

Town and County of Nantucket Select Board • County Commissioners

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



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD SEPTEMBER 15, 2021 - 5:30 PM REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK:

<https://youtu.be/FqJC9fddkvM>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_8YiQQOfmS6mhsrFe0AzKxQ

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. COVID Vaccine Clinics: 1st Way School Administration Site, Thursdays from 4:30 to 6:30 PM and Sundays from 12:00 to 2:00 PM. See <https://www.nantucket-ma.gov/2028/COVID-Vaccine> for Full Schedule.
 3. 2021 Commissions/Committees Vacancies: Agricultural Commission and Cannabis Advisory Committee.
 4. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT****
- VI. COVID-19 UPDATE***
 1. Public Health Department Update.
- VII. NEW BUSINESS****
- VIII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
 1. Approval of Treasury Warrants for September 15, 2021.

IX. REPORTS

1. Nantucket Public Schools Campus-Wide Master Plan Update.

X. CITIZEN/DEPARTMENTAL REQUESTS

1. Toscana Corp.: Request for Waiver of Town Noise Bylaw to Offload Barges at Steamship Authority Wharf between 10:30 PM and 7:30 AM.
2. **Request for Waiver of Town Noise Bylaw from 10:00 PM to 2:00 AM for Wedding to be held Saturday, October 16, 2021 at 25 Millbrook Road.**
3. Request for Waiver of Sewer Connection Permit Fee for Covenant Lot Located at 3 Evergreen Way (Lot 1047).
4. Affordable Housing Trust: Request for Approval of Funding to Support House Move to 46 Okorwaw Avenue for Housing Nantucket to Create Subsidized Housing Inventory (SHI) Eligible Unit.
5. Applicant Introduction/Review of Applications and Appointment, Pursuant to Select Board Committee Appointment Policy for: Roads and Right of Way Committee.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider Transfer of Annual All-Alcoholic Beverages **Package Store** License from Butnell Package, Inc. dba Hatch's Package Store, Judith Brownell, Manager to Hatch's Package LLC, Robert Grangrade, Manager, for Premises Located at 129 Orange Street.

XII. TOWN MANAGER'S REPORT

1. Review of 2022 Annual Town Meeting and Annual Town Election Timeline.

XIII. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XIV. 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 8/12/2021

August 12 – Advertise committee vacancies on Town’s website

August 19 and August 26 – Advertise committee vacancies in the Inky

August 18 and September 8 – Committee vacancies to be added to Select Board agendas as announcement

September 10 at 12:00 PM – Deadline for submitting applications for committee vacancies. This includes applications for:

- Agricultural Commission
- Cannabis Advisory Committee

September 15 and Sept 22 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

September 29 – Meeting for applicants to introduce themselves and review their applications; committee appointments.

NOTICE OF COMMITTEE VACANCIES
(as of 8/12/2021)

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
- Cannabis Advisory Committee - one seat, term expires 2022

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

Applications must be submitted by **12:00 PM on Friday, September 10, 2021**, for a Select Board meeting on **Wednesday, September 29, 2021** where applicants can introduce themselves and review their applications, and appointments will be made.



Nantucket Public Schools Campus Planning

NPS Campus Planning Committee

September 2021



Campus Planning Improvements Presentation

September 2021

1. NPS Campus Planning History
2. The Need for Athletic Improvements
3. Description of Project Components
4. The Benefits of Athletic Improvements
5. Proposed Project Schedule
6. Proposed Project Costs

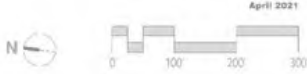


Overall NPS Campus Master Plan



Overall Campus Master Plan – Phase 9





The Need for the Athletic Improvements

OVERALL ATHLETIC PROGRAM NEEDS

- OVERALL NHS PARTICIPATION RATES ARE OVER 30%, SIGNIFICANTLY EXCEEDING STATE AVERAGE RATES.
- CURRENTLY NPS SPENDS OVER \$40,000 EVERY YEAR TO REPAIR /RE-SOD THE FOOTBALL AND SOCCER FIELDS, REQUIRING THE FIELDS TO REMAIN CLOSED ALL SUMMER.
- INCREASE IN PARTICIPATION IS PUTTING MORE AND MORE PRESSURE ON THE NATURAL GRASS FIELDS.



PARKING & SUPPORT FACILITIES NEEDS

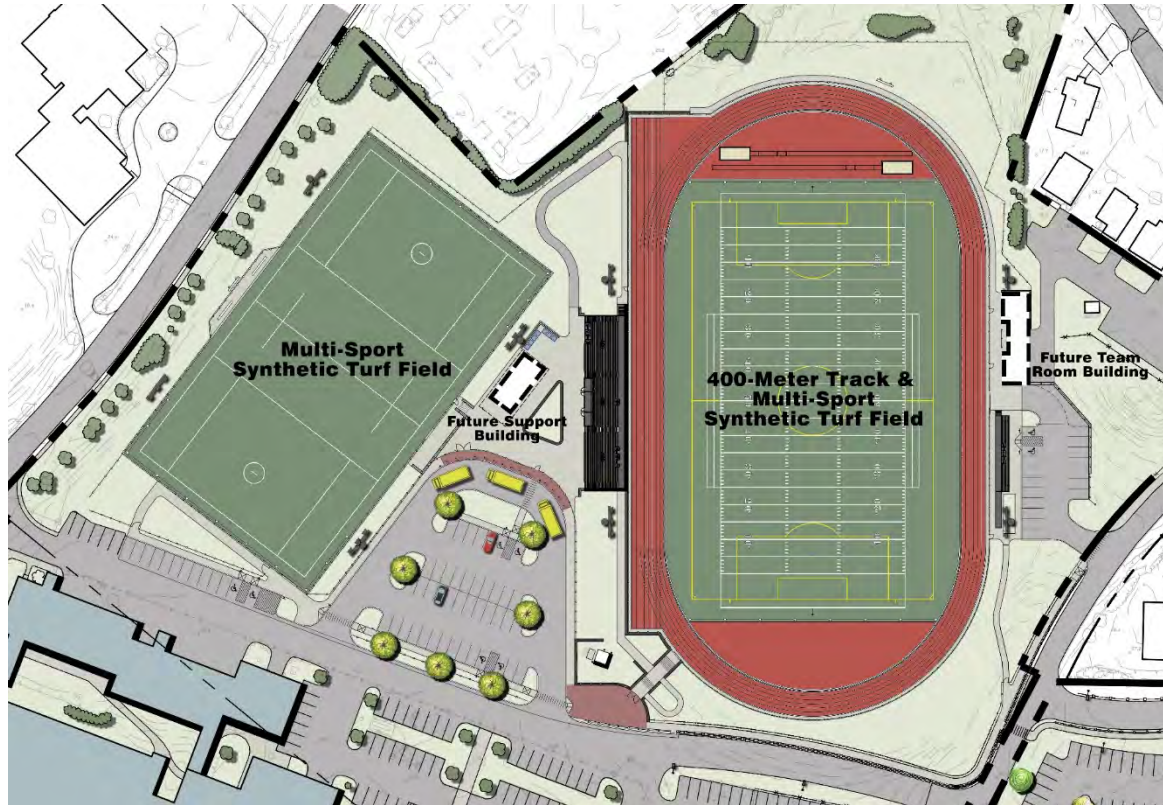
- CONTINUED NEED FOR MORE ON-CAMPUS PARKING.

TRACK & GRANDSTAND NEEDS

- NHS IS THE LAST REMAINING PUBLIC HIGH SCHOOL CINDER TRACK IN MASSACHUSETTS & IS NOT CODE COMPLIANT.
- THE EXISTING GRANDSTAND DOES NOT MEET CURRENT BUILDING & ACCESSIBILITY CODES (CMR 521, CHPT. 14).

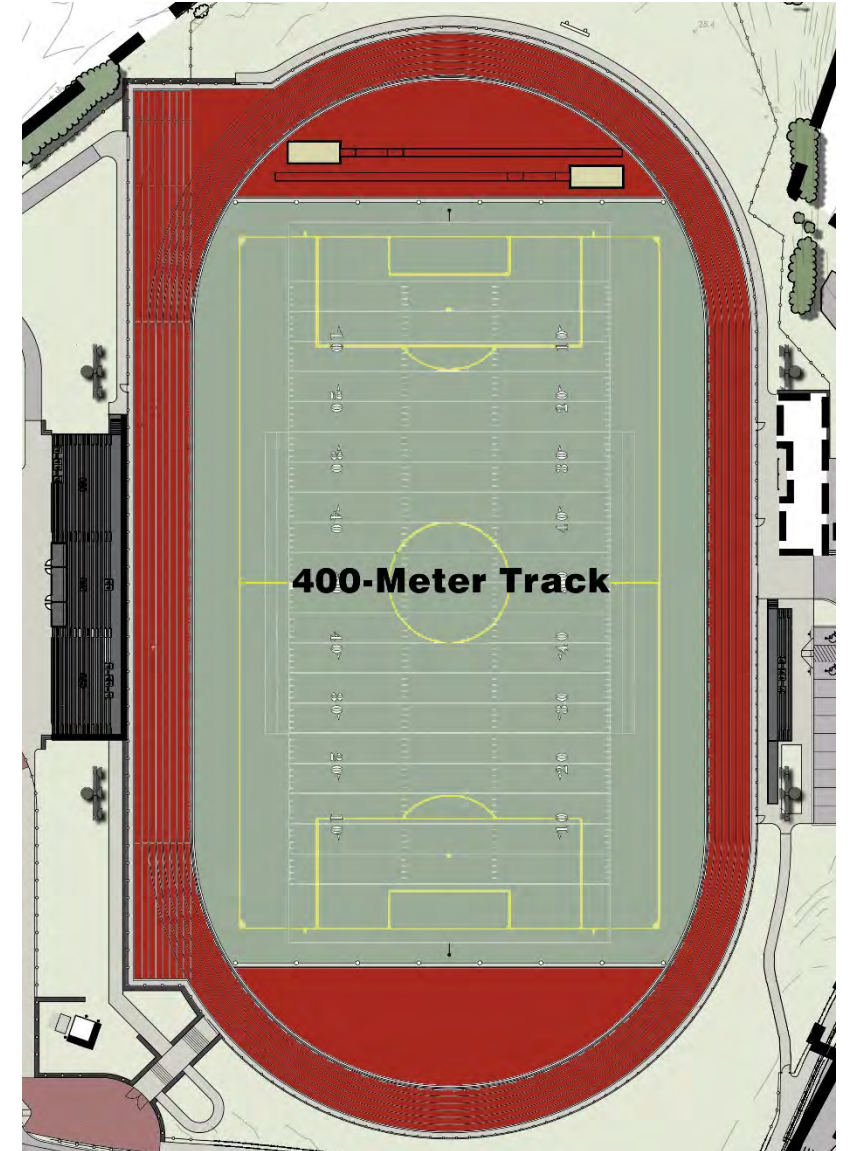
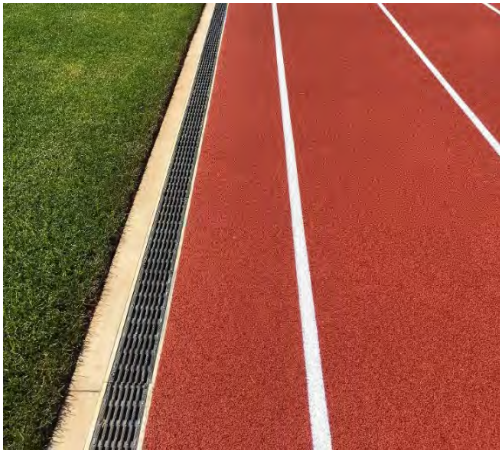


Phase 9 Improvements

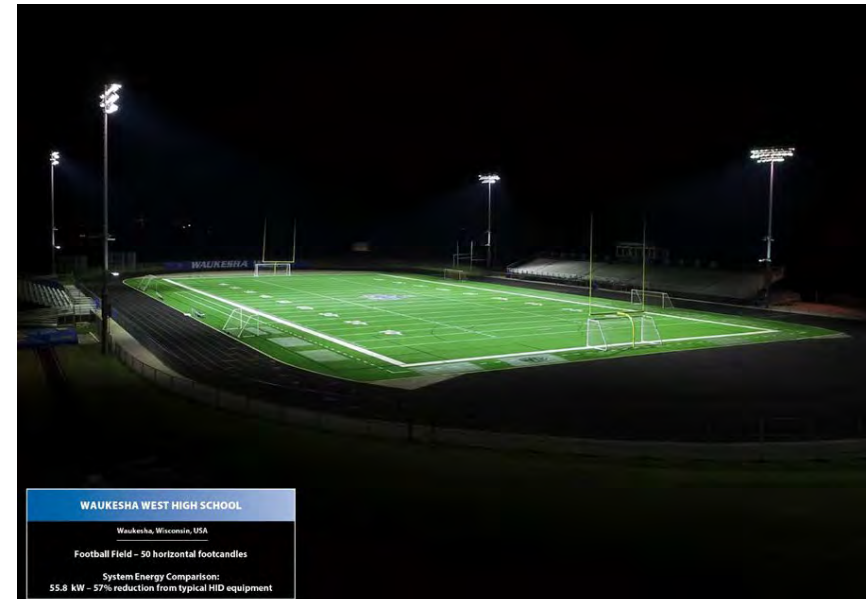
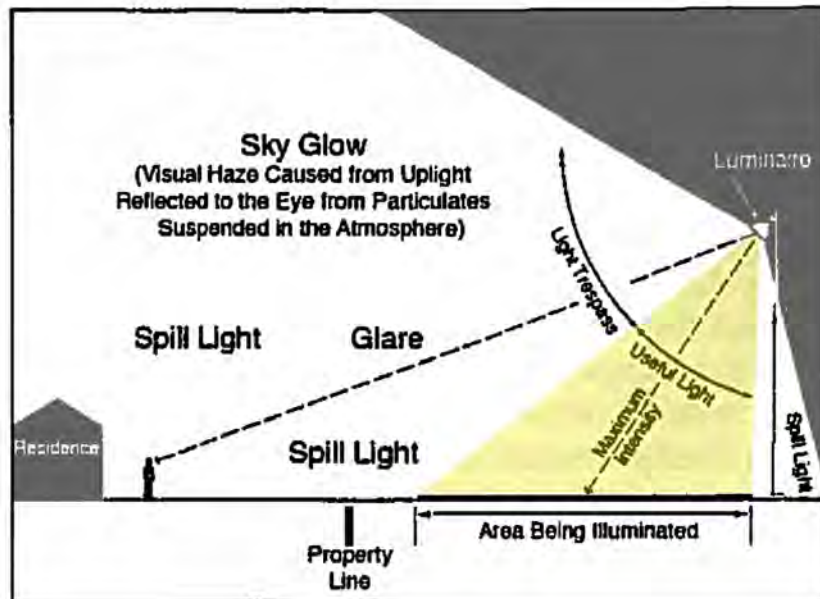


Proposed Track and Field #1 Improvements

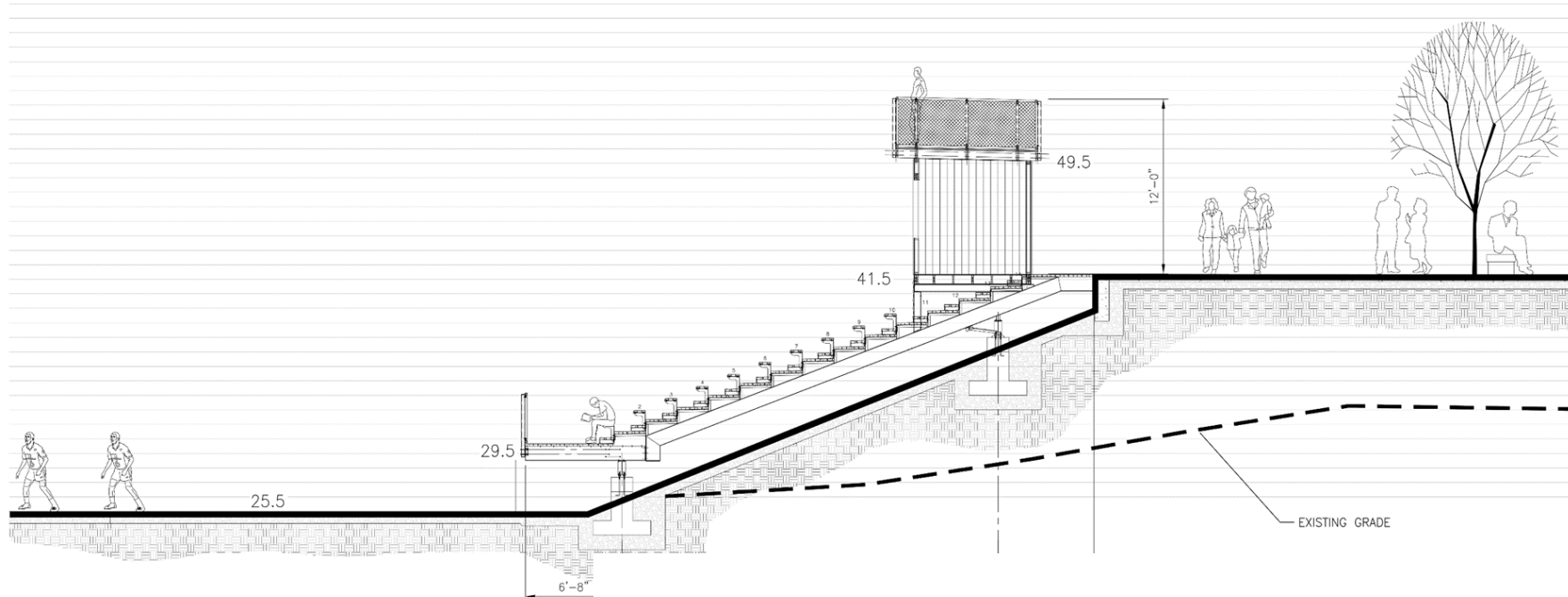
- 400 Meter, National Federation compliant track venue.
- 6 distance lanes/ 8 sprint lanes in north straightaway.
- Surfaced 'D zones' for jumping events.
- Playing dimensions: 210' x 360'.
- Dimensions support football, soccer, field hockey and lacrosse.
- Synthetic turf system with underlayment pad.
- LED Athletic Lighting upgrades to 30fc, including new poles, improved uniformity.



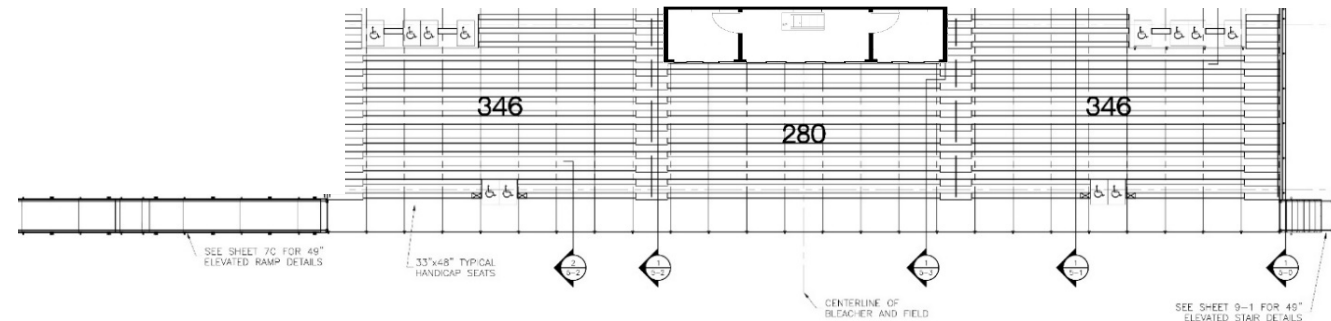
Athletic Field Lighting Improvements



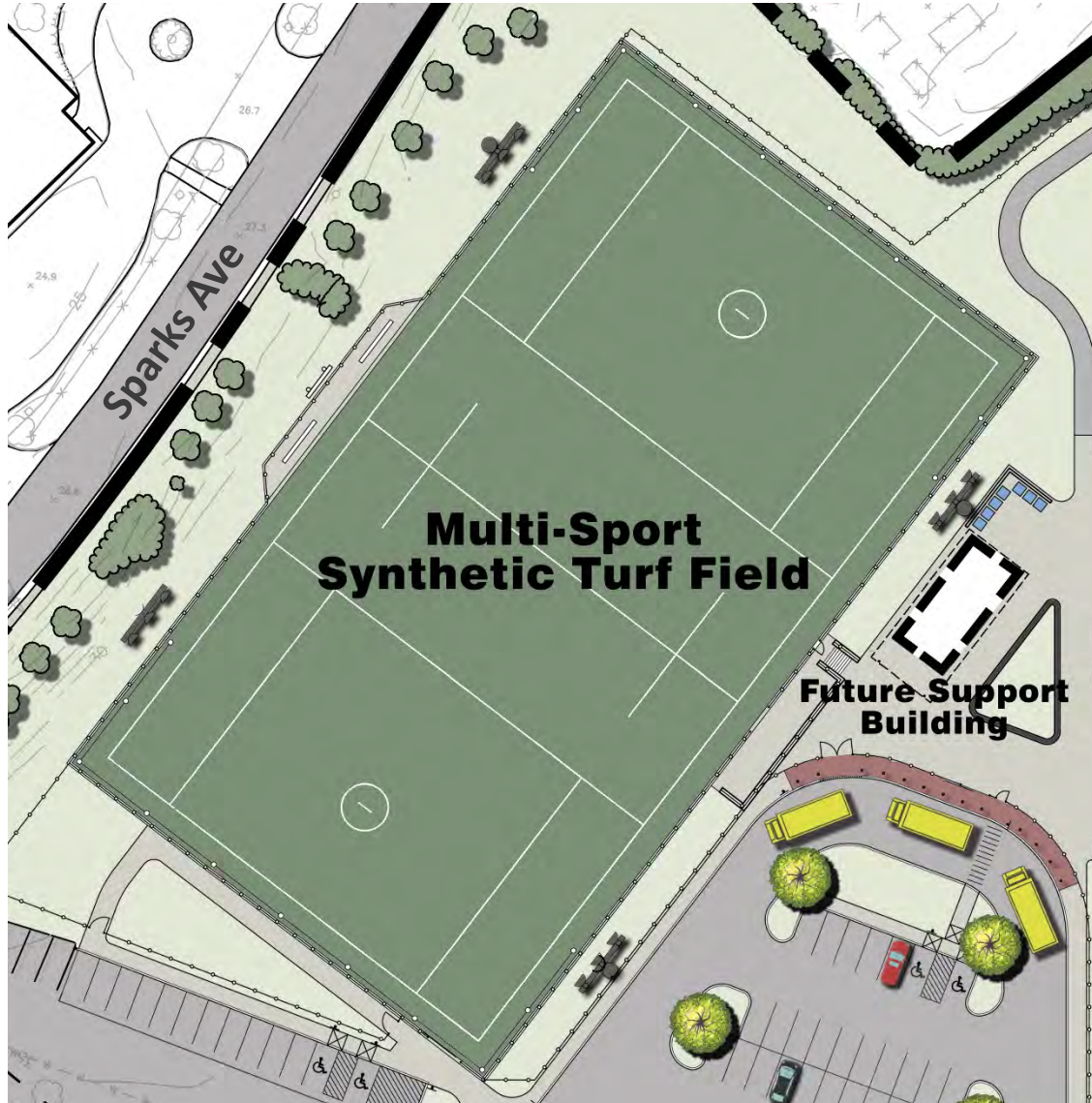
Grandstand Seating & Press Box Improvements



TOTAL SEATING CAPACITY: 980 SEATS
HANDICAP SEATING: 12 SEATS
TOP AND BOTTOM LOADING CONFIGURATION AND ACCESSIBILITY WITH 4 AISLES
8' x 42' PRESS BOX & FILMING PLATFORM
ALUMINUM / GALVANIZED STEEL CONSTRUCTION



Proposed Field #2 Improvements



- Playing dimensions: 210' x 330'.
- Dimensions primarily support field hockey and lacrosse play.
- Shorter pile synthetic turf system
- Permanent inlay markings and logo.
- Enclosed player benches on north side [Sparks Avenue] side of field.
- Spectator seating and sloped viewing areas on south side of field.



Synthetic Turf System Improvements

1. PROPOSED TURF SYSTEM COMPONENTS – UPGRADED SYSTEM

- Woven Backing (similar to Greenfields product) with no urethane.
- Shock Attenuation Pad – Brock SP14 – Certified ‘cradle-to-cradle’.
- Organic Infill Material – Brock Fill – no SBR rubber.



2. PFAS COMPONENTS

- Manufacturer’s confirmation of no use of PFAS; Testing accuracy to ‘parts per trillion’.

3. SUSTAINABILITY / RECYCLING

- Bonded requirement to recycle entire turf system, including chain of custody.

4. MAINTENANCE REQUIREMENTS, EQUIPMENT, & TRAINING

- Low maintenance, not no maintenance.



The Benefits of the Athletic Improvements

- GROWTH OF STUDENT BODY HAS PLACED INCREASED DEMANDS ON EXISTING FIELD USAGE. SYNTHETIC TURF FIELDS PROVIDE UNLIMITED PLAYABILITY, INCREASING THE CAPACITY IN COMPARISON TO NATURAL GRASS FIELDS.
- SYNTHETIC TURF ALLOWS FOR EXTENDED PLAYING SEASONS AND LONGER CONDITIONING OPPORTUNITIES FOR STUDENT ATHLETES.
- CONSISTENT SYNTHETIC TURF PLAYING SURFACE RESULTS IN ENHANCED SAFETY FOR STUDENT ATHLETES.
- PROVIDING NANTUCKET PUBLIC SCHOOLS WITH A CODE COMPLIANT TRACK & GRANDSTAND VENUE.
- ATHLETIC ADMINISTRATION BENEFITS WITH REDUCED CANCELLATIONS DUE TO INCLEMENT WEATHER.
- SOCIAL AND EDUCATIONAL BENEFITS TO OUTDOOR PHYSICAL EDUCATION.



Updated Overall Project Costs

400-Meter Track:	\$ 2,200,000
Field #1 w/ LED Lights:	\$ 2,900,000
Field #2:	\$ 2,300,000
Press Box & Grandstand:	\$ 1,000,000
Backus Baseball Field:	\$ 1,900,000
Backus Tennis Courts:	\$ 1,400,000
Parking & Utilities:	\$ 3,100,000
Soft Costs, Contingencies, Escalation:	\$ 2,700,000

TOTAL:	\$ 17,500,000
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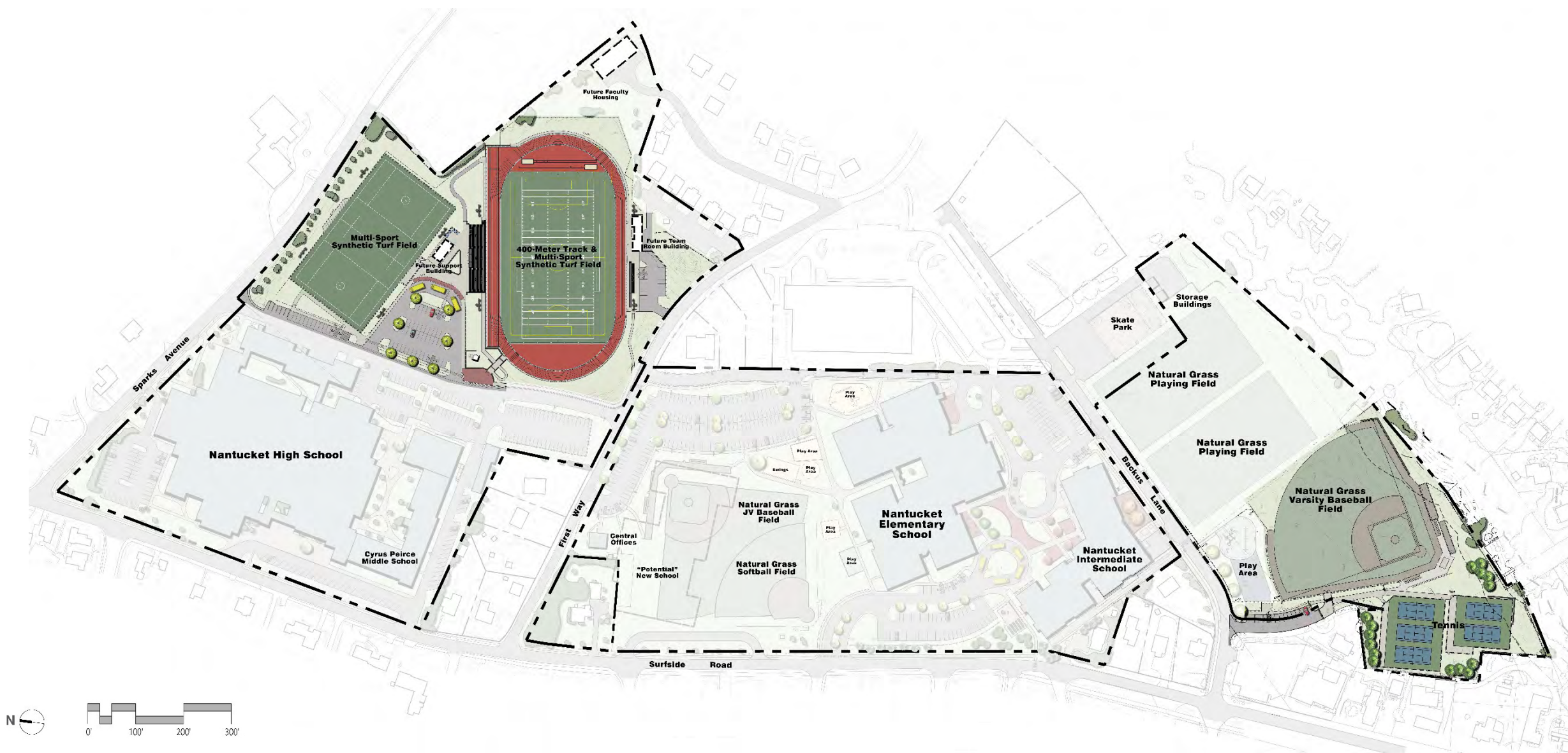
Current Funding:	\$ 1,100,000
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Requested ATM 2022 Funding:	\$ 16,400,000
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Project Schedule

• Preliminary Design and Estimating	November 2020 – May 2021
• Public Informational Campaign	September 2021 – April 2022
• Town Funding Request Meetings	July – November 2021
• Final Construction Documents and Engineering	September – December 2021
• Project Bidding	January – February 2022
• ATM 2022	May 2, 2022
• Annual Town Election	May 10, 2022
• Funding Availability	July 1, 2022
• Construction Commences	July 2022 – Spring 2023
• Availability:	
• Track Complex and Field One	Fall 2022
• Field Two	late Fall, 2022
• Backus Baseball	Spring, 2023
• Tennis	Spring, 2023

Discussion





Agenda Item Summary

Agenda Item #	X. 1.
Date	9/15/2021

Staff

Erika Mooney, Operations Administrator

Subject

Waiver of Town Noise Bylaw

Executive Summary

Toscana Corp. requests a waiver of the Town Noise Bylaw to off-load material from barges into trucks between 10:30 PM and 7:30 AM approximately two times per week, the times being dependent upon the tide. Off-loading the barge at low tide has apparently become problematic due to material spillage into the harbor, making the barge area shallower. Noise from the off-loading will consist of dump trucks (up to 7 to haul material out of town), back-up alarms, an excavator and skid steer.

Staff Recommendation

n/a

Background/Discussion

A similar request was made in 2020 and was approved by the Select Board on 8/12/2020.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Materials being off-loaded from barges into trucks could affect residential neighbors

Board/Commission Recommendation

n/a

Public Outreach

n/a

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

n/a

Attachments

Email from Toscana Corp.



From: [Shane Corry](#)
To: [Erika Mooney](#)
Cc: [Robert Davis](#); [Nathaniel Lowell](#); [Robert Ranney](#); [Carl Jelleme](#); [Bernie Perkins](#); [Jon Pierce](#); [Kristina Jelleme](#); [Chace Jabotte](#)
Subject: SSA Dredging
Date: Thursday, September 2, 2021 11:56:39 AM

Hi Erika,

We have requested an emergency dredging solution from the SSA authority so that our barges may be unloaded safely during regular work hours and have not gotten a response.

We would like to petition the BOS for a waiver from the town noise by law so that we can operate outside of normal business hours, if needed, until the dredging at the SSA is completed.

Could you please add us to the agenda for the meeting on 9/15/21.

Thank you.

--

Shane Corry
Toscana Corp.
Nantucket MA
508 241 0197

From: [Kristie Ferrantella](#)
To: [Erika Mooney](#)
Subject: FW: Toscana
Date: Tuesday, September 14, 2021 8:59:49 AM

From: T.J. Lavin <tlavin52@yahoo.com>
Sent: Tuesday, September 14, 2021 8:57 AM
To: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; Matt Fee <mfee@nantucket-ma.gov>; Jason M. Bridges <jmbridges@nantucket-ma.gov>; Melissa B. Murphy <mbmurphy@nantucket-ma.gov>; Kristie Ferrantella <kferrantella@nantucket-ma.gov>
Subject: Toscana

Good morning. As someone who lives across from the Toscana operation, I ask you please deny them access to overnight barge unloading. The unloading and the back up alarms on the truck would be extremely disruptive for my family during the overnight period.
Thank you.

This email was scanned by Bitdefender



Agenda Item Summary

Agenda Item #	X. 2.
Date	9/15/2021

Staff

Erika Mooney, Operations Administrator

Subject

Waiver of Town Noise Bylaw

Executive Summary

Marty and Holly McGowan are requesting a waiver of the Town Noise Bylaw until 2:00 AM to hold a wedding at 25 Millbrook Road on Saturday, October 16, 2021.

Staff Recommendation

n/a

Background/Discussion

A prior request for a waiver of the Town Noise Bylaw until 11:00 PM at this location was denied by the Select Board in 2015.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Noise impacts from wedding party.

Board/Commission Recommendation

n/a

Public Outreach

n/a

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

n/a

Attachments

Email from Marty and Holly McGowan



From: [Marty McGowan](#)
To: [Erika Mooney](#)
Cc: alla@sconsetgardener.com
Subject: Noise Permit for 25 Millbrook RD
Date: Wednesday, September 8, 2021 10:34:02 AM

To whom it may concern:

I respectfully request a noise permit for October 16th 2021 for 25 Millbrook Rd till 2 a.m.
Reason for my request is a wedding.

Sincerely,

Marty and Holly McGowan.

This email was scanned by Bitdefender

From: [Libby Gibson](#)
To: [Dawn Hill Holdgate](#); [Jason M. Bridges](#); [Kristie Ferrantella](#); [Matt Fee](#); [Melissa B. Murphy](#)
Cc: [Erika Mooney](#)
Subject: FW: Request for Waiver of Town Noise Bylaw from 10:00 PM to 2:00 AM for Wedding to be held Saturday, October 16, 2021 at 25 Millbrook Road.
Date: Tuesday, September 14, 2021 1:18:37 PM

Not sure he had everyone's email quite right – so FYI

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Drew Guff <drewguff@gmail.com>
Sent: Tuesday, September 14, 2021 1:17 PM
To: Florencia Rullo <frullo@nantucket-ma.gov>; Matt Fee <mfee@nantucket-ma.gov>; Kristie Ferrantella <kferrantella@nantucket-ma.gov>; mmurphy@nantucket-ma.gov; Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; William Pittman <wpittman@police.nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Amy Baxter <aBaxter@police.nantucket-ma.gov>
Cc: Ed Marilyn Gregory <gregmod@aol.com>; John Flannery <johnflannery@me.com>; Wendy Schmidt <wendy@conwayschmidt.com>; Gretchen Cooney <gcooney@comcast.net>; Terri Eichler <eichler04@yahoo.com>; Randy Ringer <rskeringer@hotmail.com>
Subject: Request for Waiver of Town Noise Bylaw from 10:00 PM to 2:00 AM for Wedding to be held Saturday, October 16, 2021 at 25 Millbrook Road.

Re: Request for Waiver of Town Noise Bylaw from 10:00 PM to 2:00 AM for Wedding to be held Saturday, October 16, 2021 at 25 Millbrook Road.

Dear Select Board, Chief Pittman and Ms. Gibson,

I am writing in opposition to issuing a waiver of the Town noise bylaw for a wedding planned for October 16 at 25 Millbrook Road. I am writing as one of many homeowners in Tom Nevers who is aggrieved by the activities of extremely loud weddings that take place from time to time in our otherwise quiet corner of the island. We live nearby a property which is currently the subject of a major lawsuit in Massachusetts Superior against their activities as a commercial venue operating in a highly residential zone.

As homeowners, we welcome weddings and family gatherings by our neighbors on Nantucket. However, large weddings (and i am assuming that the need for a noise exemption means that this wedding is either a large one, or intends to continue past 10pm curfew hour, or both) tip the scale and create tremendous disturbance, traffic congestion, disruption to neighborhoods, with litter and garbage left behind, not to mention creating a major party atmosphere that, for better or worse, encourages the serving and drinking alcohol that results in typical drunkenness and all the both benign and bad behavior that goes with it. These venues, if they are not commercially zoned, often

operate without attendant liquor licenses and property inspections and the payment of commercial taxes, and this essentially robs the Town of its proper license revenue.

Further, because of Covid, many of these sites hold their events outdoors these days. Nantucket is essentially a relatively flat geography where the prevailing winds carry noise far across large swaths of the island. The amplified musical accompaniment at weddings carries far and wide outside of the neighborhoods where these parties are held. That is why the Town has a strong bylaw regarding noise, that was just enacted at the last ATM.

The granting of an exception will set a bad precedent regarding this activity. If one is allowed, then all can be allowed, and this will hollow out the meaning of the noise bylaw and the ability of Town officials to enforce the will of the town's voters. Allowing more noise also runs counter to the direction many towns across the US are taking regarding weddings and events. A large number of resort towns, similar in nature to Nantucket, are enacting bylaws against large parties and gatherings in general because of the problems they bring to neighborhoods. A Superior court case regarding the rental of a party venue in Lynnfield, MA, has already created the need for the Town of Nantucket to amend its own bylaw that touches on all these points of venue rental and the activities that take place at these venues (in the Lynnfield case a major crime took place on the subject premises).

Our own Area Plan in Tom Nevers emphasizes the need to safeguard the right to the enjoyment of a quiet and peaceful lifestyle. This statement of desire of the 535 homes in the Tom Nevers quadrant has been emphasized to Nantucket's Planning and Zoning boards numerous times.

I implore you, as one of many residents aggrieved by the noise and raucous behavior of a known wedding and party venue, to not grant the requested waiver to this wedding.

Please circulate this letter as part of the meeting record if it is possible.

Sincerely,

Drew Guff
63 Wanoma Way
Tom Nevers

Sent from my iPad



Agenda Item Summary

Agenda Item #	X. 3.
Date	9/15/2021

Staff

Tucker Holland, Housing Director

Subject

Request for Sewer Connection Fee Waiver for a Covenant lot located at 3 Evergreen Way (portion)

Executive Summary

In accordance with the Board's Sewer Waiver Policy for Covenant properties, Anna and Radcliffe Samuels are requesting a waiver of the Sewer Connection Fee in conjunction with the Covenant lot they now own at 3 Evergreen Way (portion).

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 Samuels 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) Samuels email
- 2) Housing Nantucket Qualified Purchaser's Certificate
- 3) Housing Nantucket Certificate of Compliance (the lot is an approved Covenant lot)
- 4) 3 Evergreen Way Deed
- 5) Lot Plan
- 6) Sewer Fee Waiver Policy (as updated on 12/3/2020)



From: [Anna Samuels](#)
To: [Erika Mooney](#)
Subject: Waiver Request
Date: Wednesday, August 25, 2021 11:21:58 AM

Good Morning,

We would like to request a waiver of the Sewer Connection Permit Fee for our lot located at 3 Evergreen Way (Rear) which is a Covenant Lot.

Thank you,

Anna and Radcliffe L. Samuels

This email was scanned by Bitdefender



HOUSING NANTUCKET



2021 00170319

Cert: 28385

Doc: CERT

Registered: 07/12/2021 02:17 PM

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

Nantucket Housing Needs Covenant Program Qualified Purchaser's Certificate

This certifies that the household comprised of the following individuals:

Anna Grace Samuels and Radcliffe Lloyd Samuels

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

Issue Date: **June 25, 2021**

Valid Through: **February 1, 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

Nantucket County, ss.

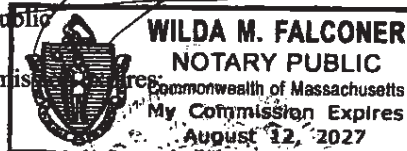
June 29, 2021

On this 29 day of June 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:



Housing the Nantucket Community Since 1994

housingnantucket.org

Affordable Rentals House Recycling Advocacy Covenant Homes Education Resources

DOC No: 00170319

NANTUCKET COUNTY LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jul 12, 2021 at 02:17P

Document Fee: 105.00 Rec Total: \$3,291.

00

CERTIFICATE No: 28385





HOUSING NANTUCKET



2021 00170316

 Cert: 21552 Doc: COC
 Registered: 07/12/2021 02:17 PM

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

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

Anna Grace Samuels and Radcliffe Lloyd Samuels
from the Qualified Seller(s):

James D. Feeley and Elizabeth B. Schwarz

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:

3 Evergreen Way (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

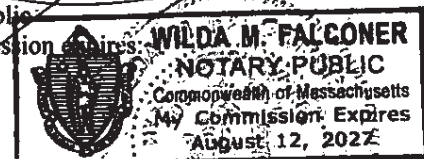
June 29, 2021

Nantucket County, ss.

On this 29 day of June 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:



Housing the Nantucket Community Since 1994

housingnantucket.org

Affordable Rentals House Recycling Advocacy Covenant Homes Education Resources

DOC No: 00170316

NANTUCKET COUNTY LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jul 12, 2021 at 02:17P

Document Fee: 105.00 Rec Total: \$3,291.

CERTIFICATE No: 21552





2021 00170317

Cert: 28385

Doc: DD

Registered: 07/12/2021 02:17 PM

QUITCLAIM DEED

WE, JAMES D. FEELEY and ELIZABETH B. SCHWARZ, with a mailing address of 37 Old South Road, Unit 6, Nantucket, Massachusetts 02554, for consideration paid and in full consideration of THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS, grants to ANNA GRACE SAMUELS and RADCLIFFE LLOYD SAMUELS, as tenants by the entirety, with a mailing address of 61 Old South Road, No. 606, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

That certain parcel of vacant land described on the attached Exhibit "A", attached hereto.

We, James D. Feeley and Elizabeth B. Schwarz, hereby release any of our rights of homestead in Lot 1047, and state that we are married to each other and neither of us has an ex-spouse or civil union partner who occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

For title, see Certificate of Title No. 21552 registered at the Nantucket Registry District for the Land Court.

EXHIBIT "A"
LEGAL DESCRIPTION

That certain parcel of vacant land situated at 3 Evergreen Way (portion), Nantucket Town and County, Massachusetts being shown as Lot 1047 upon Land Court Plan No. 16514-143, drawn by Nantucket Engineering & Survey, PC, dated January 29, 2021 and filed with Certificate of Title No. 21552 at the Nantucket Registry District for the Land Court.

LAND COURT, BOSTON. The Land
herein described will be shown on
our approved plan to follow as

REFERRED TO

JUL 08 2021

Plan 16514-143 Lot 1047
(EXAMINED AS DESCRIPTION ONLY)
STL CHIEF SURVEYOR (JAV)

MASSACHUSETTS EXCISE TAX
Nantucket County RPD #18 001
Date: 07/12/2021 02:17 PM
Ctrl# 465412 51123 Doc# 00170317
Fee: \$1,596.00 Cons: \$350,000.00

NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	0
☐ Non-applicable	
No. 43451	Date 7/10/21
Authorization	SAU

Doc No: 00170317

NANTUCKET COUNTY LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

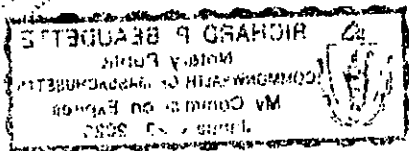
On: Jul 12, 2021 at 02:17P

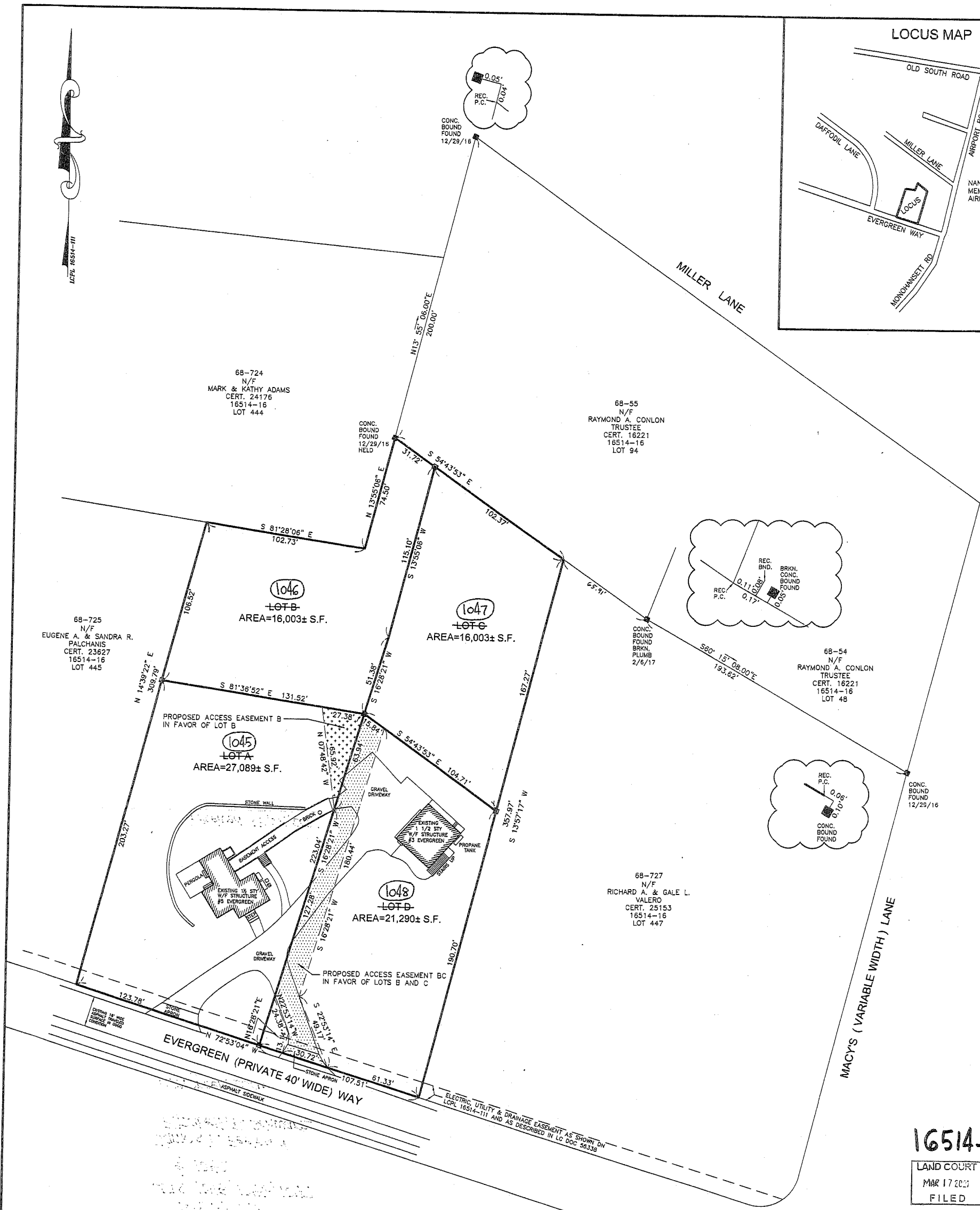
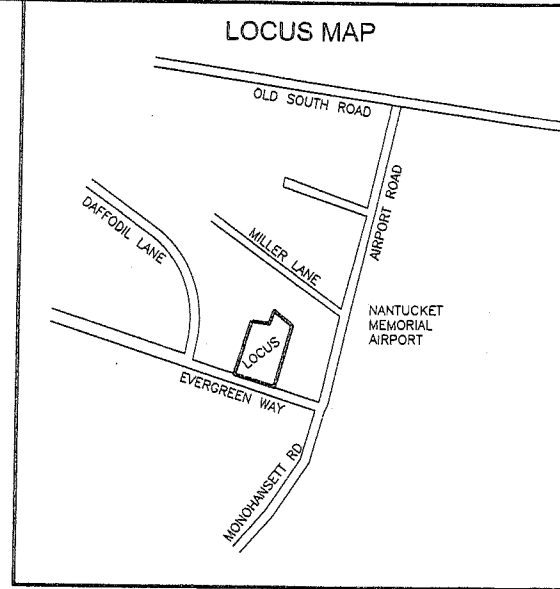
Document Fee: 155.00 Rec Total: \$3,291.

CERTIFICATE No: 28385

Also noted on CERT 21852

00





16514-143

LAND COURT
MAR 17 2021
FILED

LOTS 1045 THRU 1048

LEGEND

- DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- DENOTES CONCRETE BOUND WITH DRILL HOLE ~~TO BE~~ SET ON MARCH 16, 2021

PROPERTY DATA

OWNER: JAMES D. FEELEY
ELIZABETH B. SCHWARZ
ADDRESS: 3 EVERGREEN WAY
ASSESSOR MAP 68 PARCEL 726
CERTIFICATE OF TITLE No. 21552
LAND COURT CASE 16514-16 LOT 446

ZONING DISTRICT: R40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 10%

SURVEY PRECISION : 1:18156
LINEAR ERROR OF CLOSURE : 0.090'
DIRECTIONAL ERROR OF SURVEY: N52 14' 13"E
EDM ACCURACY - TRIMBLE S7 : ±(1mm+2ppm)

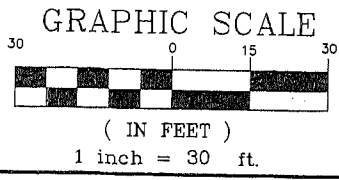
"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 12-28-16 AND 1-29-21."

DATE: 1-29-21
Arthur D. Gassbarro, III
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE, IN THE PREPARATION OF THIS PLAN:
ALL DISTANCE MEASUREMENTS ARE MADE WITH EDM
ANGLES ARE MEASURED DIRECT AND REVERSE AND DISTANCES ARE MEASURED BOTH WITH THE SCOPE UPRIGHT AND INVERTED



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



ENGINEERING & SURVEY, PC
30 WATKINS AVENUE, NANTUCKET, MA 02554
(508) 226-1234

BEING A SUBDIVISION OF LOTS 899 & 900 SHOWN ON LAND COURT PLAN 16514-111

PLAN OF LAND

In Nantucket, MA

Prepared for

JAMES D. FEELEY and
ELIZABETH B. SCHWARZ

3 & 5 Evergreen Way
Map 68 Parcels 726.1 & 726

Scale: 1"=30' JANUARY 29, 2021

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

Elizabeth B. Schwarz
James D. Feeley
Arthur D. Gassbarro, III

11-23-2020 PLSUB-2020-11-00105
DATE SIGNED FILE #



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

Agenda Item #	X. 4.
Date	9/15/2021

Staff

Tucker Holland, Housing Director

Subject

Request from the Affordable Housing Trust for authority to fund Housing Nantucket for purposes of a house move and associated construction of a SHI-eligible rental home to be located at 46 Okorwaw Avenue.

Executive Summary

At its August 24th, 2021 meeting, the Affordable Housing Trust voted affirmatively to request authorization from the Select Board to fund Housing Nantucket up to \$300,000 for the purposes of a house move and associated construction in connection with a home which is to become part of Housing Nantucket's affordable rental inventory and will be located at 46 Okorwaw Avenue. The home being moved is in very good condition and once approved by DHCD, will also add to the Town's Subsidized Housing Inventory. The property will serve incomes at or below 100% AMI. The Trust has voted to approve up to \$300,000 of funding toward the total construction cost of \$432,000. Additional sources available for the project include \$95,992 in previously approved CPC funding (FY17) for the site. Housing Nantucket is also seeking financial support from the Nantucket Cottage Hospital's CHIP program, which if approved would also for the project to be serviced with solar. The recommended Trust funding would come from previously authorized funding by Town Meeting.

Staff Recommendation

Approve the request.

Background/Discussion

This is a solid opportunity to expand our year-round housing stock, add to our SHI inventory, bolster Housing Nantucket's financial picture, get another year-round household in suitable, stable, affordable housing – and to do all of the aforementioned in a cost-effective manner on Nantucket. The home being moved is coming from 24 Woodbine in the Surfside neighborhood, so this is a particularly attractive opportunity given the 46 Okorwaw location and the quality of the existing structure.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Strategic goal of creating SHI-eligible housing that serves year-round families.

Board/Commission Recommendation

N/A



Public Outreach

N/A

Attachments

1. Request letter from Housing Nantucket
2. Request letter exhibit
3. Project budget
4. Project timeline





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

August 4, 2021

Mr. Brian Sullivan, Chair
Town of Nantucket Affordable Housing Trust Fund
c/o Municipal Housing Office
16 Broad Street, Room 111
Nantucket, MA 02554

Re: Funding request to create new 3 BR affordable rental opportunity through House-Recycling Program, resulting in two new SHI-eligible housing units

Dear Mr. Sullivan and members of the Affordable Housing Trust,

Thank you very much for your continued efforts towards creating and preserving affordable housing for the Nantucket community. We share your passion for this work and would like to present an opportunity to collaborate on an exciting new project.

Since 1994, Housing Nantucket has created community housing opportunities by “recycling” houses slated for demolition. Donated homes are moved to new locations and rented to year-round residents at accessible rates. Last fall, a notice of demolition announced the availability of a single-family dwelling at 24 Woodbine Drive in Surfside. The site was near our property at 46 Okorwaw Ave, a two-acre parcel which already contains a two-bedroom Housing Nantucket rental as well as a Habitat for Humanity Covenant home. We approached the 24 Woodbine homeowner, who agreed to donate the dwelling to our House-Recycling Program. Exhibit 1 displays photographs of the 3-bedroom, 2.5-bath dwelling.

The building’s move has been approved by HDC and the relocation is scheduled for September 15th. After the building is moved to the site, we expect to work with the Town to include this property on the Subsidized Housing Inventory (SHI). Because there is already a Housing Nantucket rental on the site, we believe the inclusion of this 3BR rental will actually add two dwellings to the SHI list under the Local Action Unit program. We anticipate the project will be occupied by a family in need before summer 2022. See budget and timeline attached.

Housing Nantucket requests \$300,000 from the Affordable Housing Trust to fund this project. Nantucket’s low-income year-round residents are the target population for this proposal. The permanently deed-restricted, affordable rental housing made available through this grant will be utilized for generations to come. Further, the Nantucket community at large gains two SHI-eligible, zoning-compliant, scattered site housing opportunities to support our workforce.

Thank you for considering our request, and I look forward to discussing details with you soon.

Sincerely,

Anne Kuszpa, Executive Director

Housing the Nantucket Community Since 1994

housingnantucket.org

Affordable Rentals House Recycling Advocacy Covenant Homes Education Resources



Exhibit 1:
24 Woodbine dwelling



46 Okorwaw: 3 Bedroom / 2.5 Bath- House Recycle from 24 Woodbine

Budget - Rough	30-Jul-21 (all estimates)	
46 Okorwaw - site work - brush and tree removal	\$ 6,000	
24 Woodbine prep site work	\$ 2,500	
utility disconnect & connection	\$ 5,000	
remove decks	\$ 9,000	
house move	\$ 58,500	
24 Woodbine rubble removal	\$ 8,050	
tree cutting along the route	\$ 5,000	
police detail	\$ 500	
brush and soil disposal	\$ 2,000	
9' ICF Foundation & poured slab (2 window wells and stair)	\$ 42,000	
Parge, waterproof and backfill foundation & footings	\$ 3,504	
excavate for 9' foundation and stockpile	\$ 8,400	
trench utilities and water	\$ 3,800	
fill in beam pockets w/ concrete blocks	\$ 2,500	Year Built:
backfill inside footings w/ onsite material	\$ 5,500	Living Area:
trench for septic	\$ 5,000	Replacement
septic improvements	\$ 30,000	Building Per
		Replacement
		Less Deprec
Houesemove, excavation, & sitework total	\$ 197,254	

interior and exterior stairs to basement, and doors labor & material	\$	15,000
Electrical	\$	15,000
Plumbing	\$	15,000
Exterior shell repair	\$	5,000
oil heat tank installation	\$	5,000
deckwork & patchwork from porch detachment	\$	18,000
misc. carpentry	\$	10,000
Interior painting	\$	25,000
unfinished basement	\$	15,000
Porta-potty rental- 4 mos	\$	1,500
site dumpsters	\$	1,000
gutters	\$	2,500
solar panels, rear of builing, south facing	\$	35,000
miscellaneous and unforeseen	\$	5,000
Contractor fee- 12.5%	\$	20,160
Developer fee 5%	\$	18,263

	Construction costs	\$403,677
	Construction costs	\$403,677
	Surveying, Engineering, Architect	\$10,000
	hardscaping	\$5,000
	landscaping	\$10,000
	temporary electric service	\$500
	permits, DHCD SHI-list requirements	\$3,000
	Total costs- 46 Okorwaw Phase II	\$432,177

Funding sources	The study was funded by the National Natural Science Foundation of China (grant number 81273050) and the National Natural Science Foundation of China (grant number 81273050).
------------------------	---

	CPC	\$95,992	(per CPC Aug 2021)
	AHTF	\$300,000	
	other fundraising initiatives	\$36,185	
total		\$432,177	

	unit size	monthly rent	household size	Annual Household Income (based on FY21 income limits)	
				minimum	maximum
			3	\$56,813	\$75,750
80% AMI	3 bedroom	\$2,104	4	\$63,113	\$84,150
		(incl utilities)	5	\$68,175	\$90,900
			6	\$73,238	\$97,650

Comments:

Scheduled move date is Sept 15, 2021

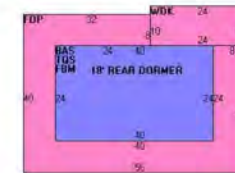
Year Built:	2001
Living Area:	2,352
Replacement Cost:	\$666,246
Building Percent Good:	88
Replacement Cost	
Less Depreciation:	\$586,300

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade	Avg to Good
Stories	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gabled/hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	Central
Total Bedrooms	2 Bedrooms
Total Bthrms	2
Total Half Baths	1
Total Xtra Flrs (Porch, Atrium, etc.)	
Total Rooms	
Bath Style	Average
Kitchen Style	Modern
Num Kitchens	01
Cndtn	
UsrId 103	
UsrId 104	

Building Photo



Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
TQS	Three Quarter Story	960	720
FBM	Basement, Finished	960	672
FOP	Porch, Open, Finished	1,068	0
WDK	Deck, Wood	240	0
		4,208	2,352

Pro Forma Project Timeline - 46 Okorwaw Ave Phase II - updated July 30, 2021

[illegible]

September 15, 2021 –Committee Appointments for Vacancies:

Roads and Right of Way Committee

1 Seat Available, 4 Applicants

1 Seats Term Ends 2024

Current Committee Members:

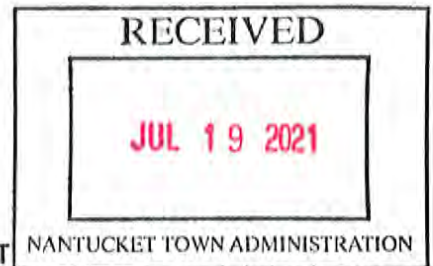
Allen Reinhard	2022
Bill Grieder	2022
Rick Atherton	2022
Phil Smith	2023
Lee W. Saperstein	2023
Nathaniel Lowell	2023
Edward Gillum	2024
Nelson Eldridge	2024
VACANT	2024

Applicants:

David Wunderlich – new applicant
Campbell Sutton – new applicant
Bruce L. Watts – new applicant
Rob Ranney – new applicant



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



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

Name: David Wunderlich Home Phone: N/A
Mailing Address: 4405 Leland St, Chevy Chase, MD 20815
Address: 46 Fair St, Nantucket, MA Alternate Phone: 301-758-4058
Email Address: DW@DavidWunderlich.com Date Submitted: July 19, 2021
REQUESTING APPOINTMENT TO: Roads & Right of Way Committee

Reasons for Committee Interest

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

I am constantly challenged w/ ideas for improving access and efficiency & safety w regard to people moving around on island. I have a deep love of Nantucket & want to contribute to bettering it. I am a summer resident & visit frequently. I can participate in all meetings if on Zoom.

Relevant Experience

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

No formal training other than some classes on urban planning in college, but I am a pedestrian, bicyclist, motorist & parent and keenly aware of the challenges & opportunities we face w/ roads & rights of way. I hope to contribute to a safer, more beautiful & efficient & accessible transportation network on Nantucket.

Potential Conflicts of Interest

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

From: notifications@typeform.com
To: [Erika Mooney](#)
Subject: Typeform: New response for Town of Nantucket Volunteer Talent Bank
Date: Wednesday, June 30, 2021 9:03:51 AM

Your typeform Town of Nantucket Volunteer Talent Bank has a new response:

- **First and last name:**

David Wunderlich

- **Email:**

dw@davidwunderlich.com

- **Occupation / Title (Registered Nurse, Retired Engineer, etc.):**

Salesman

- **Education (i.e. Bachelors Degree, Certifications, etc.):**

Bachelor's Degree, Economics Univ of Florida

- **Are you seeking a:**

Alternate position

- **Committees of Interest:**

Roads and Right of Way Committee, Tree Advisory Committee, Conservation Commission

- **If you are not appointed to this Board/Committee, please list in order of preference, what other Board/Committees you are willing to be considered for:**

Roads and Right of Way committee

- **How long have you lived on Nantucket?**

two years, not a year round resident

- **Are you registered to vote on Nantucket?**

No

- **How did you hear about the Board/Committee?**

Daybreak Nantucket

- **Why are you seeking an appointment?**

I constantly wish to improve accessibility for pedestrians, bikers and yearn for a safer, sustainable and more liveable Nantucket

- **What is your experience or knowledge regarding the duties of this Board/Committee?**

Urban planning courses in college, little else, but a constant keen eye, awareness and curiosity for improvement

- **Please list any education, experience, professional achievement, previous occupation, skills, or special interests you may have that will assist you with this**

Board/Committee:

None.

- **How many times in the last year have you attended or watched a meeting of the Board/Committee to which you would like to be appointed?**

none

- **Would there be a possible conflict of interest if you were appointed to this Board/Committee?**

No

- **Have you ever had an application before the Board/Committee to which you are requesting an appointment?**

No

- **Please list all other Board/Committee's on which you have served in other towns:**
Board President, National Chamber Ensemble, Arlington, VA. 7 yrs

- **New Committee - Not Listed Above:**

none

Log in to view or download your responses at
<https://admin.typeform.com/form/TFsmVsMW/results>

Typeform sent you this email on behalf of a typeform creator. We aren't responsible for its content. If you suspect abuse, like suspicious links, please report it [here](#).

This email was scanned by Bitdefender



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

For Appointment by the Select Board

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

Name: Campbell Sutton

Home Phone: 508-228-3013

Mailing Address: 15 Appleton Road

Alternate Phone: _____

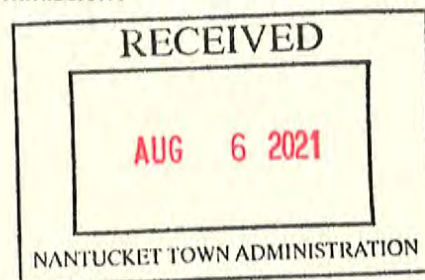
Email Address: coastpaper@gmail.com **Date Submitted:** August 6th 2021

REQUESTING APPOINTMENT TO: Roads & Rights of Way Committee

Reasons for Committee Interest

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

Please see attached



Relevant Experience

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

Please see attached

Potential Conflicts of Interest

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

Please see attached

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

Requesting appointment to the Roads and Rights of Way Committee.

While I have only attended the July monthly meeting, I have had interest in this committee for some time as I truly value the public ways and find its increasingly important to protect their existence, maintain accessibility for all ages and abilities, and expand them where and when possible.

If appointed to this Committee, I would make the time to attend and participate in meetings. In current and past committee appointments I've been involved with, I have a strong record of attendance.

Other committee/board appointments :

Alternate on the Planning Board (2022)

Bicycle and Pedestrian Advisory (2022)



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

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

Name: BRUCE L. WATTS

Home Phone: 508-325-3647

Mailing Address: 4 ALTHAM LN, NANTUCKET

Alternate Phone: 508-901-1429

Email Address: ACKNPZ@YAHOO.COM

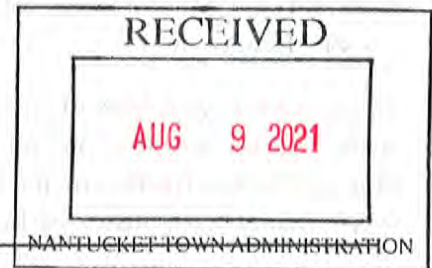
Date Submitted: 8/9/2021

REQUESTING APPOINTMENT TO: ROADS & RIGHTS OF WAY COMMITTEE

Reasons for Committee Interest

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

OVER →



Relevant Experience

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

OVER →

Potential Conflicts of Interest

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

OVER →

ROADS & RIGHTS OF WAY COMMITTEE

MEMBERSHIP APPOINTMENT, 2021-2024

REASON FOR COMMITTEE INTEREST, RELEVANT EXPERIENCE, POTENTIAL CONFLICTS OF INTEREST:

I have not attended any of the Committee's meetings, but the Mission of the Committee is near and dear to my heart, as a Native Natucketer and former employee & Selectman. If accepted on the Committee, I can review previous Minutes via the Town website.

I am interested in ensuring public accesses to the various areas of the island as were established by our predecessors, & in determining how to protect same in perpetuity. Public accessibility on our island is a precious commodity, especially as land is purchased & developed, & if someone is not keeping track of these precious ways, they can continue to be lost to us forever. As a Native who grew up here, & from my years as Fire Chief & Selectmen I have a good basic knowledge of the locations of many ways which exist & need protecting. I also have the ability to communicate & negotiate effectively with property owners who may have concerns from their own points of view.

I am available to participate in Committee meetings in person during the summer months, & when I am in Florida during the winters, I can participate remotely via conference call, "Zoom", or other electronic meeting formats.

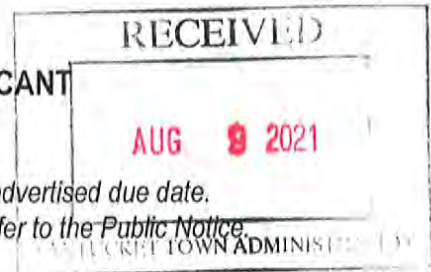
Neither I nor any member of my immediate family are currently serving on or employed by any local agencies or non-profits. However, my wife, Wendy & I are currently weekly volunteers as Shorebird Monitors for the Trustees on the Coskata-Coatue Wildlife Refuge. As a Town Retiree, the Town provides supplemental health insurance to both my wife and me.

Thank you for your consideration.

Bruce L. Watts



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



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

Name: Rob Ranney **Home Phone:** 508-813-5657
Mailing Address: PO Box 851
Nantucket, MA 02554 **Alternate Phone:** _____
Email Address: rranney@nantucket-ma.gov **Date Submitted:** 8-9-2021

REQUESTING APPOINTMENT TO: Roads and Right of Way Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
 - Why are you interested in this committee/board/commission?
 - Are you prepared to commit to the meeting schedule of the committee/board/commission?
- I have not attended a meeting of this committee. I am interested in this committee because it involves issues that I directly handle on a day-to-day basis as the Town Assessor. I am prepared to commit to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
 - What would you hope to accomplish on the committee/board/commission?
- As Town Assessor, and a 25+ year professional in island real estate, as well as having lived on island since 1977, I think I bring a solid insight to the discussion of roads and right of ways on Nantucket. I would hope to contribute to the committee in meeting its mission.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
I am appointed by the Select Board as Nantucket's representative to the Steamship Authority.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? I am employed by the Town of Nantucket as the Town Assessor. Also, my sister is the Town Manager.

NANTUCKET SELECT BOARD

Policy Statement and Procedures for Appointments to Committees, Commissions, Boards Adopted: May 19, 2021

BASIC GOAL

To encourage active citizen participation and involvement in local government affairs by encouraging local residents with expertise, skills, interest, and energy to seek appointment to the Town's Committees, Boards and Commissions. And, to expand the Town's outreach to its citizens to ensure that we engage as many diverse perspectives as possible to build and encourage awareness, understanding and appreciation through a lens of diversity, equity and inclusion.

POLICIES IN SUPPORT OF THE BASIC GOAL

- A. The Town will maintain a recruiting system, known as the Volunteer Talent Bank (Talent Bank), to find and appoint interested local residents who are best qualified by education, training and experience to contribute effectively to the work of the committee, commission or board. To the extent practical, the Select Board shall announce its intention to meet candidates for appointment and allow them to introduce themselves and review their applications no less than two weeks in advance of appointments.
- B. When an announcement is made by the Board regarding any vacancies, the Board will require that applicants file a Committee Appointment application. Following a public meeting with the applicant(s) at which the Board may ask questions, and/or the applicant may ask questions, a candidate shall be selected in accordance with the following procedure:

RECOMMENDED VOTING PROCEDURES FOR ANNUAL APPOINTMENTS

1. The Board reviews a list of openings for annual appointments with a committee appointment timeline in early April.
2. In mid-April, members of committees, commissions, boards whose terms are expiring are notified and asked if they would like to apply for reappointment. Incumbent Committee Interest Forms are mailed to all of these members and they are asked to respond in writing to indicate if they request re-appointment, or not. Incumbents need to meet the same deadlines as listed on the committee appointment timeline.
3. Annual committee openings are advertised in the local newspaper for four weeks, as well as on the Town website. Additionally, the openings are announced at the Board's weekly meetings starting in mid-April through the end of May.
4. Applications will be accepted only by the deadlines outlined in the annual Committee Appointments Timeline for all committees, commission and boards.

5. The Select Board holds two meetings to allow applicants to address the Board and review their applications.
6. Committee appointments are made at the last Select Board meeting of June, which date shall be at least one week after the names and applications of all applicants have been made public.
 - a. At this meeting, the Select Board may appoint, by majority vote, a candidate to fill any seat. Or, the Select Board, at its discretion, may elect to use a paper ballot voting procedure, or vote by e-mail if the Select Board meeting is held virtually.
 - b. The Chair shall ask Board members to submit their written choices for appointment (or to e-mail their choices for appointment to Town Administration in real time if meeting virtually). Each Board member writes their own name on a slip of paper, and then writes down their vote for the applicant(s) and passes their paper ballot directly to the Chair without other members viewing the ballot.
 - c. The Chair reads the paper ballot votes and notes which Board member cast the votes. If meeting virtually, Town Administration staff will read the results into the record, and after announcing how each Board member votes, staff will ask that Board members verbally confirm their votes.
 - d. The candidate(s) with the majority of votes will be appointed.
 - e. Any committee seats not filled will continue to be posted on the Town website and routinely advertised as vacant.

At its discretion, the Select Board may appoint a candidate to any Commission, Committee or Board even if the candidate is not present for the meeting.

RECOMMENDED VOTING PROCEDURES FOR VACANCIES THROUGHOUT THE YEAR

The Board's intent to fill vacancies will be noted on its regular meeting agenda for at least two weeks and applications of prospective candidates will be included in the Board's agenda packet to allow the Board and the public to review the prospective candidates' credentials. The vacancy will also be advertised in the Inquirer & Mirror for a minimum of two weeks as well as on the Town's website. Applications will be accepted only by a certain deadline for all committees, commission and boards.

1. Immediately following a meeting with candidates for appointment, the Select Board may appoint, by majority vote, a candidate to fill any vacancy. Or, the Select Board, at its discretion, may elect to use a paper ballot voting procedure, or vote by e-mail if the Select Board meeting is held virtually.
2. Immediately following a meeting with candidates for appointment, the Chair shall ask

Board members to submit their written choices for appointment (or to e-mail their choices for appointment to Town Administration in real time if meeting virtually). Each Board member writes their own name on a slip of paper, and then writes down their vote for the applicant(s) and passes their paper ballot directly to the Chair without other members viewing the ballot.

3. The Chair reads the paper ballot votes and notes which Board member cast the votes. If meeting virtually, Town Administration staff will read the results into the record, and after announcing how each Board member votes, staff will ask that Board members verbally confirm their votes.
4. The candidate(s) with the majority of votes will be appointed.

At its discretion, the Select Board may appoint a candidate to any Commission, Committee or Board even if the candidate is not present for the meeting.

ADMINISTRATION OF THE VOLUNTEER TALENT BANK

The Town Administration office shall be responsible for the Talent Bank data and all administrative materials, records and processes.

PUBLIC INPUT REGARDING CANDIDATES FOR APPOINTMENT

Any citizen may convey their support or objection of an individual's appointment/ reappointment through written notice to the Town Manager's Office. Town Administration shall forward any written comments concerning appointments/reappointments to the Select Board and to the person cited.

This policy may be amended by the Select Board at any time.



Agenda Item Summary

Agenda Item #	XI. 1.
Date	9/15/2021

Staff

Amy Baxter, Licensing Administrator

Subject

Liquor License Application – License Transfer –Hatch's, 129 Orange Street

Executive Summary

Application for Transfer of an Annual All Alcohol Package Store License # 000667-PK-0762 at 129 Orange Street from: Butnell Package, Inc., Judith Brownell, Manager to Hatch's Package, LLC., Robert Grangrade, Manager.

OPERATIONS:

The License under a transfer application is still valid with the original LLC in charge of operations and with full liability for staffing, liquor sales and all aspects of the license until such time that the transfer is approved by the LLA (Select Board) and ABCC. The establishment does not need to close during the application process as is the case with a surrender and a new license application. The applicant is also agreeing to take on the License with all current conditions and is responsible for any previous violations or outstanding debts, etc. The history of the license travels with the transfer to the new LLC.

QUOTA:

Section 15 (Package Store) Licenses are subject to a quota that resets every 10 years in response to the Census. At the moment Nantucket is over its quota for this Category and Class by 2 Licenses. Therefore Nantucket is unable to issue any additional New Annual All Alcohol Package Store Licenses until 3 are surrendered. The Census report from the 2020 count did not increase the Nantucket quota. A License transfer is the only option in this case.

HOURS:

A Section 15 Package Store/Supermarket/Convenience Store licensee chooses the hours of sale on a Sunday, so as long as the sales do not commence before 10:00 a.m. and conclude no later than 11 p.m., or 11:30 p.m. on a day before a legal holiday.

OWNERSHIP:

Applicants for a Package Store Licenses must be both a citizen and resident of Massachusetts and the maximum numbers of Sec. 15 Licenses allowed for one entity is nine (9). The applicant is a resident of Massachusetts with no ownership of any other Sec. 15 Licenses.



Staff Recommendation

There are no objections to this transfer. Applicant has provided all required information.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

Inquirer and Mirror Public Notice 9/2 & 9/9; Abutter Notification

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

N/A

Attachments

ABCC Transfer Application; Current Hatch's Liquor License; Select Board Public Hearing Process



Select Board Liquor License Public Hearing Process

Liquor License Public Hearing Process

1. The chairman opens the public hearing and may outline the procedure to be followed.
2. The applicant reviews their pending application.
3. Public comment is taken.
 - If applicable, read into record any written objections received from school, church or hospital located within 500 feet.
4. The chairman invites questions from the Board and closes the public hearing.
5. The Board makes a decision to approve or deny.
6. Pursuant to MGL c. 138, §23 and Ballarin v. Licensing Board of Boston, denials must be based on reasonable grounds; ABCC and courts prefer findings based on:
 - the appropriateness of a liquor license at a particular location
 - the number of existing dispensaries in Town
 - the views of the inhabitants of the locality in which a license is sought
 - traffic, noise, size (typically applies to a new location)
 - the sort of operation that carries the license
 - the reputation of the applicant
7. A written decision is required to be sent to the applicant. No need for reasons if the application is simply approved, but if there is a denial or conditions are imposed, the reasoning for this is required to be in the decision. Therefore, the Board should vote on basis for denial or conditions as well [concerns with traffic, another licensee located adjacent to property, limiting hours, etc.].

August 24, 2021

Dear Chair Bridges and members of the Nantucket Select Board,

I am seeking approval of a retail liquor license transfer from Butnell Package, Inc. to Hatch's Package LLC.

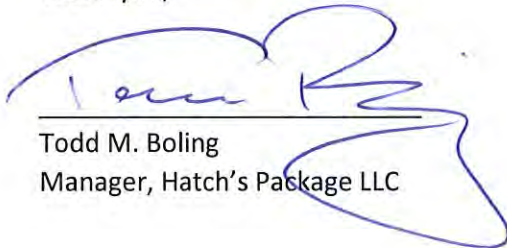
My family and I have been involved on the Island for over 20 years and have run successful businesses, including Harbor Fuel Oil Corporation. We are looking forward to this new opportunity to own and operate an additional business on the Island.

We will operate Hatch's similar to how Judy Brownell has operated the store for many years. Robert Grangrade will continue to manage the store and the liquor license, and we anticipate that all current employees will remain on staff. We do not expect any changes to traffic or parking patterns and the two apartments on the second floor of the liquor store will remain as employee housing.

We have enjoyed working with Judy Brownell, and she has agreed to continue working with us to make this a smooth transition. We will rely on her expertise as needed.

We have always been committed to the Island community and we will remain invested in the Nantucket community and our employees. We look forward to the operation and transfer of the license.

Thank you,



Todd M. Boling
Manager, Hatch's Package LLC



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

1. TRANSACTION INFORMATION

- ☒ Transfer of License
☐ Alteration of Premises
☐ Change of Location
☐ Management/Operating Agreement
- ☐ Pledge of Inventory
☐ Pledge of License
☐ Pledge of Stock
☐ Other
- ☐ Change of Class
☐ Change of Category
☐ Change of License Type
(\$12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Applicant proposes to purchase a Package Store business, including license, from Butnell Package, Inc.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

Off-Premises-15

TYPE

\$15 Package Store

CATEGORY

All Alcoholic Beverages

CLASS

Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number

FEIN

Entity Name

DBA Manager of Record

Street Address

Phone Email

Add'l Phone Website

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

Retail package store on first floor of building, with sale/display area, coolers, storage, office, and restroom.

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

APPLICATION FOR A TRANSFER OF LICENSE

5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

Transferor Entity Name	Butnell Package, Inc.	By what means is the license being transferred?	Purchase
------------------------	-----------------------	---	----------

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Judith C. Brownell	Shareholder & President	100%
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Todd M. Boling	46 Cliff Road, Nantucket MA 02554	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Manager	0%	☒ Yes ☐ No	☒ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No

APPLICATION FOR A TRANSFER OF LICENSE

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Additional pages attached? ☒ Yes ☐ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	

APPLICATION FOR A TRANSFER OF LICENSE

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. CORPORATE STRUCTURE

Entity Legal Structure

Date of Incorporation

State of Incorporation

Is the Corporation publicly traded? ☐ Yes ☒ No

8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? ☐ Yes ☒ No

9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Phone:

Title:

Email:

APPLICATION FOR A TRANSFER OF LICENSE

10. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	N/A
B. Purchase Price for Business Assets	\$1,690,000
C. Other* (Please specify)	
D. Total Cost	\$1,690,000

*Other: (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial Institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Members of Hatch's Package LLC	\$940,000
Total	\$940,000

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Eastern Bank	\$750,000	Term Loan and Working Capital Loan	☐ Yes ☒ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

The LLC Members of Hatch's Package LLC will contribute approximately \$940,000 in equity and Eastern Bank will provide approximately \$750,00 in financing in the form of a term loan and a working capital loan.

11. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☒ Yes ☐ No

Please indicate what you are seeking to pledge (check all that apply) ☒ License ☐ Stock ☐ Inventory

To whom is the pledge being made? Eastern Bank

12. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name	Robert Grangrade	Date of Birth	[REDACTED]	SSN	[REDACTED]
Residential Address	17 Trotters Lane, Nantucket, MA 02554				
Email	anythingvolkswagen@yahoo.com	Phone	5086856523		
Please indicate how many hours per week you intend to be on the licensed premises		40			

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* ☒ Yes ☐ No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
7/1993	N/A	Retail Salesperson	Hatch's Package Store	Judith Brownell

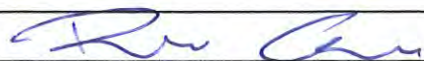
D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature



Date

8/25/21

13. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 13.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

13A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Address

Phone

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership Director

US Citizen

MA Resident

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership Director

US Citizen

MA Resident

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership Director

US Citizen

MA Resident

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership Director

US Citizen

MA Resident

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

13B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 13A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 13A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 13A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

13E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question section 13B, 13C, 13D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

13F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature:

Title:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

APPLICANT'S STATEMENT

I, Todd M. Boling the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager

Authorized Signatory

of Hatch's Package LLC

Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

Title:

Manager

CORPORATE VOTE

The Board of Directors or LLC Managers of

Hatch's Package LLC

Entity Name

duly voted to apply to the Licensing Authority of

Nantucket

City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

Sep 15, 2021

Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| ☐ New License | ☐ Change of Location | ☐ Change of Class (i.e. Annual / Seasonal) | ☐ Change Corporate Structure (i.e. Corp / LLC) |
| ☒ Transfer of License | ☐ Alteration of Licensed Premises | ☐ Change of License Type (i.e. club / restaurant) | ☐ Pledge of Collateral (i.e. License/Stock) |
| ☐ Change of Manager | ☐ Change Corporate Name | ☐ Change of Category (i.e. All Alcohol/Wine, Malt) | ☐ Management/Operating Agreement |
| ☐ Change of Officers/
Directors/LLC Managers | ☐ Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | ☐ Issuance/Transfer of Stock/New Stockholder | ☐ Change of Hours |
| | | ☐ Other <input type="text"/> | ☐ Change of DBA |

"VOTED: To authorize

Todd M. Boling

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

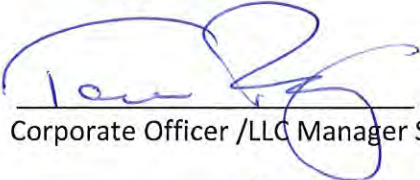
"VOTED: To appoint

Robert Grangrade

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



Corporate Officer /LLC Manager Signature

Todd M. Boling

(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

ADDENDUM A

6. PROPOSED OFFICER, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

☐ Yes ☐ No

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

TOWN OF NANTUCKET

LIQUOR LICENSE

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

PROPERTY OWNER.....Butnell Corporation.....
MAILING ADDRESS.....129 Orange Street, Nantucket, MA.....
PROPERTY LOCATION.....129 Orange Street.....
ASSESSORS MAP/PARCEL.....55-147.....
SUBMITTED BY:.....R.G.H.G.....

SEE ATTACHED PAGES

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

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket,
ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2021.08.04 08:18:36 -04'00'

8-4-2021

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
55	146		BUTNELL CORPORATION		133 ORANGE STREET	NANTUCKET	MA	02554	127 ORANGE ST
55	706	1	US REIF MARINE NANTUCKET FEE LLC		1270 SOLDIERS FIELD RD	BOSTON	MA	02135	6A BAYBERRY CT
Count:	2								

BUTNELL CORPORATION
133 ORANGE STREET
NANTUCKET, MA 02554

US REIF MARINE NANTUCKET FEE LLC
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

LICENSE #: 00067-PK-0762

LICENSE FEE: \$2,500.00

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
ANNUAL RETAIL PACKAGE STORE LICENSE
TO EXPOSE, KEEP FOR SALE, AND TO SELL
ALL ALCOHOLIC BEVERAGES

TO BE CONSUMED OFF THE PREMISES

BUSINESS: Butnell Package, Inc.

ON PREMISES DESCRIBED AS:

DBA: Hatch's Package Store

Main sales floor, cooler, storage, office, restrooms.

PREMISES: 133 Orange Street

Nantucket, MA 02554

MANAGER: Judith C. Brownell

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be sold alcoholic beverages after 11:00 PM including Sundays, or after 11:30 PM on the day immediately before a legal holiday. Sunday sales shall not begin until 10:00 AM. Package stores shall not sell or deliver alcoholic beverages on Thanksgiving Day or Christmas Day. Package stores may not sell alcoholic beverages until 12:00 noon on Memorial Day. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the Massachusetts General Laws, as amended and any rules or regulations made thereunder by the licensing authorities, including, but not limited to Chapter 250 of the Town of Nantucket Rules and Regulations Governing Alcoholic Beverages.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this 16th day of December 2020.



Dawn Hill Holdgate
Chair, Select Board

THIS LICENSE WILL EXPIRE DECEMBER 31, 2021

**Unless earlier suspended, cancelled, or revoked*

ELECTRONIC COPY VALID FOR DURATION OF MASSACHUSETTS STATE OF EMERGENCY IN RESPONSE TO COVID-19. ALL EMERGENCY ORDERS ISSUED BY THE COMMONWEALTH OF MASSACHUSETTS, ABCC AND TOWN OF NANTUCKET APPLY. ORIGINAL LICENSE WILL BE ISSUED UPON LIFTING OF EMERGENCY ORDERS.

2022 ATM & ATE Timeline
FY 23 Budget; FY 23 Capital Meetings as Noted
 Endorsed by Select Board: 09/15/21
As of 09/13/21

Date	Time	Meeting	Activity
AUGUST			
Thurs, Aug 12	10am	CapCom	FY 2023 Kick-off Meeting
Thurs, Aug 19	10am	CapCom	Review FY 23 and outyears requests
Thurs, Aug 26	10am	CapCom	Review FY 23 and outyears requests
SEPTEMBER			
Thurs, Sept 2	10am	CapCom	Review FY 23 and outyears requests
Thurs, Sept 9	10am	CapCom	Review FY 23 and outyears requests
Mon, Sept 13	4pm	FinCom	Review of FY 23 Preliminary GF Budget Projections with Town Admin
Wed, Sep 15	5:30 pm	SB	SB endorses 2022 ATM timeline
Thurs, Sept 16	10am	CapCom	Review FY 23 and outyears requests
Tues, Sep 21	1pm	Ad Hoc Budget WG	Review of Preliminary FY 23 General Fund Budget Projections
Wed, Sep 22	5:30 pm	SB	Review of Preliminary FY 23 General Fund Budget Projections; Review of FY 23 Preliminary Capital Project Requests
Thurs, Sept 23	10am	CapCom	Review FY 23 and outyears requests
By Fri, Sep 24	-	-	FY 23 Budget Instructions Issued to Departments (Town Admin)
Thurs, Sept 30	10am	CapCom	Flex-date/placeholder for resolution of open items
OCTOBER			
Thurs, Oct 7	10am	CapCom	Review FY 23 and outyears requests
Thurs, Oct 7, 14			Advertise dates for citizen article submittals
Oct 1 - Nov 15			Warrant open for citizen article submittals
Wed, Oct 6	2pm - 4pm		Town Counsel available for citizen warrant article consultation/ZOOM
Wed, Oct 13			SB review of preliminary proposed departmental/Town warrant articles
Thurs, Oct 14	9am - 11am		Town Counsel available for citizen warrant article consultation/ZOOM
Thurs, Oct 14	10am	CapCom	Review FY 23 and outyears requests
Fri, Oct 15	-	Town Admin	FY 23 GF budgets due to Town Admin
Rest of Oct	-	Town Admin	Review of FY 23 GF budget submittals
Thurs, Oct 21	10am	CapCom	Review FY 23 and outyears requests
Mid Oct – mid Jan	-	-	Preparation/review of Town-sponsored warrant articles by Town Counsel/Town Admin/Depts
Wed, Oct 27	5:30 pm		SB continued preliminary review of Town-sponsored warrant articles
Thurs, Oct 28	10am	CapCom	Review FY 23 and outyears requests
NOVEMBER			
Throughout November	-	-	Town Admin Review of Department Budget Submittals
Thurs, Nov 4	10am	CapCom	Review FY 23 and outyears requests

2022 ATM & ATE Timeline
FY 23 Budget; FY 23 Capital Meetings as Noted
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As of 09/13/21

Wed, Nov 10	5:30 pm		SB continued preliminary review of Town-sponsored warrant articles
Mon, Nov 15	4pm	Town Clerk's office	Citizen warrant articles due
Tues, Nov 16	2pm	SB; CapCom; FC	CapCom Q&A with FinCom and SB re FY 23 capital requests, 10-year CIP comments
Wed, Nov 17	5:30 pm	SB	SB continued preliminary review of Town-sponsored warrant articles; review of submitted citizen articles; review of FY 23 capital project review process
Thurs, Nov 18	10am	CapCom	Flex-date/placeholder for resolution of open items
Fri, Nov 19	-	Town Clerk	Completion of Citizen Warrant Article signature certification
by Mon, Nov 22			Zoning articles transmitted to Planning; all citizen articles rec'd forwarded to Town Counsel
DECEMBER			
Thurs, Dec 2	10am	CapCom	Review and discuss citizen capital articles, preliminary discussion of funding sources with Town Admin/Finance, resolve open items
Wed, Dec 8	5:30 pm	SB	Town Admin presentation of FY 23 General Fund Budget Recommendations
Thurs, Dec 9	10am	CapCom	Flex date/ placeholder
Thurs, Dec 9	4pm	FinCom	FinCom public hrg on citizen warrant articles; Town Counsel present
Fri, Dec 10		CapCom	Provide preliminary up/down recommendation list to Town Admin (for Town Admin, SB and FinCom)
Tues, Dec 14	6pm	School Comm	Town Admin review FY 23 GF budget recs with School Committee
Wed, Dec 15	5:30 pm	SB	Continued SB review of FY 23 General Fund Budget
Thurs, Dec 16	10am	CapCom	Flex date/placeholder: open/new projects, citizen articles, final recap RORIs
Mon, Dec 20	10am	CapCom	Continue prior meeting; Town Admin to capital project status report (open and recently completed capital projects); begin discussion of outyear requests.
JANUARY			
Jan - Feb	TBA		Planning Board hearing re zoning articles; FinCom review of budgets/warrant articles; public hrg on any Sewer District articles
Tues, Jan 4	10am	CapCom	Resolve FY23 open items for final CapCom report (Dept Heads "last chance"); finalize outyear request discussion
Wed, Jan 5	5:30 pm	SB	SB continued review of Town-sponsored warrant articles; FY 23 General Fund budget public hearing
Thurs, Jan 6	10am	CapCom	Updates from Town Admin; discussion to prep/begin report; Finance ongoing information to CapCom regards info for report
Mon, Jan 10	4pm	FinCom	FinCom review & discussion re citizen ATM warrant articles (poss adoption of some motions)
Wed, Jan 12	5:30 pm	SB	SB continued review of Town-sponsored warrant articles; review of FY 23 Enterprise Fund budgets

2022 ATM & ATE Timeline
FY 23 Budget; FY 23 Capital Meetings as Noted
 Endorsed by Select Board: 09/15/21

As of 09/13/21

			Report Gating Item: Town Admin/Finance provides final funding source info (incl. free cash, etc.), tax rate information, etc.
Thurs, Jan 13	10am	CapCom	Discuss draft report and funding sources/review Town Admin funding source recommendations; resolve funding sources
Thurs, Jan 13	4pm	FinCom	FinCom review & discussion re citizen ATM warrant articles (poss adoption of some motions)
Tues, Jan 18	4pm	FinCom	Review of any operating budgets; School budget
Wed, Jan 19	5:30 pm	SB	Review of FY 23 capital project review process; review of FY 23 EF budgets
Thurs, Jan 20	10am	CapCom	Review final recs/reports and any mods; vote recs/report final edits; finalize mods into report
Thurs, Jan 20	4pm	FinCom	Review of citizen warrant articles; possible motion adoption
Fri, Jan 21		CapCom	Submittal of final report (not meeting)
Wed, Jan 26	5:30 pm	SB/CapCom	CapCom presentation of FY 23 recs at SB meeting; review of FY 23 County budget (CC's); sewer district article public hearing (if needed); ADOPTION of 2022 ATM & ATE Warrant with any ballot questions
Thurs, Jan 27	4pm	FinCom	TBD – if needed
Sat, Jan 29	8am - 2pm	FinCom	Review of General Fund & Enterprise Fund operating budgets; ATM appropriation articles (other funds)
FEBRUARY			
Tues, Feb 1	4pm	FinCom	Review of warrant articles; possible motion adoption; Review of remaining FY 23 operating budgets as needed; and/or FY 23 capital projects
Thurs, Feb 3	4pm	FinCom	Review of warrant articles; possible motion adoption
Thurs, Feb 3	-	-	FinCom public hearing notice published in newspaper; Warrant published in newspaper*
Tues, Feb 8	4pm	FinCom	FinCom public hearing on warrant articles
Wed, Feb 9	--	-	Planning Board motions submitted to Town Admin/SB; FinCom
Thurs, Feb 10	4pm	FinCom	Review of warrant articles; possible motion adoption
Mon, Feb 14	4pm	FinCom	Review of zoning articles
Tues, Feb 15	4pm	FinCom	Review of real estate articles; possible motion adoption
Thurs, Feb 17	4pm	FinCom	Review of warrant articles; possible motion adoption
Tues, Feb 22	4pm	FinCom	Review of warrant articles; possible motion adoption
Thurs, Feb 24	4pm	FinCom	Review of warrant articles; possible motion adoption
MARCH			
Feb 28 – Mar 4	--	--	School Vacation Week
Mon, Mar 7	4pm	FinCom	Possible adoption of all final motions
Tues, Mar 8	4pm	FinCom	Possible adoption of all final motions – IF NEEDED

2022 ATM & ATE Timeline
FY 23 Budget; FY 23 Capital Meetings as Noted
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As of 09/13/21

Thurs, Mar 10	4pm	SB-FC-PB	Joint meeting to review final warrant with motions
Mon, Mar 14	4pm	SB-FC-PB	Joint meeting continued – IF NEEDED
Wed, Mar 16	5:30 pm	SB	Review; adoption of any SB Comments to warrant articles
Wed, Mar 23	5:30 pm	SB	Review; adoption of any SB Comments to warrant articles – IF NEEDED
Week of Mar 28	-	Town Admin	Warrant to printer
APRIL			
By Mon, April 11	-	Printer	Warrant with motions mailed out to voters**
Tues, Apr 26	5pm – 7pm	FinCom	ATM Info Session
Thurs, Apr 28	1pm	FinCom	FinCom reviews Technical Amendments
Thurs, Apr 28	2pm	Moderator	Pre-ATM Conference
MAY			
Mon, May 2	5pm		2022 ATM Starts
Tues, May 3	5pm		2022 ATM continued – if needed
Wed, May 4	5pm		2022 ATM continued – if needed
Tues, May 10	7am – 8pm	-	2022 ATE
NOTES:			
*Although warrant not required to be published in newspaper, it will be for a reduced rate			
**by Charter, the warrant with motions must be mailed to voters 7 days prior to the ATM/due to mail issues in the past, allowing for 2+ weeks usually gets the warrants to the voters in time			
Holidays/Vacations:			
Mon, Oct 11, 2021 – Indigenous People's Day			
Thurs, Nov 11, 2021 - Veteran's Day			
Thurs, Nov 25, 2021 - Thanksgiving			
Fri, Dec 24, 2021 -- Christmas Holiday			

2022 ATM & ATE Timeline
FY 23 Budget; FY 23 Capital Meetings as Noted
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As of 09/13/21

Fri, Dec 31, 2021 - New Year's Day Holiday		
Mon, Jan 17, 2022 - MLK Day		
Mon, Feb 21, 2022 – President's Day		
<i>Week of Feb 28, 2022 - NPS Vacation Week</i>		
Fri, Apr 15, 2022 - Passover Starts		
Sun, Apr 23, 2022 - Passover Ends		
Sun, Apr 17, 2022 - Easter		
Mon, Apr 18, 2022 - Patriot's Day		
<i>Week of Apr 18, 2022 - NPS Vacation Week</i>		
Mon, May 30, 2022 – Memorial Day		
Will have separate schedule for Public Outreach		
VOTER REGISTRATION Deadline: TBD		
ELECTED POSITIONS NOMINATION PAPERS: TBD		
E-VOTING: CONFIRMED		