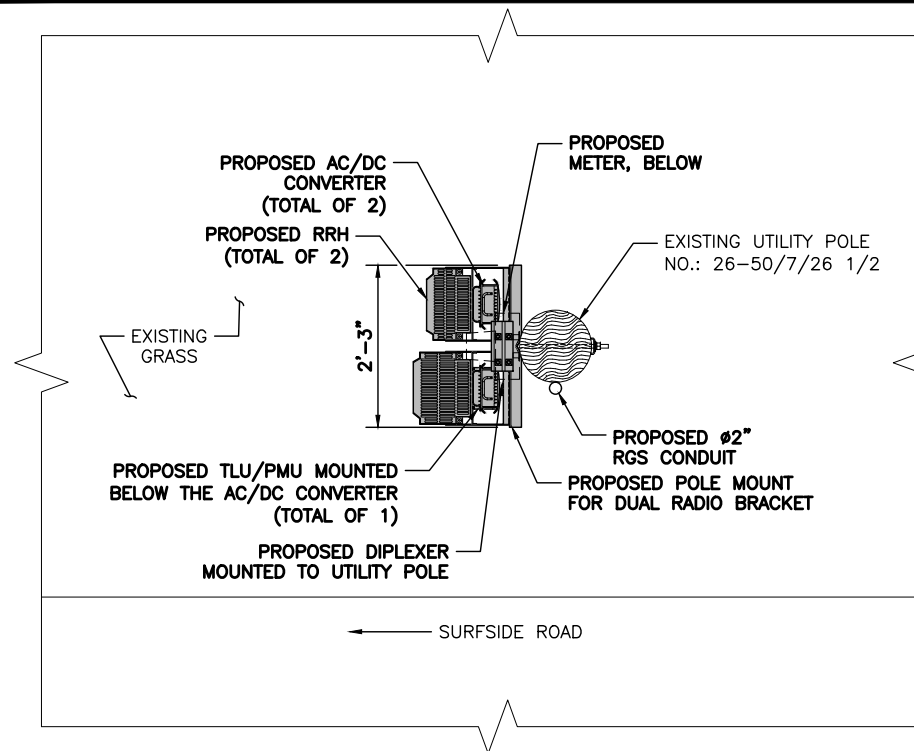
PROJECT NUMBER:  
20181909792

SHEET NUMBER:

LE-2

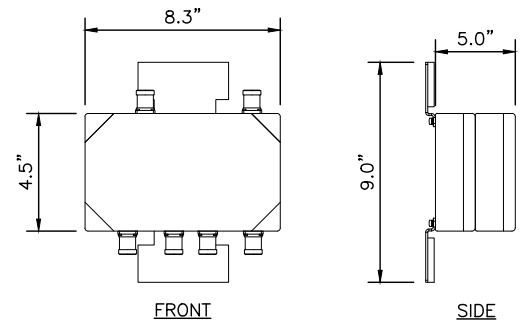


2 PHOTO DETAIL  
N.T.S.



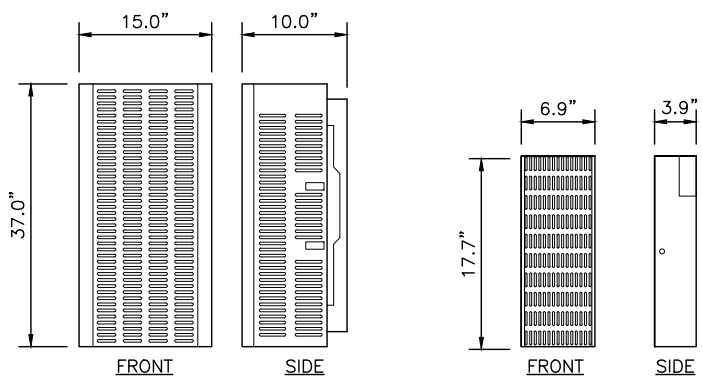
1 RRH ORIENTATION PLAN  
SCALE: N.T.S.

APPROX. NORTH



WEIGHT: 12.0 LBS.

4 DIPLEXER SPEC.  
N.T.S.

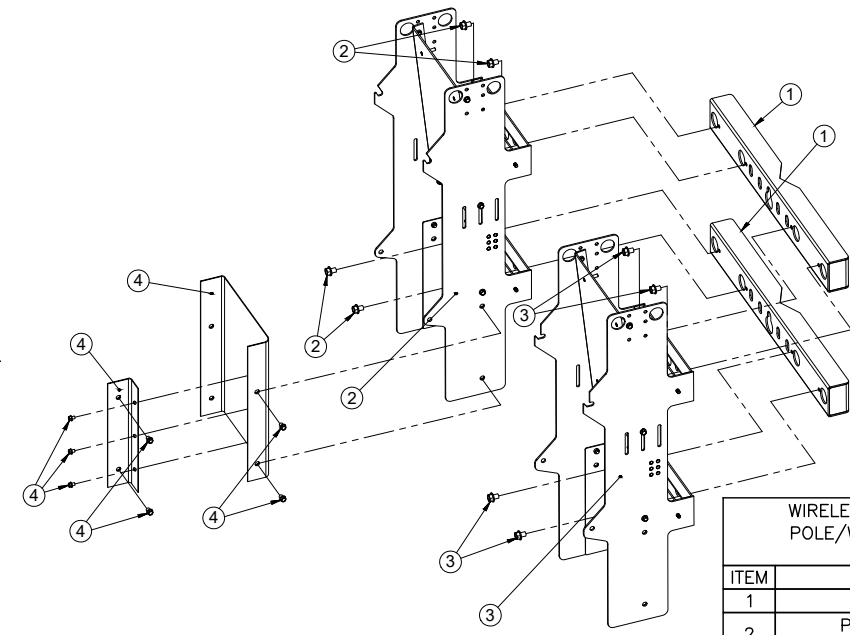


RRH  
WEIGHT: 84.4 LBS.

TLU/PMU  
WEIGHT: 14 LBS.

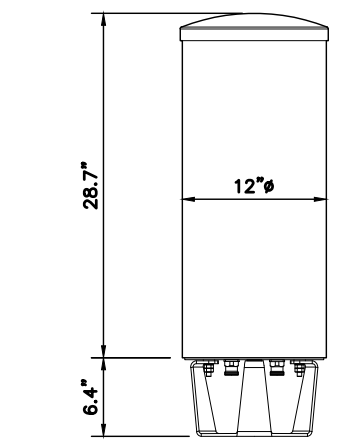
5 RRH SPEC.  
N.T.S.

6 TLU/PMU SPEC.  
N.T.S.



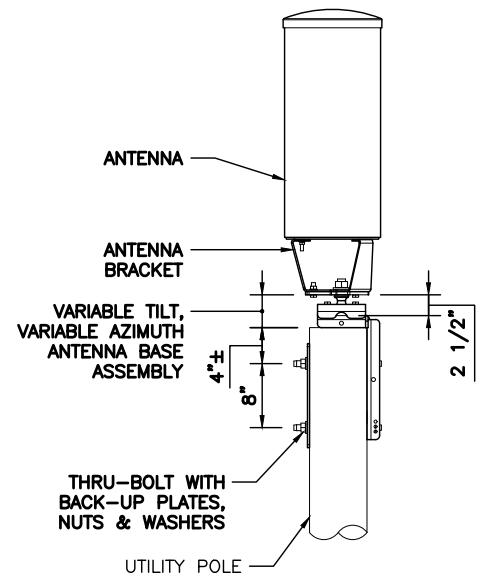
| WIRELESS CONSTRUCTION, INC.<br>POLE/WALL MOUNT FOR DUAL<br>RADIO BRACKET |                                      |      |
|--------------------------------------------------------------------------|--------------------------------------|------|
| ITEM                                                                     | DESCRIPTION                          | QTY. |
| 1                                                                        | DOUBLE MOUNT                         | 2    |
| 2                                                                        | PCS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 3                                                                        | AWS RRH RACK W/<br>SUPPLIED HARDWARE | 1    |
| 4                                                                        | TLU/PMU RACK W/<br>SUPPLIED HARDWARE | 1    |

2 RRH & TLU/PMU MOUNTING BRACKET SPEC.  
N.T.S.

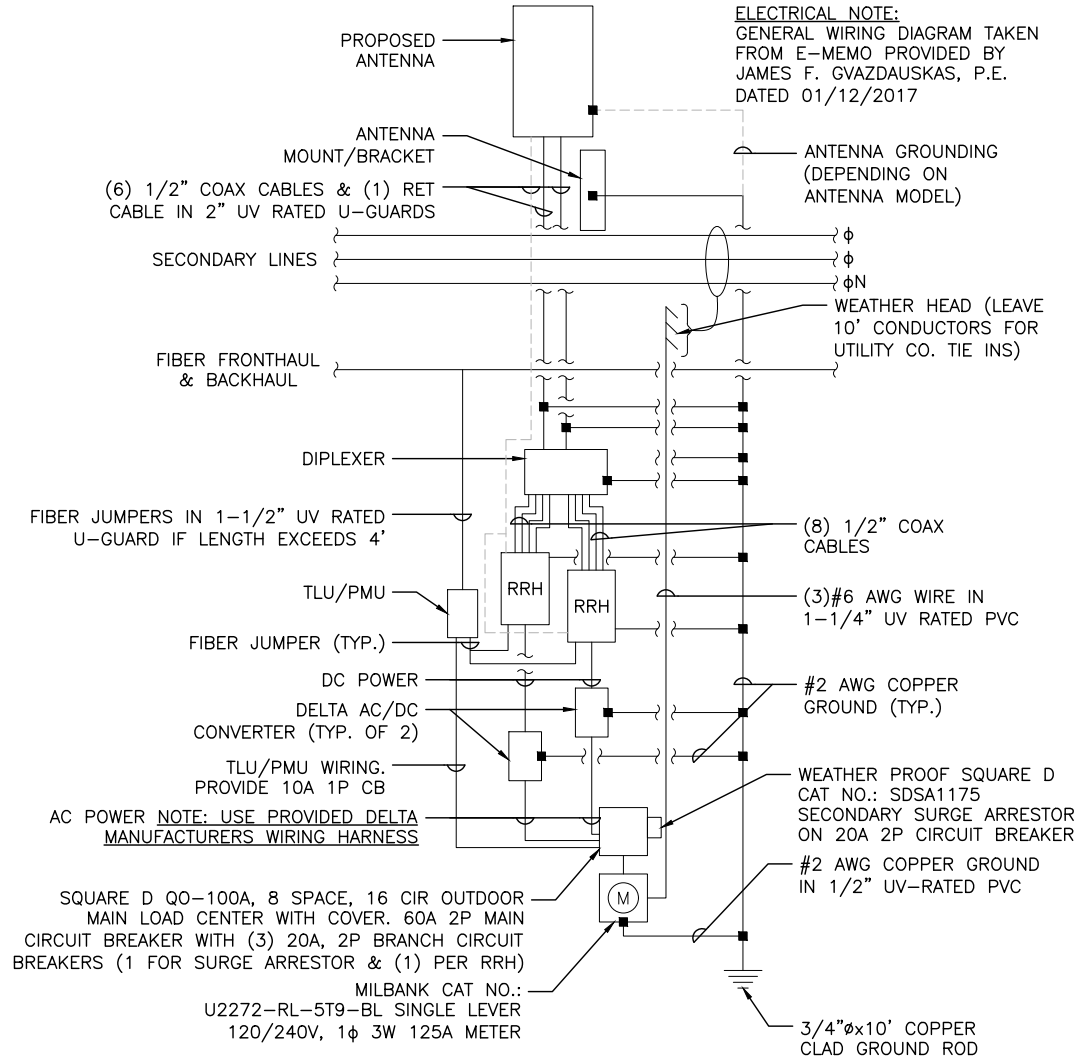


| ANTENNA SPECIFICATIONS |              |
|------------------------|--------------|
| DIMENSIONS             | 12"Ø x 28.7" |
| WEIGHT                 | 40 LBS       |

3 ANTENNA SPEC.  
N.T.S.



7 ANTENNA MOUNTING DETAIL  
N.T.S.



8 GENERAL WIRING DIAGRAM  
N.T.S.

LEASE EXHIBIT

PREPARED BY:

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|            |          |             |    |
|            |          |             |    |

SITE INFO:

SITE NAME:  
**NANTUCKET\_SC11\_MA**

SITE ADDRESS:  
**U/P NO.: 26-50/7/26 1/2**  
**59 SURFSIDE ROAD**  
**NANTUCKET, MA 02554**

|                          |                          |
|--------------------------|--------------------------|
| CHECKED BY:<br><b>KB</b> | DATE:<br><b>01/09/19</b> |
|--------------------------|--------------------------|

PROJECT NUMBER:  
**20181909792**

SHEET NUMBER:

**LE-3**



Summary of changes to the Chapter 250 Harbors and Town Pier Regulations, will be renumber to reflect Town's new regulation codification project to Chapter 278. All of the changes below are reflected with the new numbering format.

1. Major changes

- a. Addition of language to permit Dinghy's. This change is in response to the nuisance caused by improper storage on the shores of Monomoy at Berkeley Av and Cathcart Road. By requiring a permit the Harbormaster can determine ownership for improperly store dinghy's and remove those dinghy's without a permit.
  - i. Adds a dinghy permit only for those holders of a current boat mooring permit.
  - ii. With the permit, dinghy's would be allowed to use the storage racks at Monomoy and Cathcart Rd.
  - iii. A kayak could be used and permitted as a dinghy.
  - iv. Unpermitted dinghy's could be removed from the rack and storage areas by the Harbormaster.
  - v. Proposed permit fee \$25.00.
- b. Language change to remove the annual requirement for most of the slip holders to participate in the slip lottery.
  - i. Prior to the adoption of MGL, C.30B (Procurement Act) in 1990, the Town was allowed to assign slips on an available basis. The slip holder would then be able to rely on that slip space for as long as they paid the annual fee and complied with the Town's regulations.
  - ii. To be in requirement with the new Procurement Law, the Town initiated a lottery to assign each slip annually. Slip holders never knew from year to year if they would be able to keep their boat slip. As a result, slip holders kept their mooring in the event that they did not get a slip the following year.
  - iii. In 2000, the Procurement Law was changed to exempt the Town from the requirement to have an annual slip lottery.
  - iv. This revised language will keep the lottery to award any vacant slips, but allow any current holders in good standing to keep their slips from year to year. This will provide certainty to current slip holders and will free up moorings that have been held in reserve by these current slip holders.
  - v. Standardizes payment and default procedures for both recreational and commercial slip holders.

- c. Added a new subsection (§ 278-5D Liveboards) moved existing 250.2.12 to this new section for clarity. Added additional language to clarify liveaboard use as requested by SHAB.
    - i. Addition of provision to require that any vessel moored as a liveaboard for more than 48 hours either will have the owner of the boat present on board or a person who is a licensed US Coast Guard Captain on board..
      - 1. This provision is added to address the ever-increasing use of moored boats as Air B&B rentals. What we are seeing is person renting a mooring for the summer and putting a vessel on it that has several bedrooms. Then offering the vessel for rent on a weekly basis. The problem is that the people who are renting the vessel as an Air B&B have no idea on how to operate the mechanical systems on the boat, nor do they know about safety requirements. In the event of a storm or other emergency, these “renters” have no idea of when or how to safely evacuate the vessel.
    - ii. Added liveaboard registration form requirement
      - 1. SHAB Request
    - iii. Added liveaboard boater insurance requirement
      - 1. SHAB request to cover potential pollution.
    - iv. Added requirement the any liveaboard vessel be able to motor to pump out station at Town Pier or Boat Basin.
      - 1. This requirement is to address shoulder season issues when pump out boat is not available or if the pump out boat is out of service.
2. Other changes:
- a. Minor changes to correct spelling, grammar and format.

~~250~~  
Chapter 278

HARBORS AND WATERWAYS

ARTICLE I

Dumping of ~~Waste~~ in Island Waterways

§ 278-1. Disposal of refuse prohibited.

§ 278-2. Violations and penalties.

ARTICLE II

Harbors and Town Pier

§ 278-3. Definitions.

§ 278-4. General prohibitions and restrictions.

§ 278-5. Moorings.

§ 278-6. Town pier.

§ 278-7. Fees.

§ 278-8. Enforcement; violations and penalties.

§ 278-9. Severability.

Deleted: Sewage

[HISTORY: Adopted by the Town of Nantucket as indicated in article histories.  
Amendments noted where applicable.]

TOWN CODE REFERENCES

Noncriminal disposition of penalties — See Ch. I, Art. II.

Town wharves and waterways — See Ch. 137.

TOWN REGULATIONS REFERENCES

Administration of Board of Health regulations;  
definitions — See Ch. 223.

Fishing and shellfishing — See Ch. 260.  
Boats used as residences — See Ch. 283, Art. I.

ARTICLE I

Dumping of ~~Waste~~ in Island Waterways  
[Adopted by the Board of Health 8-14-1985]

Deleted: Sewage

§ 278-1. Disposal of ~~waste~~ prohibited.

Deleted: refuse

No person shall dispose of, or if in control of any vehicle, boat or other conveyance, allow to be disposed of, in or on any way to which the public has access, or in or on any stream, pond, creek, waterway, estuary, harbor, beach or foreshore in the Town of Nantucket, any garbage, refuse, bottles, cans, containers, gray water, treated or untreated sewage or other refuse material of any kind or nature.

§ 278-2. Violations and penalties. [Amended during codification]

Any person violating this regulation shall be punished by a fine of not more than \$300 for each offense.



§ 278-5 HARBORS AND WATERWAYS § 278-5  
RAFT OR FLOAT — A nonpropelled floating craft, not intended for transportation purposes.

RECREATIONAL VESSEL — A vessel manufactured or operated primarily for pleasure.

RENTAL MOORING — Mooring installed and maintained by the mooring licensee pursuant to a mooring license agreement between the mooring licensee and the Town.

TOWN — Town of Nantucket, Massachusetts.

TOWN PIER — Municipal pier located at 34 Washington Street, to include timber pier and floating dock.

TRANSIENT — A vessel visiting Nantucket waterways for a short period of time not exceeding 48 hours.

VESSEL — Ships and boats of all kinds, including barges, sailing vessels, watercraft and powerboats of any type or kind by whatever means propelled; every structure designed, adapted, or capable of being navigated, towed or operated on water from place to place for the transportation of merchandise, people or for any other purpose.

WAITING LIST — The official list of names of mooring permit applicants managed by the Town.

WATER-DEPENDENT USES — Those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including, but not limited to: marinas, recreational uses, navigational and commercial fishing and boating facilities, water-based recreational uses, navigation aids, basins, and channels, industrial uses dependent upon waterborne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site.

#### § 278-4. General prohibitions and restrictions.

- A. Except in an emergency, no vessels shall be made fast to any of the Town's wharves, floats or piers without the permission of the Harbormaster.
- B. No person shall leave any vessel, fishing equipment, fish or any other personal property upon Town landing places, floats, wharves or pier for longer than is necessary in the act of loading or unloading the same to and from vessels or vehicles.
- C. The Town shall not be responsible for any loss or damage to vessels at the Town wharves, floats, pier or moorings. Owners will be held responsible for damage caused by them or their vessels to structures and pilings and related facilities owned by the Town.
- D. No warp or line shall be passed across the channels or any dock so as to obstruct or interfere with vessels navigating in the area.
- E. Except in an emergency, no vessel shall fuel at any of the Town's wharves, floats or piers without the permission of the Harbormaster.
- F. Vessels shall not be permitted to tie up or otherwise be made fast at the Nantucket Town pier or wharves in Madaket, except as authorized by the Harbormaster.

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or mooring handler unless a mooring permit has been issued. The Harbormaster may authorize a temporary mooring placement on a case-by-case basis pending issuance of a mooring permit.

- (2) The location of all moorings shall be determined from time to time by the Harbormaster. No mooring shall be located in the main stream, channel or turning basin of any of the harbors of the Town unless, in the opinion of the Harbormaster, the particular circumstances require it. Moorings shall be located so that vessels lying on them shall not block any channel or approach to wharves or other moorings in the vicinity or create any other hazard to navigation.
- (3) No vessel shall use a mooring in Nantucket waterways unless the mooring is in good condition and meets the following minimum standards unless otherwise determined by the Harbormaster:

| Length of Boat<br>(feet) | Mushroom Mooring<br>(pounds)                       | Concrete Block Mooring                                |
|--------------------------|----------------------------------------------------|-------------------------------------------------------|
| Under 14                 | 75                                                 | Subject to individual approval<br>by the Harbormaster |
| 15 to 18                 | 150                                                |                                                       |
| 19 to 22                 | 200                                                |                                                       |
| 23 to 26                 | 300                                                |                                                       |
| 27 to 32                 | 500                                                |                                                       |
| Over 32                  | Subject to individual approval by the Harbormaster |                                                       |

- (4) No vessel shall use a mooring unless the chain is in good condition and the length is at least the vertical height above the sea bottom to four feet above mean high water. The maximum length of chain shall be no more than 2.5 times the maximum depth of the water, except where the Harbormaster determines otherwise. All mooring chains shall be of a grade suitable for moorings and meet the following minimum size standards:

| Length of Boat<br>(feet) | Chain Minimum Size<br>(inches)               |
|--------------------------|----------------------------------------------|
| 10 to 23                 | 1/2                                          |
| 24 to 32                 | 5/8                                          |
| Over 33                  | 3/4 - 1 as determined by the<br>Harbormaster |

- (5) No vessel shall use a mooring pennant unless it is in good condition and of a type suitable for moorings. The length shall be no longer than half the length of the vessel. Pennant line size shall be:

- (13) Helix type or any other permanent mooring that has not been permitted pursuant to Chapter 91 of the General Laws or received a permit from the U.S. Army Corps of Engineers is prohibited.

- (14) Any existing helix mooring not permitted under Subsection A(13) shall be removed.

B. Mooring permits.

- (1) To be eligible for a mooring permit, any vessel habitually moored in Nantucket waterways shall have paid any excise tax due pursuant to Chapter 60B of the General Laws. Only Massachusetts registered vessels shall be eligible for a mooring permit.
- (2) All applications for a mooring space in any Nantucket harbor or waterway shall be submitted to the Town on the mooring permit application form. All information requested on the form must be supplied or the application may be rejected.
- (3) The mooring permit decal issued by the Town shall be firmly affixed to the boat on the port side of the bow, or in the case of classic-design wooden sailboats, the port side of the mast.
- (4) Only the registered boat, displaying a current and valid mooring permit decal, which is owned by the person to whom the mooring permit was issued, shall fasten to the mooring.
- (5) At the time of the mooring permit issuance, if the mooring permit holder does not currently own a vessel or is not a person lawfully entitled to possession and use of a vessel for the season for which a mooring permit is granted, no mooring permit will be issued. The mooring permit holder will have 12 months to acquire a vessel of the same type and size as stated on his/her mooring permit application. If, at the end of 12 months, the vessel has not been obtained, the mooring permit shall be forfeited and the person will be placed at the bottom of the wait list.
- (6) If an individual holds a valid mooring permit and sells his/her rights to the boat with the intention of replacing it with a vessel of the same type and length, he/she will have 12 months to replace the vessel. If, at the end of 12 months, the vessel has not been replaced with a vessel of the same type and length, the mooring permit shall be forfeited and the individual will go to the top of the waiting list for an appropriate mooring location.
- (7) No mooring permit shall be transferable to another person, except to a person within the immediate family of the permit holder upon approval of the Harbormaster.
- (8) The sale, rental or subletting of a mooring permit issued pursuant to these regulations is prohibited. However, the Harbormaster may permit the time sharing of moorings in order to maximize the usage of the mooring fields, provided that the permit fee has been paid by the mooring permit holder and the time share vessel is of the same type and approximate length of the vessel shown on the mooring permit. Time sharing of a mooring shall be limited only to registered

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wait list applicants shall be only to the information supplied to the Town on the mooring permit application. The Town is under no obligation to seek out wait list applicants who fail to respond to notice of mooring space availability.

- (12) Dinghies of less than 10 feet attached to permitted moorings shall be required to have a Dinghy Permit. Dinghies are otherwise exempt from the Mooring Permit requirements herein, provided that the mooring is properly permitted and there is a primary vessel regularly attached to the mooring which bears a valid mooring permit decal.

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#### C. Dinghy Permits.

- (1) In waterfront areas where the Harbormaster has constructed racks or designated an area for the storage of dinghys, any dinghy in these areas shall have a dinghy permit issued by the Town.
- (2) Dinghy permits shall be issued by the Town only to those persons who have a valid Mooring Permit upon payment of a fee. Only one dinghy permit shall be issued to each mooring.
- (3) Dinghy permits shall be affixed the left (port) side of the dinghy where it is clearly visible.
- (4) Only permitted dinghys shall be stored in dinghy storage racks. If rack space is not available, then dinghys shall be stored neatly in an area designated by the Harbormaster.
- (5) Dinghy storage is prohibited if there is insufficient storage space in the racks or insufficient space in areas so designated as dinghy storage areas. Dinghys shall be removed from the area by the owner immediately after use. The determination of dinghy storage spaces shall be in the sole determination of the Harbormaster.
- (6) The Harbormaster may remove any permitted dinghy improperly stored or any dinghy not properly displaying a dinghy permit. Disposition of dinghys so removed shall be pursuant to Section 278-4 K of these regulations.

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#### D. Liveaboards.

- (1) There shall be no Liveaboards at any Town Pier or Wharf. Liveaboards shall only be allowed within the Nantucket Boat Basin, or in Nantucket Waterways if the vessel is tied to a Mooring that is authorized by the Town pursuant to these regulations. Vessels used as Liveaboards that are anchored are prohibited.
- (2) No vessel shall be moored in Nantucket waterways and used as a liveaboard for a period exceeding 48 hours unless the owner of the vessel is present during that period of time or there is a person who is licensed as a U.S. Coast Guard Captain with a minimum rating as an Operator of Uninspected Passenger Vessels on board.
- (3) Vessels used as a liveaboard shall be required to complete a registration form listing information as required by the Harbormaster to include at a minimum the vessel

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- (2) ~~Recreational slip assignments shall initially be awarded by lottery and be allowed a two-year revocable slip license. Thereafter, the revocable slip license will be renewable for additional 2 year terms without participation in the lottery as long as the slip holder remains current with payments and is in compliance with all applicable rules, regulations and bylaws or unless otherwise cancelled by the Town of Nantucket or the license holder. When a recreational slip becomes available, its initial assignment shall be by lottery pursuant to Subsection C(4).~~

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Deleted: The category "A"... hereafter, the revocable slip license will be renewable for the second year... additional 2 year terms without participation in the lottery as long as the slip holder remains current with payments and is in compliance with all applicable rules, regulations and bylaws or unless otherwise cancelled by the Town of Nantucket or the license holder. When a category "A"

- (3) ~~The annual lottery for available slips will be held in October of each year. The date of the lottery shall be advertised for at least two weeks prior to the lottery date. Names of applicants shall be entered based upon information provided to the Town on the slip lottery application form. Slip lottery applications shall be accepted up to 24 hours prior to the lottery, provided that the new slip lottery application fee has been paid and that the applicant is at least 18 years of age.~~

Deleted: (3) Category "B" recreational slip assignments shall annually be awarded by lottery.¶ The category "B" revocable slip license will expire each year. It will not be renewable and any previous category "B" holder must participate in the annual slip lottery.¶

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#### D. Commercial use/commercial fishing vessels.

- (1) ~~Commercial use/fishing vessels slips are located on the floating dock for vessels less than 40 feet. Commercial fishing vessels 40 feet and greater and transient fishing vessels will moor at the end of the fixed pier and will not participate in the lottery. There is no guarantee of space on the fixed pier for commercial fishing vessels 40 feet and greater or transient fishing vessels. Accommodation of space for these vessels will be made upon the determination of availability by the Harbormaster.~~

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- (2) ~~Twelve (12) floating dock slip spaces are available for Commercial Use/Fishing Vessels. Initial available slip assignment space is drawn at lottery. The revocable license will be renewable each year without participation in the lottery as long as the slip holder remains current with payments and is in compliance with all applicable rules, regulations and by-laws or unless otherwise cancelled by the Town of Nantucket or the license holder.~~

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- (3) ~~Eligibility. Any person wishing to apply for a commercial use or commercial fishing slip must provide sufficient information which proves beyond a reasonable doubt that the applicant spends a major portion of his/her annual work time in water-based commercial industry and that greater than 60% of his/her annual income is derived from the commercial business. Proof of eligibility may include, but not necessarily be limited to:~~

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(a) ~~Coast Guard licenses and inspection.~~

(b) ~~Federal tax identification number and tax returns.~~

(c) ~~State and federal commercial fishing licenses.~~

(d) ~~Vessel size and equipment.~~

§ 278-5

HARBORS AND WATERWAYS

§ 278-6

(d) If the slip license holder responds to the certified mail or email notice by April 15, the revocable slip license shall be re-issued for a \$100 fee and also upon payment of the annual applicable slip fee.

(e) If no response is received, or full payment of late fees and all Permit fees is not made by April 15, the Permit is forfeited and the Mooring location will be offered to the next person on the waiting list.

(3) Refunds will not be provided.

C. Fees for Town pier slips for commercial use shall be set from time to time by the Select Board.

(1) Payment for commercial use Town Pier Slips shall be paid in full by January 1. If payment is not received by this date, the Town shall:

(a) Assess a late fee of \$25.00;

(b) Send notice of non-payment by first class mail to the address that the permit holder currently has on file or by email advising them that their slip will be forfeited if payment is not received by February 15.

(c) If payment is not received by March 15, the Town shall send notice by certified mail and email advising the slip holder that their revocable Town Pier Slip License has been revoked.

(d) If the slip license holder responds to the certified mail or email notice by April 15, the revocable slip license shall be re-issued for a \$100 fee and also upon payment of the annual applicable slip fee.

(e) If no response is received, or full payment of late fees and all Permit fees is not made by April 15, the Permit is forfeited and the Mooring location will be offered to the next person on the waiting list.

(2) Refunds will not be provided.

D. Fees for other items, including the following, shall be set from time to time by the Select Board:

(1) Commercial use vessel fee for Town ramps and piers.

(2) Nonresident commercial off-load.

(3) Transient rates.

(4) Commercial fishing transients.

(5) Slip lottery applications.

(6) Dinghy permits.

**Deleted:** Payment for recreational category "A" slips shall be received by January 1 of each year.¶  
(3)

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**Deleted:** Payment for recreational category "B" slips shall be received within 30 days following the date of the lottery. If payment is not received by this date, the applicant will forfeit his/her slip and the next person on the waiting list will be chosen.

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**Deleted:** Fifty percent of payment for commercial "A" and "B" slips shall be received by June 1; the remaining 50% payment is due by July 1.



§ 278-5

HARBORS AND WATERWAYS

§ 278-6

Natural Resources Director Jeff Carlson reviewed the department's summer programs including endangered species monitoring, water quality monitoring, shellfish enforcement, and resiliency monitoring. Mr. Fee asked about recent shellfish closures in the harbor and what measures could be taken to address these. Mr. Carlson explained a particular closure in Nantucket Harbor which relates to newly increased regulation by the federal government. He said a new rule was applied nationally and many areas are affected in Massachusetts and other states. He said NRD is working with the Harbor Master office to address the additional information that could be used to petition a reopening. Mr. Fee asked about "better enforcement". Discussion followed as to what actions have been and are being taken by the Town to address harbor water quality. Harbor Master Sheila Lucey spoke on the Town's boat sewage pump-out program which includes patrols and pump-outs. She spoke further on the shellfish closure and the new specific requirements, some of which are not going to be met by Nantucket because of unmeetable standards. Mr. Rick Atherton commented that he does not feel confident that a condition has been met that "regenerates" harbor water quality. He said he feels Town Administration should be recommending a significant reduction in the number of moorings in the harbor which would improve water quality. Ms. Gibson said that type of review and/or recommendation is typically undertaken by the Harbor and Shellfish Advisory Board.

Police Chief William Pittman reviewed the police summer beach program including All Terrain Vehicle (ATV) patrols, and beach sticker sales. He said there will be increased focus this year on loose dog enforcement. Mr. Fee said he's glad to hear of this increased attention to loose dogs.

Ms. Lucey reviewed the Marine Division programs, including lifeguards and timing of beach openings, shark sighting protocol; as well as beach clean-ups, signage and ramp installations as needed.

Licensing Administrator Amy Baxter reviewed the types of events permitted at various beaches and the associated permit conditions.

Public Works Director Robert McNeil reviewed the various DPW activities relating to beaches, including trash pick-up, porta-potty management, concession facility issues and grading of roads and parking areas as needed.

Ms. Schulte reviewed the activities and programs being offered this summer at Children's Beach.

Fire Chief Stephen Murphy spoke as to the Fire Department's beach patrols for illegal beach fires. He spoke on what is and is not allowed with respect to fires on the beach.

**3. Review Proposed Amendments to Harbors and Waterways/Town Pier Regulations; Possible Scheduling of Public Hearing.** Ms. Gibson introduced the agenda item, explaining that the proposed amendments were developed in response to concerns of waterfront property owners in certain areas where mooring fields are located as to the number, condition and organization of dinghies and other floatable vessels. She added that additional proposed amendments arose as a result of further review of the regulations, referring to a summary in the Board's packet. Ms. Lucey reviewed the other proposed amendments, including changes as to how Town Pier slips are secured using a methodology other than the traditional lottery; increased restriction as to liveaboards not being able to rent vessels as "Air BnB" rentals. Chair Holdgate said she supports moving ahead with a public hearing but asked a question about mooring permit and associated registration of vessels. Ms. Lucey responded. Some discussion followed as to how the lottery change would be implemented. Ms. Lucey responded. Mr. Fee asked about "transfer" of slips. Ms. Lucey said transfers

would require approval of the Harbor Master. Mr. Fee asked about prohibiting the rental of vessels as Air BnB's entirely. Ms. Lucey said that an outright prohibition as she understands it, is illegal. Ms. Ferrantella asked about whether this is an issue in other places. Ms. Lucey responded and said it is becoming a known problem in waterfront communities. The Board agreed to proceed to schedule a public hearing for these proposed amendments.

4. Monthly Town Management Activity Report. Ms. Gibson reviewed the report contained within the Board's agenda packet.

#### X. SELECT BOARD'S REPORTS/COMMENT

1. Discussion Regarding Options of Imposing a Community Impact Fee on Short-Term Rentals. Chair Holdgate stated this item was placed on the agenda simply as a discussion and to educate the Board as to what other towns are doing with this fairly newly authorized fee. Mr. Bridges said it will be helpful to learn more about this before Town Meeting. Town Counsel John Giorgio explained how the fee works, how it is adopted and what the limitations are, referring to a memo in the Board's packet. Mr. Turbitt reviewed some projections as to potential revenue that could be generated from an imposition of the fee. Discussion followed as to the fee, other ways to get short-term rentals licensed as businesses, what the potential revenue could be used for and what other cities and towns do. Ms. Murphy spoke in support of housing regulations, unrelated to short-term rentals specifically, but which would cover them. Discussion continued. Mr. Henry Sanford spoke on a survey the Nantucket Association of Real Estate Brokers is conducting with respect to short-term rentals and duration of stays. Ms. Hillary Rayport spoke in support of this additional fee on short-term rentals.

#### 2. Committee Reports.

Ms. Murphy asked if there is a report as to citizen complaints regarding the use of Essex Road as a detour for the Surfside sewer project, as expressed under Public Comment last week. Ms. Gibson said she did not have one but would get one for next week's Board meeting. Ms. Murphy commented that Saturday town meetings are disenfranchising too many people in the community. Some discussion followed.

#### XI. ADJOURNMENT

Ms. Murphy moved to adjourn at 8:48 PM; seconded by Mr. Fee. So voted by roll call vote. Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

Approved the 9<sup>th</sup> day of June 2021.



SB/CC Work Group/Committee Reps for 2021-2022\*

Approved by SB XX; Approved by CC XX

|                                                                        | <u>BOS/CC Reps</u> |     |             |               |        |
|------------------------------------------------------------------------|--------------------|-----|-------------|---------------|--------|
|                                                                        | Bridges            | Fee | Ferrantella | Hill Holdgate | Murphy |
| <u>Groups</u>                                                          |                    |     |             |               |        |
| Ad Hoc Budget Work Group (Chair and Vice Chair)                        | X                  |     | X           |               |        |
| AHT - Advisory Committee for Neighborhood First                        |                    |     |             |               |        |
| Audit Committee (Chair + 1)                                            | X                  |     |             |               | X      |
| Board of Health (1 rep)                                                |                    |     | X           |               | X      |
| Bureau of Ocean Energy Management (BOEM) MA Energy Task Force (2 reps) |                    | X   |             |               | X      |
| Cannabis Advisory Committee (1 rep)                                    |                    |     |             |               |        |
| Capital Program Committee (1 rep)                                      |                    |     |             |               |        |
| Coastal Resiliency Advisory Committee (1 rep)                          |                    | X   |             |               |        |
| Community Preservation Committee (1 rep)                               |                    |     |             | X             |        |
| Genetic Mice Project Steering Committee (1 rep)                        |                    |     | X           | X             | X      |
| Nantucket Affordable Housing Trust (1 rep)                             |                    |     |             |               |        |
| Parking Benefit District Commission (1 rep)                            |                    | X   |             |               |        |
| PEG - NCTV 18 Board (1 rep)                                            |                    |     | X           |               |        |
| Polpis Harbor Municipal Property Advisory Committee (1 rep)            |                    | X   |             |               |        |
| Our Island Home Building Committee (2 reps)                            |                    |     |             | X             | X      |
| Senior Center Committee                                                |                    |     |             | X             |        |
|                                                                        |                    |     |             |               |        |
| <u>CC</u>                                                              |                    |     |             |               |        |
| NP&EDC (1 rep)                                                         |                    | X   | X           |               |        |
|                                                                        |                    |     |             |               |        |
|                                                                        |                    |     |             |               |        |
| Harbor Place (MF, DHH)                                                 |                    |     |             |               |        |
| Landfill (JB)                                                          |                    |     |             |               |        |

Yellow = rep still needed

Green = more than one rep vying for seat

\*as formally appointed by the Board

As of 7/9/2021

SB/CC Work Group/Committee Reps for 2020-2021\*  
Approved by SB 6/24/2020; Approved by CC 7/8/2020

|                                                                        | <u>BOS/CC Reps</u> |     |             |               |        |
|------------------------------------------------------------------------|--------------------|-----|-------------|---------------|--------|
|                                                                        | Bridges            | Fee | Ferrantella | Hill Holdgate | Murphy |
| <u>Groups</u>                                                          |                    |     |             |               |        |
| Ad Hoc Budget Work Group (Chair and Vice Chair)                        | X                  |     |             | X             |        |
| Audit Committee (Chair + 1)                                            |                    |     |             | X             | X      |
| Board of Health (1 rep)                                                |                    |     |             |               | X      |
| Bureau of Ocean Energy Management (BOEM) MA Energy Task Force (2 reps) |                    | X   |             |               | X      |
| Cannabis Advisory Committee (1 rep)                                    | X                  |     |             |               |        |
| Capital Program Committee (1 rep)                                      | X                  |     |             |               |        |
| Coastal Resiliency Advisory Committee (1 rep)                          |                    | X   |             |               |        |
| Community Preservation Committee (1 rep)                               |                    |     |             | X             |        |
| Genetic Mice Project Steering Committee (1 rep)                        |                    |     |             |               | X      |
| Nantucket Affordable Housing Trust (1 rep)                             |                    |     | X           |               |        |
| Parking Benefit District Commission (1 rep)                            |                    |     | X           |               |        |
| PEG - NCTV 18 Board (1 rep)                                            |                    |     | X           |               |        |
| Polpis Harbor Municipal Property Advisory Committee (1 rep)            |                    | X   |             |               |        |
| Our Island Home Building Committee (2 reps)                            |                    |     |             | X             | X      |
| Senior Center Committee                                                |                    |     |             | X             |        |
|                                                                        |                    |     |             |               |        |
| <u>CC</u>                                                              |                    |     |             |               |        |
| NP&EDC (1 rep)                                                         |                    |     | X           |               |        |
|                                                                        |                    |     |             |               |        |
|                                                                        |                    |     |             |               |        |
|                                                                        |                    |     |             |               |        |

Airport Solar RFP Review Committee

Harbor Fuel tank farm relocation liaison

Town Pier parking lot internal work group

Cable TV renewal license internal work group

Recycling Program

Harbor Place (MF)

Plastics (KF)

Landfill (JB)

Strategic Sub-Committee

\*as formally appointed by the Board

As of 7/9/2020