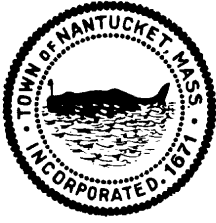


# TOWN AND COUNTY OF NANTUCKET



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

***AGENDA FOR THE MEETING OF THE  
SELECT BOARD  
MAY 24, 2023 - 5:30 PM  
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD  
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR  
NANTUCKET, MASSACHUSETTS***

***YOU TUBE LINK FOR VIEWING ONLY:***

<https://youtu.be/MXiFEAH3fzI>

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

[https://us06web.zoom.us/webinar/register/WN\\_BGNqtpDzRZWJ3FCL-MiRqg](https://us06web.zoom.us/webinar/register/WN_BGNqtpDzRZWJ3FCL-MiRqg)

***I. CALL TO ORDER***

***II. ELECTION OF OFFICERS***

***III. SELECT BOARD ACCEPTANCE OF AGENDA***

***IV. ANNOUNCEMENTS***

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Memorial Day Parade to be Held Sunday, May 28, 2023 at 1:00 PM, Leaving from American Legion at 21 Washington Street.
3. Town Offices will be Closed on Monday, May 29, 2023 in Observance of Memorial Day.
4. No Select Board Meeting on Wednesday, May 31, 2023 (5<sup>th</sup> Wednesday).
5. Announce Applications Received for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery Commission, Coastal Resiliency Advisory Committee, Conservation Commission, Contract Review Committee (Human Services), Council for Human Services, Council on Aging, Cultural Council, Finance Committee, Harbor and Shellfish Advisory Board, Historic District Commission Associate, Nantucket Affordable Housing Trust, Nantucket Historical Commission, Planning Board Alternate, Real Estate Assessment Committee, Roads and Right-of-Way Committee, Scholarship Committee, Steamship Authority Port Council, Tree Advisory Committee, Zoning Board of Appeals, Zoning Board of Appeals Alternate.
6. Select Board Announcements/Comments.

***V. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***

***VI. PUBLIC COMMENT\****

***VII. NEW BUSINESS\****

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

1. Approval of Minutes of May 17, 2023 at 5:30 PM.
2. Approval of Treasury Warrants for May 24, 2023.
3. Approval of Pending Contracts for May 24, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

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

1. Nantucket Community Sailing: Request for Consent to Sub-lease Premises at 12 Industry Road.
2. Historic District Commission (HDC): Request for Extension of Sign Advisory Committee (SAC) Members' Terms until HDC Independent Review Process is Completed and HDC Provides Recommendation for Further Action.
3. Request for Acceptance of Grant of Easement from 14 Easy Street LLC, Sarah F. Alger and Richard P. Beaudette, Trustees of 14 Easy Street Condominiums Trust, Over a Portion of 14 Easy Street, Shown as "Proposed Public Access Easement Area = 722 s.f." on Plan Entitled "Easement Plan of Land in Nantucket, MA, Prepared for: 14 Easy Street Condominiums, #14A - #14D Easy Street," Dated November 16, 2021 and Prepared by Bracken Engineering, Inc. for Public Pedestrian Purposes.
4. Request for Approval and Execution by Town of Complaint for Approval of Plan and Issuance of Certificate of Title for Approval of Subdivision Plan Identified as Land Court Plan No. 10937-30, for Property Located at 8 Chatham Road.

***X. TOWN MANAGER'S REPORT***

1. Annual Town Meeting/Annual Town Election Administrative Follow-up.
2. Monthly Town Management Report.

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

1. Discussion Regarding Town Council Study Committee Membership and Other Details.
2. Committee Reports.

***XII. ADJOURNMENT***

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

### SELECT BOARD AGENDA PROTOCOL:

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

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. 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 the United States Constitution and the Massachusetts Declaration of Rights.

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 an orderly and peaceable manner, without disruption to other speakers.

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 protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

*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 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.*

Unanticipated Business: 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: April 26, 2023

FOR GOD AND COUNTRY



# THE AMERICAN LEGION

BYRON L. SYLVARO POST NO. 82

P.O. BOX 265

NANTUCKET, MA 02554



May 1, 2023

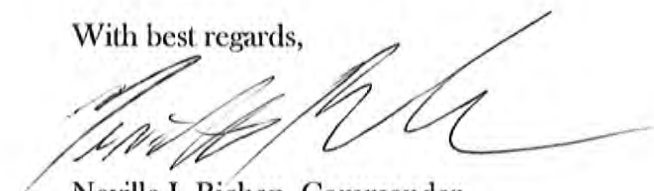
The Town of Nantucket  
Select Board  
16 Broad St.  
Nantucket, MA 02554

Dear Members of the Select Board,

Greetings from The Byron Sylvaro American Legion Post #82. This is a formal request for your participation in the annual Memorial Day Parade on Sunday, May 28 2023. We will gather between noon and 12:30 at 21 Washington St. for the parade which will commence at 1:00 p.m. Our route will proceed to The Town Building where we will stop for the first laying of the wreath. We will then proceed to the Civil War Memorial for the laying of the second wreath. We will then proceed to Mount Vernon and enter the Prospect Hill Cemetery where we will have our formal Memorial Day ceremony. At the conclusion, you are also invited to return with us to the Legion Hall for lite bites and refreshments. If you would like to participate but cannot do the walk, we will have vehicles available for you to ride in on the parade route.

Our parade this year with feature the Highland bagpipe band. We do hope that you will honor us with your presence.

With best regards,



Neville J. Richen, Commander

## **2023 Annual Committee Applicants:**

### **Agricultural Commission #**

#### **2 Seats Available; 1 Applicant**

2 Seats            Terms End 2026

#### **Current Committee Members:**

|                 |      |
|-----------------|------|
| VACANT          | 2023 |
| VACANT          | 2023 |
| Posie Constable | 2024 |
| Charity Benz    | 2025 |
| Pamela Perun    | 2025 |

#### **Applicants:**

Jacob Tinkhauser – new applicant

*# Pursuant to Article 65 passed by 2022 Annual Town Meeting, “To the extent available and willing to serve, the [Agricultural] Commission shall consist of a minimum of three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming. If the foregoing are neither available nor willing to serve, then any member may be appointed from the community who has an interest in agriculture.”*

### **Airport Commission \***

#### **2 Seats Available; 3 Applicants**

2 Seats            Terms End 2026

#### **Current Committee Members:**

|                    |                |
|--------------------|----------------|
| Arthur D. Gasbarro | 2023 – applied |
| Anthony Bouscaren  | 2023 – applied |
| Andrea Planzer     | 2024           |
| Philip Marks III   | 2024           |
| Jeanette Topham    | 2025           |

#### **Applicants:**

Anthony G. Bouscaren – incumbent  
Robert F. Currie – new applicant  
Arthur D. Gasbarro – incumbent

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

### **Board of Health**

#### **2 Seats Available; 3 Applicants**

2 Seats            Terms End 2026

#### **Current Committee Members:**

|                            |                    |
|----------------------------|--------------------|
| Stephen J. Visco           | 2023 – no response |
| Meredith (Meri) Lepore     | 2023 – applied     |
| Malcolm MacNab (SB member) | 2023               |
| James A. Cooper            | 2024               |
| Kerry McKenna              | 2025               |

#### **Applicants:**

Ann Smith – new applicant  
Maureen Marcklinger – new applicant  
Meredith Lepore – incumbent

## 2023 Annual Committee Applicants:

### Capital Program Committee

**2 Seats Available; 2 Applicants**

2 Seats      Terms End 2026

**Current Committee Members:**

|                              |                       |
|------------------------------|-----------------------|
| Christy Kickham (At Large)   | 2023 – applied        |
| Richard J. Hussey (At Large) | 2023 – not reapplying |
| Peter T. Kaizer (At Large)   | 2024                  |
| Stephen Welch (At Large)     | 2025                  |
| Jason Bridges (SB Rep)       | 2023                  |
| Jill Vieth (Fin Com Rep)     | 2023                  |
| Barry Rector (NP&EDC Rep)    | 2023                  |

**Applicants:**

Howard Matz – new applicant  
Christy Kickham – incumbent

### Cemetery Commission

**2 Seats Available; 1 Applicant**

2 Seats      Terms End 2026

**Current Committee Members:**

|                   |                     |
|-------------------|---------------------|
| Allen Reinhard    | 2023 – applied late |
| Scott McIver      | 2023 – applied      |
| Lee W. Saperstein | 2024                |
| Frances Karttunen | 2024                |
| Barbara A. White  | 2025                |

**Applicants:**

Scott D. McIver – incumbent

### Coastal Resiliency Advisory Committee

**1 Seat Available; 1 Applicant**

1 Seat      Term Ends 2026

**Current Committee Members:**

|                                          |                       |
|------------------------------------------|-----------------------|
| Mary Longacre (At-Large)                 | 2023 – not reapplying |
| Sarah Bois, Ph.D (At-Large)              | 2024                  |
| Joanna Roche (At-Large)                  | 2025                  |
| Ian Golding (ConCom member)              | 2023                  |
| Carl Borchert (PB member)                | 2023                  |
| Matt Fee (SB member)                     | 2023                  |
| Peter Brace (HSAB member)                | 2023                  |
| Jennifer M. Karberg, Ph.D (NCF designee) | 2023                  |
| Rachael Freeman (Land Bank member)       | 2023                  |
| Christy Kickham (CapCom member)          | 2023                  |
| Gary Beller (ACNVT member)               | 2023                  |

**Applicants:**

Doug Rose – new applicant

## **2023 Annual Committee Applicants:**

### **Conservation Commission**

#### **2 Seats Available; 5 Applicants**

2 Seats            Terms End 2026

##### **Current Committee Members:**

|                      |                |
|----------------------|----------------|
| Ashley Erisman       | 2023 – applied |
| Mark Beale           | 2023 – applied |
| Ian Golding          | 2024           |
| Linda Williams       | 2024           |
| Seth Engelbourg      | 2025           |
| Michael V. Misurelli | 2025           |
| Joseph W. Plandowski | 2025           |

##### **Applicants:**

Tim Braine – new applicant  
C. Marshall Beale – incumbent  
Ashley Erisman – incumbent  
Bertram “Bo” Wilson – new applicant  
Marcia J. Browne, MD – new applicant

### **Contract Review Subcommittee, Human Services**

#### **1 Seat Available; 1 Applicant**

1 Seat            Term Ends 2026

##### **Current Committee Members:**

|                             |                |
|-----------------------------|----------------|
| Linda Williams (At-Large)   | 2023 – applied |
| John W. Belash (At Large)   | 2024           |
| Dorothy Hertz (At-Large)    | 2025           |
| Tara Restieri (CHS Rep)     | 2023           |
| Veronica Bolcik (CHS Rep)   | 2023           |
| Joanna Roche (FinCom Rep)   | 2023           |
| Bertyl Johnson (NP&EDC Rep) | 2023           |

##### **Applicants:**

Linda Williams – incumbent

### **Council for Human Services**

#### **3 Seats Available; 0 Applicants**

3 Seats            Terms End 2026

##### **Current Committee Members:**

|                 |                    |
|-----------------|--------------------|
| Jennifer Porter | 2023 – no response |
| Claudia Valle   | 2023 – no response |
| Sindy Rivera    | 2023 – no response |
| Athalyn Sweeney | 2024               |
| Sue Mynttinen   | 2024               |
| Veronica Bolcik | 2024               |
| Suzanne Keating | 2025               |
| Amanda Wright   | 2025               |
| Tara Restieri   | 2025               |

##### **Applicants:**

None

## **2023 Annual Committee Applicants:**

### **Council on Aging**

#### **3 Seats Available; 2 Applicants**

3 Seats            Terms End 2026

#### **Current Committee Members:**

|                     |                       |
|---------------------|-----------------------|
| Mary Anne Easley    | 2023 – applied        |
| Nancy Swain         | 2023 – not reapplying |
| Anthony “Rocky” Fox | 2023 – applied        |
| Judith Perkins      | 2024                  |
| Linda Williams      | 2024                  |
| Arlene O'Reilly     | 2024                  |
| Robert M. Kucharavy | 2025                  |
| Erin Lynch          | 2025                  |
| Abigail (Abby) Camp | 2025                  |

#### **Applicants:**

Anthony “Rocky” Fox – incumbent  
Mary Anne Easley – incumbent

### **Cultural Council ^**

#### **4 Seats Available; 2 Applicants**

2 Seats            Terms End 2025

2 Seats            Terms End 2026

#### **Current Committee Members:**

|                |                |
|----------------|----------------|
| Emma Young     | 2023 – applied |
| Michael Kopko  | 2023 – applied |
| Tony Wagner    | 2024           |
| Ava Rollins    | 2024           |
| Sarah C. Ellis | 2025           |
| VACANT         | 2025           |
| Justin Cerne** | 2025           |

*\*\*Needs to be replaced as has served more than two full terms*

#### **Applicants:**

Michael Kopko – incumbent  
Emma Young – incumbent

*^ Pursuant to the Massachusetts Cultural Council’s Local Cultural Council Program Guidelines, “The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms.”*

## 2023 Annual Committee Applicants:

### Finance Committee

**3 Seats Available; 6 Applicants**

3 Seats              Terms End 2026

#### **Current Committee Members:**

|                         |                       |
|-------------------------|-----------------------|
| Denice Kronau           | 2023 – applied        |
| Joseph T. Grause, Jr.   | 2023 – not reapplying |
| Joanna Roche            | 2023 – applied        |
| Jeremy Bloomer          | 2024                  |
| Peter A. McEachern      | 2024                  |
| Peter N. Schaeffer      | 2024                  |
| Stephen Maury           | 2025                  |
| Christopher A. Glowacki | 2025                  |
| Jill Vieth              | 2025                  |

#### **Applicants:**

**Howard Matz – new applicant**  
Joseph H. Wright – new applicant  
Joseph W. Plandowski – new applicant  
Rob Giacchetti - new applicant  
Denice Kronau – incumbent  
Joanna Roche – incumbent

### Harbor and Shellfish Advisory Board †

**1 Seat Available; 0 Applicants**

1 Seat              Term Ends 2025

#### **Current Committee Members:**

|                |      |
|----------------|------|
| Peter Brace    | 2023 |
| David Fronzuto | 2023 |
| Andrew Lowell  | 2024 |
| Ginger Andrews | 2024 |
| Scott Anderson | 2025 |
| VACANT         | 2025 |
| David Bossi    | 2025 |

#### **Applicants:**

None

† The Harbor and Shellfish Advisory Board is an elected public body. However, one of its members resigned. Pursuant to Chapter 270 of the Acts of 1979, vacancies on the Harbor and Shellfish Advisory Board shall be appointed by the Select Board for the remainder of the unexpired term.

## 2023 Annual Committee Applicants:

### Historic District Commission Associate

**1 Seat Available, 3 Applicants**

1 Seat              Term Ends 2026

**Current Associate Committee Members:**

|                   |                |
|-------------------|----------------|
| Jesse Dutra       | 2023 – applied |
| Carrie Thornewill | 2024           |
| Constance Patten  | 2025           |

**Applicants:**

**Howard Matz – new applicant**

Joseph Robert Paul – new applicant

Jesse Dutra – incumbent

### Nantucket Affordable Housing Trust

**1 Seat Available, 1 Applicant**

1 Seat (At-large)      Term Ends 2025

**Current Committee Members:**

|                                           |                |
|-------------------------------------------|----------------|
| Meg Browers (At-large)                    | 2023 – applied |
| Reema Sherry (At-large)                   | 2024           |
| Shantaw Bloise (At-large)                 | 2024           |
| Brian Sullivan (Real Estate Agent/Broker) | 2024           |
| Brooke Mohr (SB Rep)                      | 2023           |
| Penny Dey (Housing Authority)             | 2023           |
| David Iverson (NP&EDC)                    | 2023           |

**Applicants:**

Meg Browers – incumbent

### Nantucket Historical Commission

**2 Seats Available, 6 Applicants**

2 Seats              Terms End 2026

**Current Committee Members:**

|                          |                       |
|--------------------------|-----------------------|
| Georgia U. Raysman       | 2023 – not reapplying |
| David A. Silver          | 2023 – no response    |
| Angus MacLeod            | 2024                  |
| Milton "Mickey" Rowland  | 2024                  |
| Thomas Murray Montgomery | 2024                  |
| Abby De Molina           | 2025                  |
| Clement Durkes           | 2025                  |

**Applicants:**

David Gray – new applicant

Rita Carr – new applicant

Linda Williams – new applicant

George Butterworth – new applicant

Ethan McMorro - new applicant

Joe Bedell – new applicant

## 2023 Annual Committee Applicants:

### Planning Board Alternate

**1 Seat Available, 2 Applicants**

1 Seat              Term Ends 2026

**Current Alternate Committee Members:**

|                |                |
|----------------|----------------|
| Stephen Welch  | 2023 – applied |
| Carl Borchert  | 2024           |
| Abby De Molina | 2025           |

**Applicants:**

Howard Matz – new applicant  
Stephen Welch – incumbent

### Real Estate Assessment Committee

**2 Seats Available, 0 Applicants**

2 Seats              Terms End 2026

**Current committee Members:**

|                        |                       |
|------------------------|-----------------------|
| Rhoda H. Weinman, Esq. | 2023 – no response    |
| Penny Dey              | 2023 – not reapplying |
| Thomas Barada          | 2024                  |
| John B. Brescher, Esq. | 2024                  |
| Lee W. Saperstein      | 2025                  |

**Applicants:**

None

### Roads and Right of Way Committee

**3 Seats Available, 3 Applicants**

3 Seats              Terms End 2026

**Current Committee Members:**

|                   |                |
|-------------------|----------------|
| Lee W. Saperstein | 2023 – applied |
| Phil Smith        | 2023 – applied |
| Nathaniel Lowell  | 2023 – applied |
| Edward Gillum     | 2024           |
| Nelson Eldridge   | 2024           |
| Rob Ranney        | 2024           |
| Bill Grieder      | 2025           |
| Allen Reinhard    | 2025           |
| Rick Atherton     | 2025           |

**Applicants:**

Lee W. Saperstein – incumbent  
Nathaniel Lowell – incumbent  
Phil Smith – incumbent

## **2023 Annual Committee Applicants:**

### **Scholarship Committee**

#### **2 Seats Available; 3 Applicants**

2 Seats            Terms End 2026

##### **Current Committee Members:**

|                                       |                       |
|---------------------------------------|-----------------------|
| Jana Starr Duarte                     | 2023 – applied        |
| Kristie Ferrantella                   | 2023 – not reapplying |
| Lee W. Saperstein                     | 2024                  |
| Leslie W. Forbes                      | 2024                  |
| Margaret (Magee) Detmer               | 2024                  |
| Jeanne Miller                         | 2025                  |
| Rebecca Woodley-Oliver                | 2025                  |
| Beth Hallett    School Superintendent |                       |

##### **Applicants:**

Anthony “Rocky” Fox – new applicant  
Melissa MacVicar – new applicant  
Jana Starr Duarte – incumbent

### **Steamship Authority Port Council**

#### **1 Seat Available, 1 Applicant**

1 Seat            Term Ends 2025

##### **Current Committee Member:**

|                     |                |
|---------------------|----------------|
| Nathaniel E. Lowell | 2023 – applied |
|---------------------|----------------|

##### **Applicants:**

Nathaniel E. Lowell – incumbent

### **Tree Advisory Committee**

#### **3 Seats Available, 0 Applicants**

1 Seat            Term Ends 2025

2 Seats            Terms End 2026

##### **Current Committee Members:**

|                      |                    |
|----------------------|--------------------|
| Michael V. Misurelli | 2023 – no response |
| Whitfield C. Bourne  | 2023 – no response |
| Ben Champoux         | 2024               |
| Judy Deutsch         | 2025               |
| VACANT               | 2025               |

##### **Applicants:**

None

**2023 Annual Committee Applicants:**

**Zoning Board of Appeals**

**1 Seat Available, 1 Applicant**

1 Seat              Term Ends 2028

**Current Committee Members:**

|                  |                     |
|------------------|---------------------|
| Lisa Botticelli  | 2023 – applied late |
| John B. Brescher | 2024                |
| Michael O'Mara   | 2025                |
| Elisa H. Allen   | 2026                |
| Susan McCarthy   | 2027                |

**Applicants:**

Joe Marcklinger – new applicant

**Zoning Board of Appeals Alternate**

**2 Seats Available, 1 Applicant**

1 Seat              Term Ends 2024

1 Seat              Term Ends 2026

**Current Alternate Committee Members:**

|              |                |
|--------------|----------------|
| Mark W. Poor | 2023 – applied |
| VACANT       | 2024           |
| Jim Mondani  | 2025           |

**Applicants:**

Mark W. Poor – incumbent



**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:** Jacob Tinkhauser **Home Phone:** 914-772-4496  
**Mailing Address:** 54 Squam RD  
Nantucket, MA 02554 **Alternate Phone:** \_\_\_\_\_  
**Email Address:** jacob@tinkhauser.org **Date Submitted:** 5/18/23

REQUESTING APPOINTMENT TO: Agricultural Commission

*Reasons for Committee Interest*

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

I'm interested in joining the Agricultural Commission as I'd like to see agriculture grow on Nantucket. I believe agriculture fills an important middle ground between development and open space conservation. Agricultural land provides a livelihood and high quality produce, while also providing environmental benefits.

I have not attended a meeting, as I'm not aware that the commission has been meeting. I would like to join to help restart the meetings, and I'm 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?

I'm a beginning commercial beekeeper, and I perform drone mapping for agriculture and conservation properties. I spend significant time gardening for recreation. I would like to revitalize the Agricultural Commission by talking with both Nantucket farmers about their needs and other Agricultural Commissions about their activities.

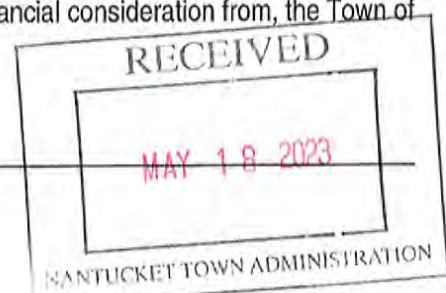
*Potential Conflicts of Interest*

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

None

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

No





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

RECEIVED

MAY - 4 2023

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

Name: ANTHONY G. BOUSCAREN Home Phone: 508 257 6253

Mailing Address: SIASCONSET  
PO Box 7082 NTA 02564 Work Phone: 203 417 3380

Email Address: AGBOUSCAREN@GMAIL.COM Date Submitted: 3 MAY 23

REQUESTING RE-APPOINTMENT TO: Airport Commission

**Reasons for Committee Interest**

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

*I have attended 90% of meetings since 2013  
After nearly 10 years on the Commission I have  
learned much about the business. As a former  
aviation attorney and commercial pilot I think I can  
be of good service to the Commission.*

**Relevant Experience**

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

*35 years Aviation attorney  
10 years experience on the Commission  
EASY Transition to new airport manager.  
negotiated settlement of legal claims against the airport*

**Potential Conflicts of Interest**

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



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

RECEIVED

MAY 15 2023

*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:** Robert F. Currie

**Home Phone:** 508.325.1956

**Mailing Address:** PO Box 449 Nantucket, MA 02554

**Alternate Phone:** 508.228.0618

**Email Address:** robert@cliffsidebeach.com

**Date Submitted:** 05.15.2023

REQUESTING APPOINTMENT TO: AIRPORT COMMISSION

*Reasons for Committee Interest*

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

I have never attended a meeting of the Airport Commission. Nantucket Memorial Airport is a critical gateway to the island. The continued smooth operation of the airport is very important to the town, local residents and visitors. The challenges facing the airport are very similar to the issues faced by the town. Some of the most important issues include employee housing, employee compensation and meeting the ever increasing demand, driven by population growth. I am prepared to commit to the meeting schedule. However, I do spend the winter in Colorado. I would be happy to return for critical meetings. If available as an option, I would join by Zoom during the winter months.

*Relevant Experience*

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

I have been actively involved in the management of our family business, Cliffside Beach Club, since graduating from The University of Denver's Graduate School of Business with an MBA in finance (1978). I would bring an important perspective from the resort community, to the operation of the airport. While the airport serves many important functions, it is the first experience, that many of our visitors have of Nantucket. I am an instrument rated, private pilot and keep my airplane at the airport. Aviation has been a passion of mine for many years. I would like to bring my experience to the challenges facing the airport and serve as a positive voice for the community and fellow aviators.

*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 not a member of any of the listed committees, agencies or non-profits. My daughter, Michele Currie is on the board of Sustainable Nantucket.

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

No employment or compensation to me or my family by the Town of Nantucket



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

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

**Name:** Arthur D. Gasbarro

**Home Phone:** 508-825-5053

**Mailing Address:** 20 Mary Ann Drive

**Work Phone:** 508-825-5053

**Email Address:** arthurg3@comcast.net

**Date Submitted:** May 17, 2023

**REQUESTING RE-APPOINTMENT TO:** Airport Commission

*Reasons for Committee Interest*

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

I very rarely miss a scheduled meeting. I have also attended numerous Manager and sub-committee meetings, as well as followed Select Board and Finance Committee meetings for Airport related matters. I would like to continue to serve in order to follow through on the projects that I have been involved with, including the creation of employee housing, a new master plan, terminal improvements, and the southwest ramp expansion.

*Relevant Experience*

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

I contribute an engineering background and leadership skills to the Commission, as well as have worked to foster a positive working relationship with the Town. I have served as Vice-Chairman for most of my tenure, and currently as Chairman. I value my role as policy maker and overseer of the Airport Manager. As such, I consider my service an asset to the Town and our community, which is rewarding to me.

*Potential Conflicts of Interest*

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

I am the Chairman of the Traffic Safety Advisory Workgroup

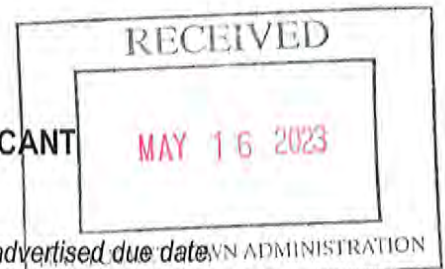
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

*Endorsed by the Board of Selectmen April 26, 2006.*





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



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

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

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

**Email Address:** mumpers1@gmail.com **Date Submitted:** May 16, 2023

**REQUESTING APPOINTMENT TO:** Board of Health

*Reasons for Committee Interest*

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

*As a nurse practitioner and nurse midwife (registered in MA and NY), the health of Nantucket residents is very important to me. I believe my experience and background would bring balance and another perspective to the BOH.*

---

*Relevant Experience*

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

*I am a nurse practitioner with a deep interest and knowledge of women's health and mental health. Until last year I was the President of Post Partum Support International, the leading international non-profit organization serving women with the challenges of post partum depression. I serve as advisor to the Cape and Islands Perinatal Wellness Alliance and do trainings for health professionals on their behalf.*

*I am very concerned about Nantucket's large under-served population. There are many ways the Board of Health can contribute to improving their health needs, both mental and physical, so that the entire Island benefits.*

---

*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *Vice Chair, Fairwinds; Outreach Committee of St. Paul's Church (St. Paul's has arranged and delivered more than 80 dinners every Wednesday evening to residents in need of nutritional support). My husband, Phil, is on the Roads and ROW Committee, Vice Chair of the Harbor Plan Update Committee and a Board member of Community Sailing.*

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



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

RECEIVED

MAY 19 2023

NANTUCKET TOWN ADMINISTRATION

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

Name: MAVKEEN MARKKLINGE Home Phone: 310-893-4205

Mailing Address: 3 GROVE LANE Alternate Phone: \_\_\_\_\_

Email Address: MMAKLINGE@YAPPO Date Submitted: 5/19/23

REQUESTING APPOINTMENT TO: BOARD OF HEALTH

*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?

---

*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?

---

*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?
-

Maureen Marcklinger R.N. B.S. M.S  
May 19, 2023

I have attended Board of Health meeting as a Board of Health Agent in Sherbourne, MA.

I am interested in serving because I believe my professional experience and educational experience would be a value to the Board of Health.

I am prepared to commit to the meeting schedule.

Experience.

I was a Nursing Professor for 25 years. A Visiting Nurse and Board of Health Agent, prior to that.

In addition to having a B.S. from Cornell and M.S. from Stoney Brook, I was a Registered Sanitarian.

I would hope to use my experience and training to help the community be a safer and healthier place, particularly concerning substance abuse.

Conflicts of Interest.

None

None



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

RECEIVED

MAY 19 2023

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: Meredith Lepore

Home Phone: 508 685 2743

Mailing  
Address: 87 Skyline Drive

Work Phone: 5/19/23

Email Address: Meri.lepore@gmail.com Date Submitted: \_\_\_\_\_

REQUESTING RE-APPOINTMENT TO: Board of Health

*Reasons for Committee Interest*

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

---

*Relevant Experience*

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

---

*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?

Meredith Lepore

#### Reason for Committee Interest

1. I have been a member for the past 3 years. I believe I have probably missed maybe 2-3 meetings. I have really enjoyed being in person and having the flexibility to be online. I believe I missed some meetings when I had twin newborns.
2. I have really enjoyed the past 3 years as a member of the board of health. My involvement with the board of health has given me a different perspective about all of the different health issues that affect our community.

#### Relevant Experience

I continue to work as a Family Nurse Practitioner at Addiction Solutions and as the elementary school nurse for the public schools. I have over 16 years working in health care. Being a member of the board of health as well as at the schools throughout the COVID-19 pandemic brought on a many new lessons.

I would like to continue to play an active role in the safety and health of our community.

#### Potential Conflicts of Interest

My husband is on the visitor services committee.

I am the school nurse at Nantucket Elementary School.

**RICHARD J. HUSSEY**

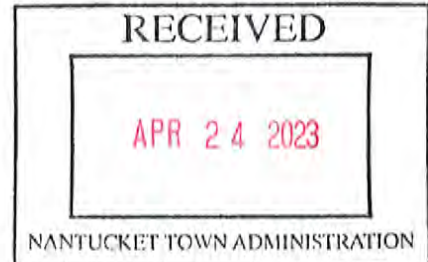
33 RIDGE LANE  
NANTUCKET, MASSACHUSETTS 02554-1966

508-325-5604 ~ 917-885-0284 (CELL)

E-MAIL: RJHUSSEY@COMCAST.NET

April 23, 2023

Mrs. C. Elizabeth Gibson  
Town Manager  
Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554



Dear Libby:

I am writing today to let you know that I will not be re-applying for membership on the Capital Program Committee.

It has been an honor and a privilege to serve the Town over these recent years, but I think the time is right for fresh eyes and a new perspective.

I have long marveled at your ability to consistently perform at a very high level under the most challenging and difficult circumstances, and I wish you much continued success.

Sincerely,

A handwritten signature in black ink, appearing to read "R.J. Hussey".

Cc: Erika Mooney  
Stephen Welch



**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:** Howard Matz **Home Phone:** 917-543-6666

**Mailing Address:** 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

**Email Address:** Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

*Reasons for Committee Interest*

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

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

*Relevant Experience*

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

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

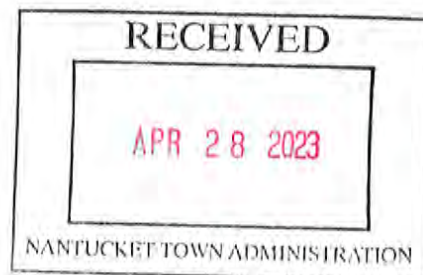
*Potential Conflicts of Interest*

- 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.

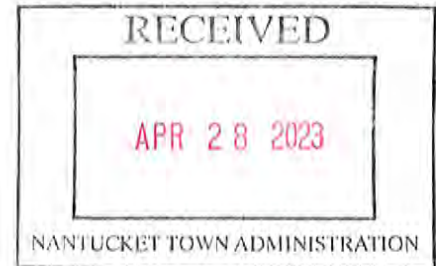
N/A

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

NO



**Howard J. Matz**  
917-543-6666  
hjmatz@gmail.com



## **SUMMARY**

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of \$5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

## **EXPERIENCE**

### **AgroRefiner, LLC, Co-Owner: 2020 – Current**

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

### **Derivee Capital Advisors, Chief Investment Officer: 2016 – Current**

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

### **Fieldstone Private Capital, Managing Director: 2012 – 2016**

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

## **56 Squared Partners LLC, *Principal:* 2010 – 2012**

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

## **Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010**

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over \$1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

## **Hypo International, *Director:* 2003 – 2006**

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's \$7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a \$5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

**Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003**

**Head of structured finance** for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

**Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992**

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

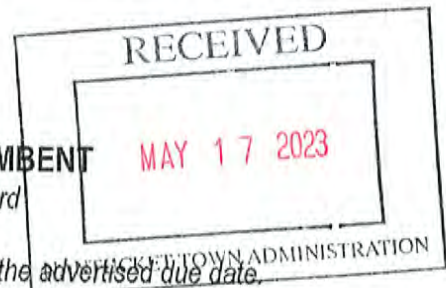
**EDUCATION**

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon University, Pittsburgh, PA.

Previously held NASD Registered Representative License.



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



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

Name: Cristy Korman Home Phone: \_\_\_\_\_  
Mailing Address: 8 West York Lane Work Phone: 508 397 9370  
Email Address: CRISTYK@HOTMAIL.COM Date Submitted: 5-17-23

REQUESTING RE-APPOINTMENT TO: CAPITAL COMMITTEE

Reasons for Committee Interest

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

• SINCE I JOINED THE COMMITTEE, I HAVE HAD VERY GOOD ATTENDANCE. I PREFER MEETING IN PERSON AND PLEASED WE HAVE RETURNED TO THAT FORMAT.

• OVERTHE PAST FEW YEARS, I FEEL THIS COMMITTEE, ITS MEMBERSHIP & ITS MISSION HAS BECOME REFINED & THOROUGH. THERE IS REASON & COMPROMISE AMONG THE MEMBERS FOLLOWING GOOD DISCUSSIONS. THE MISSION IS IMPORTANT TO ME.

Relevant Experience

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

• IVE ENJOYED 20 YEARS OF TOWN COMMITTEE APPOINTMENTS & HAVE A GOOD UNDERSTANDING OF THE TOWN'S NEEDS & COMMITTEES CHALLENGES.

• I AM VERY ACTIVE IN MEETING DISCUSSIONS & DECISIONS. MY APPROACH IS FREE & REASONABLE ALONG GOOD ARGUMENTS TO ALTER MY OPINIONS ON THE MATTERS AT HAND. I RESPECT OUR COMMITTEE'S FIRM REVIEW PROCESS ON EACH REQUEST.

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 CONSERVATION RESERVE ADVISORY COMMITTEE AS CAPCON REP.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No.



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

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

Name: SCOTT D. McIVER

Home Phone: 508-498-0826

Mailing

Address: P.O. BOX 2446 NANTUCKET, MA 02584 Work Phone: 508 228 3511

Email Address: scott@milpatcnc.com Date Submitted: 5/1/23

REQUESTING RE-APPOINTMENT TO: CEMETARY COMMISSION

*Reasons for Committee Interest*

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

I BELIEVE THAT WE HAVE MANY ONGOING PROJECTS THAT WILL HELP IMPROVE OUR CEMETERIES AND I WOULD LIKE TO BE A PART OF SHAPING THEM.

*Relevant Experience*

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

I HAVE BROUGHT MY EXPERIENCE IN THE MONUMENT INDUSTRY WHICH HAS LED TO HELPFUL INSIGHTS THAT HAS BEEN BENEFICIAL TO THE CEMETERIES AND THE COMMISSION.

*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.

N/A

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

*Endorsed by the Select Board April 26, 2023.*

RECEIVED

MAY - 1 2023

NANTUCKET TOWN ADMINISTRATION



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

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

**Name:** Doug Rose

**Home Phone:** 610-999-4800 (mobile)

**Mailing**

**Address:** 22 Fair Street, Nantucket, MA 02554

**Alternate Phone:** \_\_\_\_\_

**Email Address:** Chippersdad074@gmail.com

**Date Submitted:** 5/15/23

**REQUESTING APPOINTMENT TO:** Coastal Resilience Advisory Committee (CRAC)

**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've attended CRAC meetings via zoom on a fairly regular basis, and followed the development of the Coastal Resilience Plan (CRP) with great interest. I believe CRAC's mission is among the most important and exciting of any in Nantucket town government, and applaud the hard work and productivity of this committee and the NRD staff supporting it. While I've never applied to serve on a Town committee/commission/board before, I've become increasingly engaged in community affairs in recent years, and would like to help advance the work of the CRAC team. I am ready/willing/able to commit to their meeting schedule; if selected, I would be honored to join that team, and would strive to be an active contributor.*

**Relevant Experience**

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

*I'm a retired marketing/data analytics/communications professional who likes to dig into the data before forming opinions. I have a special passion for making technical data understandable/accessible to laypeople. In the past I've encouraged the CRAC team to 1) prioritize projects that affect critical island infrastructure over those that pertain only to specific homes/neighborhoods, and 2) to consider additional hurricane preparedness/recovery strategies as a part of the next iteration of the CRP. I agree with the guiding principles espoused in the CRP that resilience is not about fighting against natural forces, but adapting to them, and finding nature-based ways to preserve, restore and -- wherever possible -- enhance Nantucket in the process.*

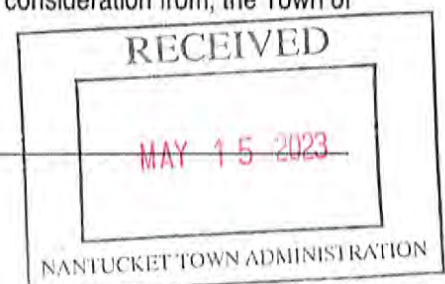
**Potential Conflicts of Interest**

- 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've not been a member of any Town boards, committees or commissions. My wife and I are annual contributors to AAN, NHA, NPT, NLC, NCH, the Thrift Shop, PASCON, NISHA, the Atheneum, Safe Place, and the Food Pantry.*

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

*None.*



# Town and County of Nantucket

## Select Board • County Commissioners

Jason Bridges, Chair  
Matt Fee  
Dawn E. Hill Holdgate  
Malcolm W. MacNab  
Brooke Mohr



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

C. Elizabeth Gibson  
Town & County Manager

May 1, 2023

Mary Longacre  
18 Polliwog Pond Road  
Nantucket, MA 02554

Dear Mary:

Our records indicate that your term expires June 30, 2023 for your seat on the Coastal Resiliency Advisory Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 19, 2023 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 7, 2023 at 5:30 pm** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 28, 2023. If you have any questions or would like further information, please call (508) 228-7266 or email me at [emooney@nantucket-ma.gov](mailto:emooney@nantucket-ma.gov). Thank you.

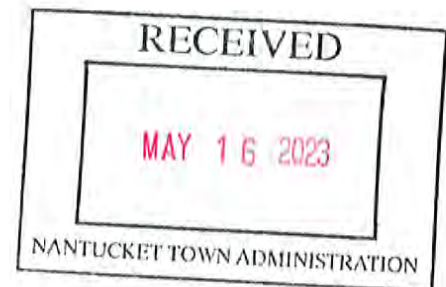
Sincerely,

Erika Mooney  
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Signature





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

RECEIVED

MAY 2 2023

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: TIM BRAINE

Home Phone: 917 674 7292

Mailing Address: PO BOX 103

Alternate Phone: \_\_\_\_\_

Email Address: TIMBRAINE@GMAIL.COM Date Submitted: 5/2/2023

REQUESTING APPOINTMENT TO: CONSERVATION COMMISSION

*Reasons for Committee Interest*

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

→ INTERESTED IN ISLAND PROTECTION, SEA LEVEL RISE ISSUES

*Relevant Experience*

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

I'M A QUICK STUDY WHEN IT COMES TO TECHNICAL AND SCIENTIFIC INFORMATION. I'M PRETTY DIPLOMATIC AND FAIR-MINDED.

I'M HOPING TO MAKE A CONTRIBUTION TO THE WELFARE OF THE ISLAND AS IT FACES FURTHER DEVELOPMENT IN THE FACE OF SEA LEVEL RISE.

*Potential Conflicts of Interest*

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



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

RECEIVED

MAY 8 2023

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: C. Marshall Beale Home Phone: 508 228 5422

Mailing Address: 9 Sherburne Commons 02554  
new address 5/16/2023 Work Phone: 617 733 1776 (cell)

Email Address: Cmarshall291@me.com Date Submitted: 5/8/2023

REQUESTING RE-APPOINTMENT TO: Conservation Committee

*Reasons for Committee Interest*

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

my attendance has been very good. I've missed 2 ± meetings in three years. I now have a working knowledge of both the Nantucket Wetlands Regulations and the State DEA regs. I've enjoyed the challenge of working with applicants and at the same time protecting our wetlands

*Relevant Experience*

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

Knowledge of regulations and many years of service to the Town (ZBA 8 yrs, Planning Board 12 yrs, ConCom 3 yrs). I've helped our Commission by combining what works for an applicant and what's best for the Town.

*Potential Conflicts of Interest*

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

NHA (Historical) Education Committee, St Paul's Church Finance Committee

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

No



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

RECEIVED

MAY 19 2023

*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:** Ashley Erisman

**Home Phone:** 508-265-2717

**Mailing Address:** 10 Pochick Ave., Nantucket, MA 02554

**Work Phone:**

**Email Address:** ashley.erisman@gmail.com

**Date Submitted:** May 18, 2023

REQUESTING RE-APPOINTMENT TO: Conservation Commission

*Reasons for Committee Interest*

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

I have been committed to the Conservation Commission schedule over the past nine years. I believe I have only missed five meetings during that time. I would like to continue on the Commission, because I feel it is a valuable way to volunteer my time and my experience to serve Nantucket.

*Relevant Experience*

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

I bring nine years of experience serving on the Conservation Commission. I have served as Chairperson for the past four years, and I run meetings efficiently. I am a good leader, and I am patient. Growing up on Nantucket gives me great insight into the unique and dynamic environment. My masters coursework has given me background knowledge in wetland ecosystems, and it included classes titled: "Wetlands", "Advanced Ecology", "Saving Our Estuaries-Resources, Regulations and Recovery", "Introduction to Hydrology", "Field Botany", and "Planning for Land Conservation". I have participated thoughtfully in years worth of Notices of Intent, Enforcements, and discussion items, and I believe my dedication has helped the Commission successfully uphold the Massachusetts Wetlands Protection Act and Nantucket's Bylaw.

*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?

I am currently employed by the Town of Nantucket. I work for Nantucket Public Schools as a high school science teacher.

*Endorsed by the Select Board April 26, 2006.*



**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:** Bertram "Bo" Wilson, III

**Home Phone:** 508-325-2025

**Address:** PO Box 2615, Nantucket, MA 02584

**Alternate Phone:** \_\_\_\_\_

**Email Address:** bo@wilsoncompanybuilding.com

**Date Submitted:** 05/19/2023

**REQUESTING APPOINTMENT TO:** Conservation Commission

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission? **Yes, both in person and through Zoom**
- Why are you interested in this committee/board/commission? **I have been interested in conservation issues for many years particularly when it is related to a project that I have worked on with wetlands and natural heritage issues. I feel at this point, after 40 plus years here working in the trades, I have the time and the drive to contribute to the Con Com. It is a very important entity in ensuring that the wetlands protection act is enforced using common sense while working cooperatively with applicants and the Town. I want to give back to the community that has given me so much.**
- Are you prepared to commit to the meeting schedule of the committee/board/commission? **Yes**

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission?  
**An experienced perspective, a deep understanding of the role any Commission must play on Nantucket, ability to see the whole pictures with fairness, no personal agenda on any project that is before the Con Com currently and experience owning my own successful business.**
- What would you hope to accomplish on the committee/board/commission?  
**A fair and reasoned consideration of Con Com matters is critical and appears to be at times lacking currently. It is important to behave appropriately and consideration of matters within the Commission's jurisdiction needs to be done without outside influences, without personal bias or pre-prejudice. I will use my extensive experience with other permit granting boards and commissions. I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I understand the Commission's mission is to work within the state mandated rules and regs and render support for conservation efforts in a fair and reasoned manner.**

*Potential Conflicts of Interest*

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



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

RECEIVED

MAY 19 2023

NANTUCKET TOWN ADMINISTRATION

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

Name: MARCIA BROUNE

Home Phone: 617-939-4139

Mailing  
Address: 16 CIRCUIT RD

Alternate Phone: \_\_\_\_\_

CITESTNUT HILL, MA 02467

Email Address: mbroune@mgh.harvard.edu

Date Submitted: 5/9/23

REQUESTING APPOINTMENT TO: Conservation 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? below
- Are you prepared to commit to the meeting schedule of the committee/board/commission? - yes

I am interested in con com because I wish to give back to Nantucket in some way, particularly in the area of conservation.

Relevant Experience

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

I am trained in science (I'm a medical oncologist) + can analyze data to help make complex decisions.

I hope to be objective + help solve issues that Nantucket faces.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen or the Town Manager, local agencies or non-profit organizations of which you or a member of your immediate family are current members. none

(I applied for the con com 2021 + 2022 but not appointed.)

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



## TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT

*For Re-Appointment by the Select Board*

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

**Name:** Linda Willilams

**Home Phone:** 508-221-0432

**Mailing**

**Address:** PO Box 1446, Nantucket, MA 02554

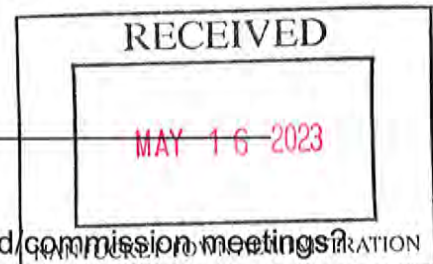
**Work Phone:**

**Email Address:** ackczarina1@gmail.com

**Date Submitted:** 5/16/2023

REQUESTING RE-APPOINTMENT TO:

Contract Review Committee



*Reasons for Committee Interest*

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

**Regular Attendance.** I find the work the Committee does to be very rewarding and the grants have a big impact on the health and wellbeing of the community. With the funding of the \$175,000 at this year's town meeting that is dedicated to youth substance issues for the ages of 0-25, our work will be even more impactful. We have a really dedicated group of volunteers on the Committee and would like to continue making a difference and working in the human services venue.

*Relevant Experience*

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

I have been involved in the human services area for over 30 years. I was on the Commission on Disability, Human Services Committee, was an EMT, AIDS buddy and Hospice volunteer, original member of Safe Place; I am currently on the Council on Aging and CRC. I bring a great deal of experience to the table as well as knowledge of the human/health service providers on Nantucket that the CRC works with. We have a very Dedicated chairman in Dorothy Hertz who keeps us organized and productive.

*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.  
(See attached)
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? **No, I am retired from the Town.**

**Name:** Linda Finney Williams

**Children:** Aryn (45), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (37) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.

**Years on Nantucket:** 50 year-round, 18 years summers prior to that

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

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

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

**Current Volunteer Experience:**

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

**Past Volunteer Experience:**

Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); NFD EMT; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes; Board of Directors Sherburne Commons. Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman); Government Study Committee; Madaket Advisory Committee;



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

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

Name: Rocky Fox

Home Phone: 508-360-4948

Mailing  
Address: 12 Bailey RD

Work Phone: \_\_\_\_\_

Email Address: rocky1522@gmail.com

Date Submitted: 5/2

REQUESTING RE-APPOINTMENT TO: Council on Aging

*Reasons for Committee Interest*

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

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MAY - 8 2023

NANTUCKET TOWN ADMINISTRATION

I have attended one meeting.

*Relevant Experience*

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

I have been a volunteer for Elder Services (Meals on Wheels) for over 25 years. I'm a member of PASCON. I've shoveled snow for the elder for 20+ years. Was named Elder Volunteer of the for Cape Cod & the Islands

*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?

I'm on the School Committee. I'm also on the Commission on Disability

*Endorsed by the Select Board April 26, 2006.*



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

RECEIVED

MAY 8 2023

NANTUCKET TOWN ADMINISTRATION

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

Name: Mary Anne Easley

Home Phone: 508-325-5488

Mailing Address: 57 West Chester Street

Alternate Phone: 508-361-3015

Email Address: mae27ack@gmail.com

(cell)  
Date Submitted: 04/24/2023

REQUESTING APPOINTMENT TO: Council on Aging

**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 served 2 terms on the CoA, the last 2 years as chair. AS a senior citizen, I am keenly interested in addressing the needs of the island's senior population. I'm 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?

In the last 2 years, I successfully applied for 2 state grants (\$7500 each) to help Nantucket seniors. One was to recognize senior caregivers, especially stressed by the pandemic, with \$200 gift certificates to island vendors. The second, which is ongoing, provides installation of safety modifications, such as grab bars & railings, in seniors' homes. I hope to continue to understand the evolving needs of Nantucket seniors & explore effective ways to address them.

**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.
  - Elder Services of Cape Cod & the Islands (ESCCI)
  - Nantucket Athenaeum
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

**From:** [Nancy Swain](#)  
**To:** [Erika Mooney](#)  
**Subject:** NCOA APPT.  
**Date:** Thursday, May 11, 2023 1:46:30 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erika,

I am notifying you today, May 11, 2023, that I am asking you to remove my name from the potential applicants for NCOA.

Thank You for your time and attention to this matter, and I will look forward to a confirmation of this from you.

Nancy Swain  
swaincottages@yahoo.com  
508-901-1106

---

This email was scanned by Bitdefender



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

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

**Name:** Michael Kopko **Home Phone:** 508-325-2174

**Mailing Address:** 5 N Water St, Nantucket, MA 02554 **Work Phone:** \_\_\_\_\_

**Email Address:** michael@whiteherontheatre.org **Date Submitted:** 5/1/2023

REQUESTING RE-APPOINTMENT TO: Nantucket Cultural Council

*Reasons for Committee Interest*

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

I have attended over 90% of meetings.

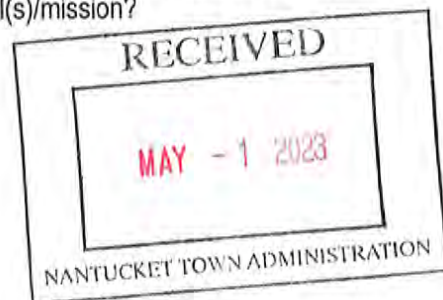
I would like to continue to help the commission grow.

*Relevant Experience*

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

I work for a non-profit cultural organization.

I currently serve as the Council's treasurer.



*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 work for a non-profit cultural organization, and recuse myself from discussions and actions concerning by employer.

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



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

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

**Name:** Emma Young

**Home Phone:** 508-221-1523

**Mailing Address:** 21 High Brush Path

**Work Phone:**

**Email Address:** [earaxieyoung@gmail.com](mailto:earaxieyoung@gmail.com)

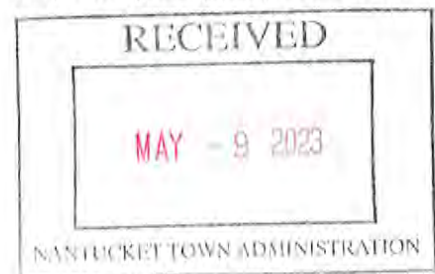
**Date Submitted:** 5/9/23

REQUESTING RE-APPOINTMENT TO: Nantucket Cultural Council

*Reasons for Committee Interest*

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

I would like to continue the work I have helped with for the past 5 years, specifically making the grant process more seamless and transparent within the council and the public



*Relevant Experience*

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

I have brought a level of organization and commitment as well as knowledge of the arts & cultural events of Nantucket. I have helped the council by running meetings and encouraging more consistency with meetings

*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?

None. However I would like to make it clear that I can only serve for 1 more year, as the Mass Cultural Council has a limit of 6 consecutive years on the local council. Due to an appointment to fill an empty seat, I have already served 5 years.

*Endorsed by the Select Board April 26, 2006.*

5 Pinkham Circle  
Nantucket, MA 02554  
April 21, 2023

VIA EMAIL

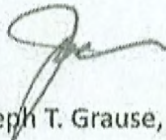
Mr. Jason Bridges, Chair  
Nantucket Select Board  
Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554

Dear Jason,

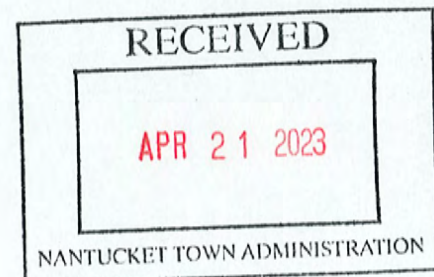
My term as a member of the Finance Committee expires at the end of this fiscal year. I do not wish to be re-appointed.

I have truly enjoyed the past nine years on the FinCom. It was rewarding to work with the Select Board, Libby Gibson, Brian Turbitt, numerous other Town employees and committee members, and, finally, my fellow members of the Finance Committee, especially our Chair, Denice Kronau. It has been my honor to participate and serve the Town and its citizens.

Sincerely,



Joseph T. Grause, Jr.





**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:** Howard Matz **Home Phone:** 917-543-6666

**Mailing Address:** 41 Chuck Hollow, PO BOX 356, Sconset **Alternate Phone:** \_\_\_\_\_

**Email Address:** Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

*Reasons for Committee Interest*

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

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

*Relevant Experience*

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

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

*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.

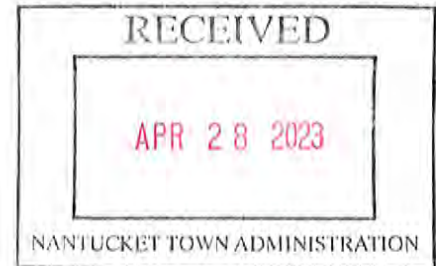
N/A

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

NO



**Howard J. Matz**  
917-543-6666  
hjmatz@gmail.com



## **SUMMARY**

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of \$5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

## **EXPERIENCE**

### **AgroRefiner, LLC, Co-Owner: 2020 – Current**

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

### **Derivee Capital Advisors, Chief Investment Officer: 2016 – Current**

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

### **Fieldstone Private Capital, Managing Director: 2012 – 2016**

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

## **56 Squared Partners LLC, *Principal:* 2010 – 2012**

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

## **Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010**

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over \$1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

## **Hypo International, *Director:* 2003 – 2006**

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's \$7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a \$5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

**Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003**

**Head of structured finance** for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

**Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992**

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

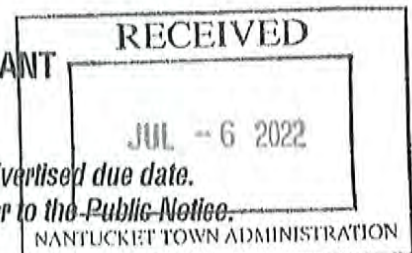
**EDUCATION**

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon University, Pittsburgh, PA.

Previously held NASD Registered Representative License.



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



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

Name: JOSEPH H. WRIGHT

Home Phone: 508 2576712

Mailing Address: P.O. Box 475 15 CRAFTON ST

SIACONSON MA. 02560

Alternate Phone: 508 6170764

Email Address: JHW3@ME.COM

Date Submitted: JULY 6, 2022

REQUESTING APPOINTMENT TO: NANTUCKET FINANCE COMMITTEE

Reasons for Committee Interest

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

I AM A RETIRED FINANCIAL EXECUTIVE  
I AM CURRENTLY TREASURER OF SIACONSON UNION CHAPEL  
AND A DIRECTOR OF THE COMMUNITY FOUNDATION FOR  
NANTUCKET

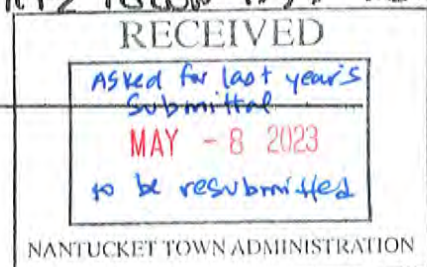
Relevant Experience

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

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

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.  
DAUGHTER AMANDA WRIGHT, FAIRWINDS CLINICAL DIRECTOR,  
ON HEALTH & HUMAN SERVICES
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO! WE CONTRIBUTE TO THE TOWN TAX ROLLS!



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## **PROFILE**

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

## **PROFESSIONAL EXPERIENCE**

**CORPORATE DIRECTOR**  
**(See Listing Last Page)**

**MAR. 2001 - PRESENT**

**CROSBIE & COMPANY INC.**  
**Managing Partner**

**1997 – FEB. 2001**

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

**SWISS BANK CORPORATION (CANADA)**  
**President & CEO**

**1995 – 1997**

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

**BURNS FRY LIMITED**  
**Vice-Chairman & Director**

**1986 – 1994**

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

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

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

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

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

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

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

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**EDUCATION**

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

**CURRENT PROFESSIONAL ASSOCIATIONS**

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

Board of Advisors: CC&L Tigers Trust;

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

**FORMER PROFESSIONAL ASSOCIATIONS**

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

**CLUBS**

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

**INTERESTS**

Hiking and canoeing, fishing, fitness

**CITIZENSHIP**

Dual U.S. and Canadian

**LANGUAGES**

French – working knowledge



**TOWN OF NANTUCKET**  
**FINANCE COMMITTEE INTEREST FORM**  
*For Appointment by the Select Board*

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

**Name:** Joseph W. Plandowski **Home Phone:** \_\_\_\_\_

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

**Email Address:** jwpmail@gmail.com **Date Submitted:** May 18, 2023

**REQUESTING APPOINTMENT TO FINANCE COMMITTEE**

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

*Reasons for Committee Interest*

- Why are you interested in being on the Finance Committee?
  - Apply common sense to decisions affecting Nantucket taxpayers
  - Extensive experience in managing small and large businesses
  - Former Director of Acquisitions – over 50 acquisitions closed

*Relevant Experience*

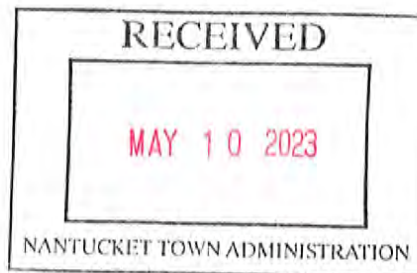
- What experience, skills or insight would you bring to the Finance Committee?
- What would you hope to accomplish on the Finance Committee?
  - Over 30 years managing and co-owning several different businesses
  - Experience as a Member on Town Committee, Commission and Work Group
  - Mechanical Engineering and MBA degrees from State University of New York

*Ability to Participate*

- Are you prepared to commit to the meeting schedule of the Finance Committee?
- Have you attended meetings of the Finance Committee and if so how many/how often?
  - A year-round Nantucket resident
  - Understand the time commitment involved
  - No to attendance, but follow its Agenda

*Potential Conflicts*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  - Member of the Town's Cannabis Advisory Committee
  - Member of the Town's Conservation Commission
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
  - No





**TOWN OF NANTUCKET**  
**FINANCE COMMITTEE INTEREST FORM**  
For Appointment by the Select Board

RECEIVED

MAY 18 2023

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 Giacchetti

Home Phone: 617 470 1696

Mailing Address: 26 Goldfinch Dr

Alternate Phone: —

Email Address: rob@avanti-group.com

Date Submitted: 18 May 2023

**REQUESTING APPOINTMENT TO FINANCE COMMITTEE**

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

**Reasons for Committee Interest**

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

Primarily to make a contribution to the town. I feel that my background gives me a perspective that would be a positive contribution to the Committee.

**Relevant Experience**

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

I have a degree in Finance and have started and managed several successful businesses - I have school aged children and my older son went through NHS. I've been a full-time resident since 2016, and before that was both a seasonal and a part-time year round resident. I've run two businesses on the island - I would hope to →

**Ability to Participate**

- Are you prepared to commit to the meeting schedule of the Finance Committee? Yes
- Have you attended meetings of the Finance Committee and if so how many/how often?

I have watched prior meetings on YouTube to understand the nature of the Committee's meetings.

**Potential Conflicts**

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

My wife Susan McCarthy is a member of the ZBA

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



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

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

Name: Denice Kronau Home Phone: 508 332-9781

Mailing Address: 5 Old Quidnet Milk Rte. Nantucket, MA 02554  
Alternate Phone: \_\_\_\_\_

Email Address: denice.kronau@gmail.com Date Submitted: 5/19/23

REQUESTING APPOINTMENT TO: Finance 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?

*- see attachment*

*Relevant Experience*

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

*- see attachment*

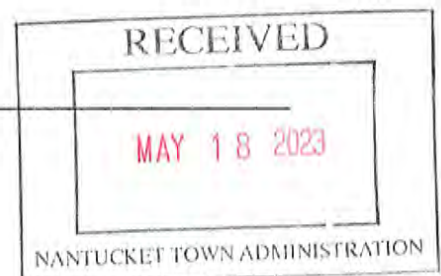
*Potential Conflicts of Interest*

- 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**



Denice Kronau  
Finance Committee (FinCom)  
18 May 2023

#### Reason for Committee Interest

- As a former chief financial officer, I am interested in the finances of our community and believe that serving on FinCom is a good way to give back.
- "Numbers tell a story."
- Yes, as per my past performance, I am prepared to commit the necessary time for FinCom and would like to serve for 3 more years.
- I have served on the Finance Committee since July 2017 and have been Chair since December 2019.

#### Relevant Experience

##### *Experience, Skills, Insights*

- Former CFO of Siemens Healthcare Diagnostics and Siemens US, both multi-billion \$ businesses.
- Former head of Audit for Diageo, PLC.
- I have also been the CEO of 2 businesses that had to be turned around from losing money to profitability through hiring and motivating a high performing team, setting a clear strategy, identifying and executing transformational projects and being fully accountable for the results.

##### *Hope to Accomplish*

- I would like to continue my active civic outreach to citizens who propose warrant articles.
- By effectively planning and managing FinCom meetings, I would like to ensure that each article that requires a FinCom recommendation is given its due process and thoughtful review, considering all stakeholders' points-of-view.
- I would like to continue the strong collaboration FinCom has built with the other boards, committees, and commissions, as well as with Town Administration. "We're all on the same team."



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

RECEIVED

MAY 19 2023

NANTUCKET TOWN ADMINISTRATION

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

Name: Joanna Roche

Home Phone: 413-441-4531

Mailing Address: PO Box 3772 Nantucket MA, 02554

Work Phone: \_\_\_\_\_

Email Address: jroche@mariamitchell.org

Date Submitted: 5/19/23

REQUESTING RE-APPOINTMENT TO: FINANCE COMMITTEE

*Reasons for Committee Interest*

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

I rarely miss meetings of the FINCOM. I serve as the FINCOM rep on the CRC for the past two years + I have really enjoyed that. The work we do on FINCOM is very valuable to the committee + it's an honor to serve.

*Relevant Experience*

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

I have experience in leadership + financial management and good community perspective as a working mom of two boys. I understand how town government works + the challenges we face as a community, and I am not afraid to ask questions + propose ideas.

*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.

Executive Director of Maria Mitchell Association

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

NO

Mar 22, 2023

To: Town of Nantucket:

MAINTENANCE  
TOWN CLERK

2023 MAR 22 PM 3:06

I am advising the town of Nantucket that I am resigning my position as a member of the Nantucket Harbor and Shellfish Advisory Board. I have informed the Chairman Andrew Lowell, of my decision. The Chairman and Peter Brace are doing an excellent job as Board Members, in working with Tara Riley and the Harbormaster in all aspects of maintaining the health of the Harbor and the Nantucket Fisheries. My commitment to developing a new hedge fund and concentrating on music do not leave me enough time to devote to the Harbor & Shellfish Advisory Board.

Sincerely Stephen C. MacLeod Payer  
S. C. Payer

SECTION 1. The office of superintendent of parks and playgrounds and the office of superintendent of cemeteries in the city of Taunton shall be exempt from the provisions of chapter thirty-one of the General Laws.

SECTION 2. The provisions of section one of this act shall not impair the civil service status of any person holding civil service status in either of the aforementioned offices on the effective date of this act.

SECTION 3. This act shall take effect upon its passage.  
Approved June 13, 1979.

---

Chap. 270. AN ACT PROVIDING FOR THE FILLING OF  
VACANCIES ON THE HARBOR AND SHELLFISH  
ADVISORY BOARD OF THE TOWN OF NAN-  
TUCKET.

Be it enacted, etc., as follows:

SECTION 1. The first paragraph of chapter 465 of the acts of 1976 is hereby amended by adding the following sentence:- If there is a vacancy on the board, the board of selectmen of said town shall appoint a person to fill such vacancy for the remainder of the unexpired term.

SECTION 2. This act shall take effect upon its passage.  
Approved June 13, 1979.

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Chap. 271. AN ACT FURTHER REGULATING THE DISCLO-  
SURE OF CONSUMER CREDIT COSTS AND  
TERMS.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to immediately regulate the disclosure of consumer credit costs and terms, and to insure the continued conformity of the consumer credit laws of the commonwealth with federal law and regulations, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

---

Be it enacted, etc., as follows:

SECTION 1. Subsection (a) of section 7 of chapter 140C of the General Laws, as most recently amended by section 17 of chapter 52 of the acts of 1977, is hereby further amended by adding the following paragraph:-

Notwithstanding the provisions of clauses (1) and (2), a creditor may, in any transaction in which the payments scheduled to repay the indebtedness vary, satisfy the requirements of clause (3) of subsection (b) with respect to the number, amount and due dates or periods of payments by disclosing the required information on the reverse of the disclosure statement or on a separate page, provided that the following notice appears with the other required disclosures: "NOTICE: see (reverse side) (accompanying statement) for the schedule of payments".



**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:** Howard Matz **Home Phone:** 917-543-6666

**Mailing Address:** 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

**Email Address:** Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

*Reasons for Committee Interest*

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

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

*Relevant Experience*

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

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

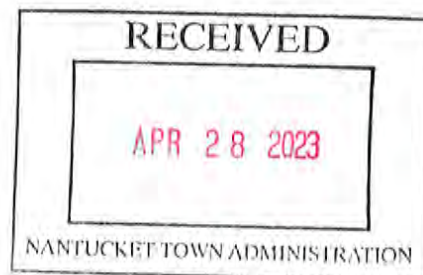
*Potential Conflicts of Interest*

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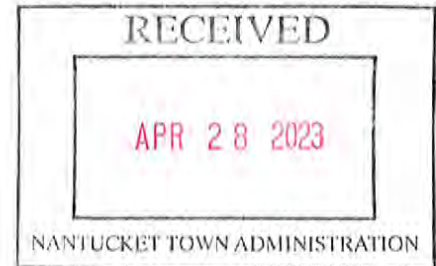
N/A

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

NO



**Howard J. Matz**  
917-543-6666  
hjmatz@gmail.com



## **SUMMARY**

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of \$5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

## **EXPERIENCE**

### **AgroRefiner, LLC, Co-Owner: 2020 – Current**

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

### **Derivee Capital Advisors, Chief Investment Officer: 2016 – Current**

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

### **Fieldstone Private Capital, Managing Director: 2012 – 2016**

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

## **56 Squared Partners LLC, *Principal:* 2010 – 2012**

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

## **Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010**

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over \$1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

## **Hypo International, *Director:* 2003 – 2006**

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's \$7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a \$5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

**Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003**

**Head of structured finance** for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

**Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992**

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

**EDUCATION**

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon University, Pittsburgh, PA.

Previously held NASD Registered Representative License.



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

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

**Name:** Joseph Robert Paul **Home Phone:** 508.257.4244  
**Mailing Address:** PO Box 822  
Nantucket, Ma 02554 **Alternate Phone:** 508.680.4806 (mobile)  
**Email Address:** joe@bpc-architecture.com **Date Submitted:** 5/18/2023

REQUESTING APPOINTMENT TO: Historic District Commission Associate

*Reasons for Committee Interest*

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

I've been an active member of the design community since I moved to Nantucket in the fall of 1996 and have been attending HDC meetings for nearly 27 years. I have a lot respect for the mission of the HDC and believe that the preservation of our built environment is critical for the island. I also believe that there's design flexibility within the context of the HDC guidelines that is appropriate and in keeping with our rich architectural heritage. I would like a seat as an HDC associate to participate in the HDC process from the other side of the table. I understand the time and commitment that would be required to be a contributing member of the board. My wife (& colleague) is also very supportive of my desire to join the board and has encouraged me to formally request your appointment.

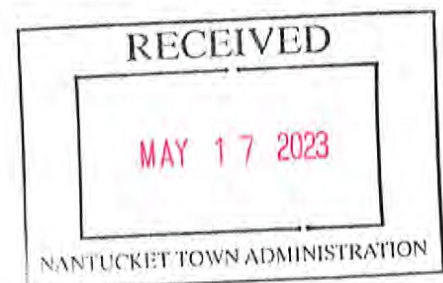
*Relevant Experience*

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

I graduated from Syracuse University School of Architecture in 1992 where my thesis project dealt with the challenges & opportunities in designing in a community with a strong vernacular language. I understand and appreciate the importance of design guidelines both in preserving our heritage as well as guiding new construction. My years of direct HDC & client interaction gives me a unique perspective which will allow me to manage my client expectations in a way that will have a positive impact on our islands rich built environment. Ultimately I would like to participate in an updating of "Building with Nantucket in Mind" so that the guidelines present themselves in a less nebulous way which would benefit both the commission and the applicants before the board. In addition to my 30+ years of professional experience as a designer & architect I've also served on the board of the Tom Nevers Civic Association and I've been a trustee of a condo association in Boston. All of this experience amounts to a career of listening & collaboration; traits which I feel are invaluable to serve on the HDC

*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 at this time.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No; not at this time or at any time in the past.





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

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

Name: Jesse Dutra Home Phone: 508 654 2822

Mailing Address: 76 Hummock Pond Rd. Work Phone: 508 228 9310

Email Address: Jesse@Nantucketpoolscow Date Submitted: 05/18/2023

REQUESTING RE-APPOINTMENT TO: HDC

*Reasons for Committee Interest*

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

As a alternate I do not attend as many meeting as my peers but make sure I don't miss the meetings that I am on in old business.

To continue to serve my community

*Relevant Experience*

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

Landscape Knowledge and a voice of reason.

Being level headed and fair.

*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

Endorsed by the Select Board April 26, 2006.

RECEIVED

MAY 18 2023

NANTUCKET TOWN ADMINISTRATION



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

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MAY - 2 2023

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: McG Browsers

Home Phone: 508 280 7621

Mailing Address: 45 Miacomet Ave

Work Phone: 508 280 7621

Email Address: mcgbrowsers@gmail.com Date Submitted: 5/1/23

REQUESTING RE-APPOINTMENT TO: Affordable Housing Trust

**Reasons for Committee Interest**

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

I have attended nearly every meeting since my appointment, including the twice monthly meetings this spring leading to ATM.

I want to continue to serve our community via this committee, help review potential affordable/workforce housing opportunities and advocate for the best options for our year-round families and workforce.

**Relevant Experience**

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

As a 22 year full time resident of Nantucket, mom of two NPS children, former teacher and homeowner, I think I represent a demographic needed on the committee. Affordable or attainable housing for our year round families is critical, and as I learn more I want to continue to advocate for our island families.

**Potential Conflicts of Interest**

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

Nantucket Education Trust, NIS + CPS School Council, and I work for the Community Foundation.

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

no.

## Erika Mooney

---

**From:** Georgia Raysman <georgiaraysman@gmail.com>  
**Sent:** Tuesday, May 2, 2023 9:45 PM  
**To:** Erika Mooney  
**Subject:** Re: Committee incumbent info

Hello Erika--

I have decided not to ask for re-appointment to the Historical Commission. Its work is very important, and I find that I do not have the time to give it that it deserves.

Best regards,

Georgia

On Mon, May 1, 2023 at 12:49 PM Erika Mooney <[EMooney@nantucket-ma.gov](mailto:EMooney@nantucket-ma.gov)> wrote:

Hi Georgia:

I hope you don't mind, but I am trying out sending this all via email this year. Let me know if you have any questions. Thanks!

Best,

Erika

Erika D. Mooney

*Operations Administrator*

Town of Nantucket

16 Broad Street, Room 113

Nantucket, MA 02554

508-228-7266



RECEIVED

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

MAY - 3 2023

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

Name: DAVID GRAYHome Phone: 508-901-1356Mailing Address: P.O. Box 3021, 02584

Alternate Phone: \_\_\_\_\_

Email Address: DRGRAY2231@GMAIL.COM

Date Submitted: \_\_\_\_\_

REQUESTING APPOINTMENT TO: NANTUCKET AFFORDABLE HOUSING TRUST**Reasons for Committee Interest**

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

THERE'S A CRITICAL NEED FOR THIS ENTITY, AND  
FOR LONG TERM SOLUTIONS TO THE HOUSING CRISIS.  
I HAVE USED THE CLOSING COSTS ASSISTANCE  
PROGRAM, AND THE NAHT, HIT THE NAIL ON THE HEAD!

**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?

38 YEARS BUILDING EXP. AND BUILDING ON NANTUCKET FOR  
17 YEARS. HAVE USED NAHT. PROGRAMS AND BENEFITTED FROM IT.  
WANT TO GIVE BACK WITH WHATEVER I CAN.  
WILL BE A GREAT ADVOCATE FOR AFFORDABLE HOUSING ON  
ACK!

**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. 0
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO



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

RECEIVED

MAY 5 2023

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

NANTUCKET TOWN ADMINISTRATION

Name: Rita Carr

Home Phone: N/A

Mailing Address: PO Box 855, Nantucket  
MA, 02554

cell Alternate Phone: 908-307-7967

Email Address: rita.x1000@gmail.com

Date Submitted: \_\_\_\_\_

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

*Reasons for Committee Interest*

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

I have attended multiple NHC meetings both in person and over Zoom, and I am prepared to commit to the meeting schedule. I'm interested in serving on the NHC because I care about Nantucket and its history and I think both my educational and professional backgrounds in history museums and historic preservation would be assets to the NHC. I believe Nantucket's historic character is a big part of what makes this such a special place to live, and I'd like to give back by serving on the NHC to help protect it.

*Relevant Experience*

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

I've been an employee of Nantucket Preservation Trust since January 2020, and in my time working for NPT I've become very familiar with local, state, and federal laws and policies relevant to protecting Nantucket's National Historic Landmark. I have extensive experience with deed research and other archival research. Prior to working for NPT I worked in museum education, and I have experience creating and implementing public programs that interpret history for diverse audiences. I hope that in working with the NHC I could help increase appreciation for Nantucket's history + historic resources, particularly our 20th century history.

*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 employed by Nantucket Preservation Trust.

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

No.



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

*For Appointment by the Select Board*

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MAY 16 2023

NANTUCKET TOWN ADMINISTRATION

**Name:** Linda Williams

**Home Phone:** 508-228-4556

**Address:** PO Box 1446, Nantucket, MA 02554

**Alternate Phone:** 508-221-0432

**Email Address:** czarinalinda@comcast.net

**Date Submitted:** 05/17/2023

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission? Yes
- Why are you interested in this committee/board/commission? Have been interested in historic preservation for decades. Many of the matters I dealt with as a member/staff member of the Zoning Board of Appeals, the Historic District Commission and Planning Board involved preservation issues in some form. In addition to my life-long love of the Island. I am a policy/rules/regulations "wonk". There are very few, if any, parts of the island as well as history that, after 68 years here, I have not some familiarity with.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission?  
An experienced perspective, see attached. In addition, I have a deep understanding of the role the HDC and the Historical Commission must play on Nantucket and the distinction between the two entities that may be getting blurred lately. Almost 20 years on the HDC and in my private practice as a land use consultant appearing before the HDC every week, I am well versed in historic preservation matters. I also work closely with Holly Backus, the Town's Historic Preservationist when working on a history of a structure. Her contribution to the HDC is invaluable.
- What would you hope to accomplish on the committee/board/commission?  
A fair consideration of preservation matters and appropriate behavior and involvement in matters within the Commission's jurisdiction without personal bias or pre-prejudice using my extensive experience in the arena. In addition, I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I am a stickler for open meeting law and ethics adherence. I understand the Commission's mission is to work within the state mandated rules and regs and render support for preservation efforts in a fair and reasoned manner. I have a great capacity for, and history in, applying applicable laws from 25 years at the ZBA and 10 at the Planning Board. The HDC has a bit more room for interpretation. For this board I would offer another objective voice, firmly anchored in and guided by the language of the applicable laws, not the emotion surrounding a given issue.

*Potential Conflicts of Interest*

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

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**Name:** Linda Finney Williams

**Children:** Aryn (45), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (37) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.

**Years on Nantucket:** 50 year-round, 18 years summers prior to that

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

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

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

**Current Volunteer Experience:**

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

**Past Volunteer Experience:**

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

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



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

RECEIVED

MAY 18 2023

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: George Butterworth

Home Phone: 508 228 0373

Mailing

Address: 23 No. Water St  
Nantucket 02554

Best Cell)  
Alternate Phone: 508 692 0523

Email Address: butterworthgp@hotmail.com

Date Submitted: May 18, 2023

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

**Reasons for Committee Interest**

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

I have attended two meetings in the past

I have a long standing interest in Nantucket history  
and historic preservation and restoration

I will commit to the meeting schedule

**Relevant Experience**

- What experience, skills or insight would you bring to the committee/board/commission? For the last 40 plus
- What would you hope to accomplish on the committee/board/commission? years I have followed  
closely the ongoing threats to the historic architectural heritage of the  
island. During that same period of time I have lived in and directly  
worked on the historic preservation and maintenance of my own 200  
year old home. For the past four years since retirement I have  
worked as a docent of the Freeman Farm of Old Sturbridge Village.  
There I have been involved in building and maintaining extensive  
split rail fencing as well as maintenance and window restoration  
of the 1840 Freeman barn

**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

My goal for being on the commission is to support  
historic preservation of Nantucket's heritage



**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.  
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**Name:** Ethan McMorrow **Home Phone:** 508 228 0456

**Mailing Address:** 4 South Mill Street, Nantucket 02554 **Alternate Phone:** \_\_\_\_\_

**Email Address:** ethan67@comcast.net **Date Submitted:** 5/18/2023

**REQUESTING APPOINTMENT TO:** Nantucket Historical Commission

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission? No
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes  
I have been designing homes as well as measuring buildings for others here on island since the mid 90's with over several hundred as-built structures in my files. I feel I have accumulated a wealth of knowledge of the evolution of Nantucket

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission? I have designed and measured many buildings on Nantucket since the mid 90's
- What would you hope to accomplish on the committee/board/commission?

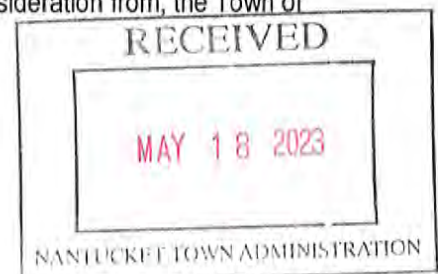
To help protect our historic resources and work in collaboration with the HDC, NPT, and other related boards

*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 was on the Nantucket Preservation Trust board of directors for several years

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





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

RECEIVED

MAY 19 2023

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: Joe Bedell Home Phone: 508-221-1898

Mailing Address: 536 Cato Lane, Nantucket Alternate Phone: —

Email Address: bedelljoseph@yahoo.com Date Submitted: 5/19/23

REQUESTING APPOINTMENT TO: Historic Commission

**Reasons for Committee Interest**

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

Yes, I have attended meetings to get my House  
Passed and a few others.  
I would like to be a part of the Preservation of  
Nantucket — yes

**Relevant Experience**

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

I have been a carpenter on Nantucket since I was  
17 and have worked extensively in Restoration and  
Rehab over the years. I wish to accomplish a  
more cohesive future for building and Preservation.

**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? None



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

*Please return this form to the Town Administration offices by the advertised due date.  
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**Name:** Howard Matz **Home Phone:** 917-543-6666

**Mailing Address:** 41 Chuck Hollow, PO BOX 356 , Sconset **Alternate Phone:**

**Email Address:** Hjmatz@gmail.com **Date Submitted:** 4/28/2023

REQUESTING APPOINTMENT TO: Capital Program Committee, Finance Committee, HDC Associate, Planning Board Alt

*Reasons for Committee Interest*

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

I have an extensive professional background and skill set. I believe that I can make a substantive contribution to the Town of Nantucket as a committee member.

*Relevant Experience*

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

My skills include: Municipal and corporate finance, infrastructure development and investment, commercial construction, contract negotiation, architecture and real estate development, and renewable energy investment.

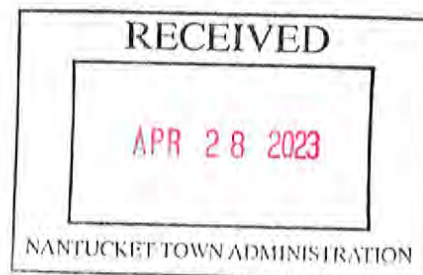
*Potential Conflicts of Interest*

- 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.

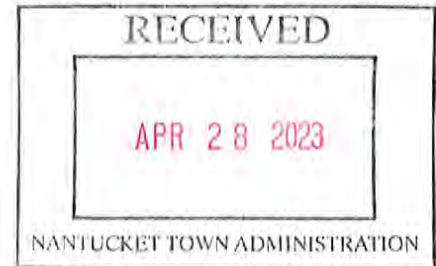
N/A

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

NO



**Howard J. Matz**  
917-543-6666  
hjmatz@gmail.com



## **SUMMARY**

Highly regarded investment banking professional with extensive expertise in sourcing, structuring and executing acquisitions and arranging structured finance solutions representing in excess of \$5 billion of capital. Primarily focused on contracted and merchant infrastructure, generation and renewable energy assets in investment grade and emerging markets. Proven capacity to uncover critical themes and issues and to implement effective solutions and risk mitigants while fostering consensus building among divergent interests of stakeholders. Extensive network of long standing relationships with strategic and institutional investors and lenders.

## **EXPERIENCE**

### **AgroRefiner, LLC, Co-Owner: 2020 – Current**

Led the start-up of one of the largest domestic CBD refining businesses in the U.S.

- Implemented the business program including process design, facility design and equipment selection,
- Managed build out of the processing facility.
- Responsible for procuring and maintaining all required local and state approvals and licenses.
- Assembled a highly qualified management team.

### **Derivee Capital Advisors, Chief Investment Officer: 2016 – Current**

- Developing and investing in utility-scale power generation projects. Partnering with strategic and financial investors in the construction and operations phases of projects with long-term power purchase agreements and credit-worthy off-takers.
- Developed a crypto mining facility located in Upstate New York that is powered with hydroelectric generation.

### **Fieldstone Private Capital, Managing Director: 2012 – 2016**

Investment banker for leading boutique advisory firm providing financial advisory services for independent power, renewable energy and infrastructure projects, including structuring and placement of associated structured debt and equity.

- Assisted developer in structuring and placement of late-stage development equity for a 750 MW gas-fired merchant generation facility located in southwest U.S.
- Advisor for consortium in the sale of a fully contracted 140 MW dual fuel fired generation facility.
- Advised strategic investor regarding structuring co-investment in a greenfield gas-fired generation facility located in northeast U.S.

## **56 Squared Partners LLC, *Principal:* 2010 – 2012**

Consultant providing financial engineering solutions and strategy to sponsors and investors in energy and infrastructure related assets, including identifying and arranging equity and debt.

- Advised principals of a proposed investment fund targeting the acquisition of renewable generating assets on a business plan for the formation of a management company.
- Identified opportunities for a private debt fund providing capital to small and mid-sized, below investment grade companies.
- Proposed recapitalization options for expansion of existing assets and identified sources of equity and debt.
- Assisted private equity firm with indemnification and warranty claims related to acquired portfolio of renewable assets.
- Reviewed commercial arrangements for a pioneering renewable technology and advised on capitalization options.

## **Abatis Capital LLC, *Managing Director and Partner:* 2007 – 2010**

Head of the Debt / Capital Markets team leading its efforts to invest in the U.S. infrastructure, energy, transportation and renewable markets. Engineered and arranged a broad array of structured finance products to leverage these investments.

- Played a principal role in the structuring, pricing and closing of the winning bid to purchase a 1,700 MW portfolio of generating capacity from ConEd Development.
- Successfully arranged a full underwriting of a multi-tranche credit facility totaling over \$1 billion to support the ConEd acquisition, consisting of a senior secured loan facility, senior unsecured bridge financing and a Rule 144 high yield note issuance in the midst of the 2008 turbulent capital markets.
- Responsibilities also included investment analysis, support of AllCapital's greenfield development efforts, joint venturing with co-investors, negotiation of transaction related commercial arrangements including commodity and financial hedging products, ratings presentations, and credit documentation.

## **Hypo International, *Director:* 2003 – 2006**

Senior finance officer at Hypo Real Estate Capital Corporation engaged in strategic planning, accounting, finance and asset management for a major commercial real estate finance company's \$7 billion commercial real estate portfolio. Responsibilities included:

- Managed the acquisition and re-capitalization of a \$5 billion real estate portfolio for this new real estate finance company.
- Identified and evaluated new business strategies.
- Established organizational infrastructure and financial controls.
- Implemented commercial banking arrangements including a working capital facility and deposit account structure.
- Stabilized and repositioned a 500,000 SF commercial office building, including the conversion of a portion of the building into condominiums.
- Marketed and structured sale of equity interest in a real estate joint venture to a strategic partner.

**Covanta Energy Group, Inc., *Senior Vice President:* 1992 – 2003**

**Head of structured finance** for a leading U.S. developer of large scale domestic and international infrastructure projects spearheading new acquisitions and arrangement of non-recourse project financing:

- Secured and syndicated non-recourse infrastructure project financing for both greenfield development and acquisition opportunities worldwide including emerging markets.
- Directed transaction teams for Covanta's worldwide execution of greenfield development and acquisitions including the privatization of Argentina's airport system operations, water and waste-water treatment facilities, and stadiums.
- Senior corporate finance officer central to all aspects of Covanta's restructuring, bankruptcy filing and reorganization efforts.

**Sumitomo Bank, Ltd., *Vice President:* 1988 – 1992**

Senior project finance marketing officer responsible for loan origination, structuring, underwriting and syndication of non-recourse financing. Additional responsibilities include asset management and cross-selling of other bank services and products.

**EDUCATION**

Master of Building Sciences and Bachelor of Architecture from Carnegie - Mellon University, Pittsburgh, PA.

Previously held NASD Registered Representative License.



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

RECEIVED

MAY 14 2023

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

**Name:** Stephen Welch

**Home Phone:** 508-228-1001

**Mailing**

**Address:** P.O. Box 3777, Nantucket MA 02584

**Work Phone:**

**Email Address:** steph\_en@hotmail.com

**Date Submitted:** 05/12/2023

REQUESTING RE-APPOINTMENT TO: Planning Board (Alternate)

**Reasons for Committee Interest**

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

- I'm committed to the Board's meeting schedule & assignments; I attend all meetings (except for if alternates cannot be activated or due to occasional illness).  
- I believe planning is important and effective when applied conscientiously to create high-quality outcomes with reasonable consideration for intended (and unintended) consequences.  
- I believe strongly that sound planning should elevate our environment, preserve our natural resources, and honor our historically significant traditions and setting; this, to ensure Nantucket remains a beautiful, interesting, and diverse place to live, work, and raise families.  
- Serving our community as a Planning Board Alternate provides policy-level involvement and my vote for high-quality outcomes based in: thoughtful consideration and orderly progression, diligence and attenuation of negative impacts, and as important, deliverable benefits.  
- Nantucket is our home, we each have responsibility to step up; I continue to be ready, willing and able; please vote to renew my service.

**Relevant Experience**

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

- I'm told I provide respected insight flavored by a diverse set of professional experiences. ...Spanning the last few decades: In addition to successfully managing real estate portfolios valued in the hundreds of millions of dollars, I've had great success developing organizational processes and highly-customized best practices (for various for-profit, non-profit, and governing-body entities); I've successfully problem-solved for multitude of parties (community members and leaders, attorneys, architects, and engineers, and many trades people and local business owners), helping to guide them through sensitive and complex challenges (consensus-building has been a large part of my success, as has observing a compromise on a bad idea still leaves you with a bad idea, just less of it); these experiences and a variety of others (including holding multiple professional licenses and certifications) bless me with a wide yet detailed understanding of topics complimentary and relatable to the Planning Board's purview.  
- I'd like to continue sharing my professional and personal experiences and insights, versed and fresh amongst established practices.

**Potential Conflicts of Interest**

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

TON\*: Capital Programming Committee, Historic District Commission, Building Inspector.

Non-TON: Maddequet Admiralty Association, Nantucket Assoc. of Real Estate Brokers, NHA.

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

Building Inspector\*

\* = Involvement cleared through MA State Ethics Commission guidance and procedures.

*Endorsed by the Board of Selectmen April 26, 2006*

## Erika Mooney

---

**From:** Penny Dey <penny@nantucketrealestate.com>  
**Sent:** Monday, May 1, 2023 1:07 PM  
**To:** Erika Mooney  
**Subject:** RE: Committee incumbent info

Hi Erika – So nice to see you as well. I've let John Brescher, our chair, know that I will not be re-applying to the REAC. I need to focus on volunteer work now where I believe that I am making a real difference!

Thanks,  
Penny

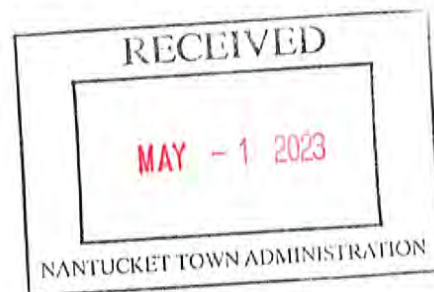
Penny Dey  
Broker/Owner, GRI, ABRM  
508-228-7707 X-211  
508-221-0801 Cell  
[Penny@NantucketRealEstate.com](mailto:Penny@NantucketRealEstate.com)

Licensed in Massachusetts



ATLANTIC EAST  
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street  
Nantucket, MA 02554  
T: 508-228-7707 F: 508-228-7780  
[www.NantucketRealEstate.com](http://www.NantucketRealEstate.com)



---

**From:** Erika Mooney <EMooney@nantucket-ma.gov>  
**Sent:** Monday, May 1, 2023 12:52 PM  
**To:** Penny Dey <penny@nantucketrealestate.com>  
**Subject:** Committee incumbent info

Hi Penny:

It was nice seeing you in person the other day! I hope you don't mind, but I am trying out sending this all via email this year. Let me know if you have any questions. Thanks!

Best,

Erika

Erika D. Mooney  
Operations Administrator  
Town of Nantucket  
16 Broad Street, Room 113  
Nantucket, MA 02554  
508-228-7266



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

RECEIVED

MAY - 4 2023

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

Name: Lee W. Saperstein

Home Phone: 508-680-1337

Mailing

Address: P. O. Box 1408, Nantucket, MA 02554

Work Phone: (cell) 573-578-7750

Email Address: saperste@mst.edu

Date Submitted: May 5, 2023

REQUESTING RE-APPOINTMENT TO: Committee on Roads and Right of Way

*Reasons for Committee Interest*

- *What has been your level of attendance at committee/board/commission meetings?*

High. When I have unavoidable off-island conflicts, I use Skype to connect. Estimated attendance is 90 percent.

- *Why do you want to continue serving on the committee/board/commission?*

I want to use my experience to serve where I may be of use; Currently Committee Secretary; the following long-term projects have seen some progress but more remains to be done.

- The appointment of a Traffic Program Manager suggests that the committee will be called on for advice on critical traffic projects.
- Work on marking public ways has a number of new monuments to be installed and added to the public list.
- The Harbor Way continues to grow; chapter 91 licenses remain an issue along the waterfront.
- Progress on sidewalk and roadway maintenance is a continuing interest for the committee.
- Progress on pedestrian and bicycle paths that connect the beach paths is a high priority.
- I remain very interested in signage that identifies the route of the Nantucket Railroad.

*Relevant Experience*

- *What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?*

I have a 40-year professional history of teaching and researching the environmental impacts of mineral extraction, including work on rehabilitation of severely disturbed lands as well as the health and safety of mine workers. These experiences and skills give me insight into land use, land surveys, and the social license on the use of land. I'm also pretty good with computer programs for word processing, document creation, and spread sheets.

- *How do you feel you have helped the committee/board/commission in its goal(s)/mission?*

As Secretary, I do the routine timely and effectively, particularly Minutes but also forms, spread sheets, and, as needed, memoranda. As a committee member, I support the Chair and my colleagues in pursuit of the committee's vision and mission.

*Potential Conflicts of Interest*

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

- Cemetery Commission, Nantucket Civic League Executive Committee, Nantucket Town Association Executive Committee, Real Estate Assessment Committee, Scholarship Committee; Nantucket Town Area Plan Work Group.

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

No



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



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

Name: Nathaniel Howell

Home Phone: 508-325-1716

Mailing Address: nathowell@comcast.net

Work Phone: 508-325-1716

Email Address: PO Box 2353 - 02584 Date Submitted: 5/8/23

REQUESTING RE-APPOINTMENT TO: Roads & Right of way Committee

**Reasons for Committee Interest**

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

1-2 meetings a year - I want to continue serving on this advisory Committee because of my interest in all aspects of Roads - Public & Private ways - Old Paper Roads and the ability to continue working with abutters & other bodies to create access to appropriate locations.

**Relevant Experience**

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

My experience overall living here ~~around~~ my entire life and being very familiar with land uses & changes and then Planning Board experience helps me contribute to certain issues related to RR&W committee.

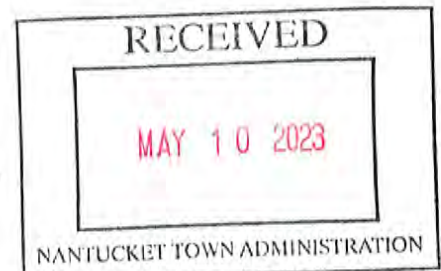
**Potential Conflicts of Interest**

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

None



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



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

**Name:** Phil Smith **Home Phone:** (646) 391-3072

**Mailing Address:** 10 Milk Street, Nantucket, MA 02554 **Work Phone:** n/a

**Email Address:** pguysmith@gmail.com **Date Submitted:** May 10, 2023

**REQUESTING RE-APPOINTMENT TO:** Roads and Right of Way Committee

*Reasons for Committee Interest*

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

*Attendance: I have only missed a couple of meetings due to travel off-island.*

*I would like to continue serving to complete the work I have been doing with Nathan Porter on the GIS maps for beach access points around the Island. Our Committee is working to have something for visitors to refer to when trying to figure out the best public access points. Maybe something they could use on their smart phone.*

---

*Relevant Experience*

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

*In addition to my general familiarity with the Island as I have been here as a seasonal and year around resident since the late 1950s, I believe I have brought some new ideas to the group that they hadn't thought of before. My service as Vice Chair of the Harbor Plan Update Committee has enabled me to provide a perspective on Chapter 91 issues, in addition to other matters.*

*In addition to my trying to provide constructive suggestions to the matters we debate, I believe I have helped keep the Committee focused on establishing, tracking and completing annual goals for the group.*

---

*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.  
*Vice Chair of Harbor Plan Update Committee; Board member of Nantucket Community Sailing and Chair of the Opera House Cup Committee; Treasurer of Fairwinds Counseling Center. My wife, Ann, is Vice Chair of Fairwinds.*
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

*No.*



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

For Appointment by the Select Board

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

Name: Anthony "Rocky" Fox

Home Phone: 508-360-4948

Mailing Address: 12 Bailey Rd

Alternate Phone: \_\_\_\_\_

Email Address: locky1522@gmail.com

Date Submitted: 4/21/23

REQUESTING APPOINTMENT TO: Scholarship 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 never attended a meeting of any of them.
- I'm interested in continuing some sort of belonging to the Nantucket School District
- I'm ready to commit.

**Relevant Experience**

- What experience, skills or insight would you bring to the committee/board/commission?
  - What would you hope to accomplish on the committee/board/commission?
- I've been on the school canal for NES, NIS, CPS and NHS. Also on the parent council for UMass Amherst. I'm finishing up my term on the School Committee where among others served on the Negotiation Committee, Committee to Find the new NIS Principal. Also am on Nantucket Educational Trust (NET). Diversity Committee, Policy Committee among others
- To bring a voice who since I've been volunteering for 20+ years at NES somewhat know the kids and their situation.

**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 have none.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

we do not.

RECEIVED

APR 21 2023

TOWN ADMINISTRATION



## 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: Lucky Fox

Home Phone: 508-360-4948

Mailing Address: 12 Bailey Rd

Alternate Phone: \_\_\_\_\_

Email Address: lucky1522@gmail.com

Date Submitted: 4/21/23

REQUESTING APPOINTMENT TO: Scholarship 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?

### Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
  - What would you hope to accomplish on the committee/board/commission?
- Having been on The Box Scholarship Committee I've read over 750 applications and know how to be fair in disbursement of funds.
- Serve on Donnell Trust and read applications twice a year to award kids up to the age of 18 Scholarships. Need to be very fair as I know most families
- Serve on Nantucket Educational Trust (NET) and have to make decisions pertaining to asks for money for different trips.

### Potential Conflicts of Interest

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

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

Jason Bridges, Chair  
Matt Fee  
Dawn E. Hill Holdgate  
Malcolm W. MacNab  
Brooke Mohr



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

C. Elizabeth Gibson  
Town & County Manager

May 1, 2023

Kristie Ferrantella  
21A Park Circle  
Nantucket, MA 02554

Dear Kristie:

Our records indicate that your term expires June 30, 2023 for your seat on the Scholarship Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 19, 2023 at 12:00 pm**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 14, 2023 at 5:30 pm** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 28, 2023. If you have any questions or would like further information, please call (508) 228-7266 or email me at [emooney@nantucket-ma.gov](mailto:emooney@nantucket-ma.gov). Thank you.

Sincerely,

Erika Mooney  
Operations Administrator

Attachment



☒ I do not intend to apply for reappointment.

  
\_\_\_\_\_  
Signature

Thank you for allowing  
me to serve 2 terms!!



**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: Melissa MacVicar

Home Phone: 508-361-3310

Mailing Address: 52 Vesper Ln Nantucket MA 02554

Alternate Phone: \_\_\_\_\_

Email Address: melissa.macvicar@gmail.com Date Submitted: 5/8/23

REQUESTING APPOINTMENT TO: Scholarship 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?

See attached

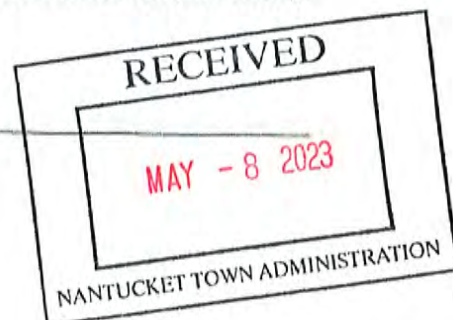
*Relevant Experience*

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

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



**Melissa MacVicar**

**Scholarship Committee Interest Form**

**5/8/23**

**Reasons for Committee Interest**

I will be retiring from teaching in the Nantucket Public School this year. I have been a teacher on Nantucket for 20 years. I am interested in using my skills and expertise in education to serve on this board. I have never served on a board or committee for the town before. I can commit to the meeting schedule.

**Relevant Experience**

I bring my 20 years of education experience as a classroom teacher to this position. I am a caring and thoughtful person who would like to give back to the community. I hope to help the town support students in paying for their education.

**Potential Conflicts of Interest**

I don't currently serve on other boards or committees.  
I will be retiring from the Nantucket Public Schools this June.  
My husband is employed by the Town as a Police Lieutenant.



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

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

Name: JANA STARR DUARTE Home Phone: 508-228-3554  
Mailing Address: 3 CEDAR CIRCLE, 02554 Work Phone: 508-221-1398  
Email Address: K3DSTARR@COMCAST.NET Date Submitted: \_\_\_\_\_

REQUESTING RE-APPOINTMENT TO: SCHOLARSHIP COMMITTEE

*Reasons for Committee Interest*

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

I HAVE BEEN IN ATTENDANCE FOR ALL MEETINGS, SERVING AS THE CHAIR FOR MY LAST TWO TERMS.

I WOULD LIKE TO CONTINUE SERVING ON THIS COMMITTEE FOR THE BETTERMENT OF OUR LOCAL STUDENTS IN THE FINANCIAL ASSISTANCE TO THEIR NEXT LEVEL OF EDUCATION. I ALSO AM A STRONG ADVOCATE FOR GIVING BACK TO THE COMMUNITY THAT HAS SERVED MYSELF AND MY FAMILY FOR OUR ENTIRE LIVES.

*Relevant Experience*

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

I have brought local knowledge of the applicants and their families through my work with the school system and through my community volunteer work.

I feel I have helped the scholarship committee in its goals/mission in collaboration with my fellow committee members by selecting worthy recipients in following the criteria for awarding the scholarship funds.

*Potential Conflicts of Interest*

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

I am currently the treasurer for the Nantucket Booster Club; my husband is a member of the American Legion Post 82 and Honor Guard.

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

I AM AN OFFICIAL CLOCK OPERATOR/SCOREKEEPER FOR HIGH SCHOOL ATHLETIC DEPT.; MY DAUGHTER, KEZIA, HOLDS A PER DIEM POSITION AS AN R.N. WITH THE HEALTH DEPT.; MY HUSBAND, DOMINIC, IS A 34 YEAR EMPLOYEE OF THE DPW.

*Endorsed by the Select Board April 26, 2006.*





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



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

Name: Nathaniel Howell

Home Phone: 508-325-1716

Mailing Address: PO Box 2353- 02584

Work Phone: 508-325-1716

Email Address: nathowell@comcast.net Date Submitted: 5/8/23

REQUESTING RE-APPOINTMENT TO: Stramship Port Council

**Reasons for Committee Interest**

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

*I have not missed any meetings*

*I want to continue for many reasons. Most importantly, staying focused on the issues that matter most for Nantucket residents, visitors & businesses as well as trends and improvements that need attention. Also keeping our relationship with HyLine in good standing for the greater good of Nantucket's needs.*

**Relevant Experience**

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

*I feel my relationships with many people helps "bridge" Nantucket's unique needs with past, present & future SSIT management and staff as well as helping new members get up to speed with the differences in Nantucket & Vineyard. I'm an advocate for small noticeable improvements to compliment the larger projects & objectives*

**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.

*Right of Way Committee -*

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

*None*



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



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

Name: JOE MARCKLINGER Home Phone: 310-945-7054

Mailing Address: 3 GROVE LANE Alternate Phone: \_\_\_\_\_

Email Address: JOMARCKLINGER@YAHOO.COM Date Submitted: 5/19/23

REQUESTING APPOINTMENT TO: ZONING BOARD OF APPEALS

Reasons for Committee Interest (SEE 2ND PAGE)

- 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?

---

**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?

---

**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?
-

Joseph Marcklinger  
May 19, 2023

I have attended Zoning Board Meetings.

I am interested in serving because I believe my professional experience and previous experience as a Planning Board Member would be of value to the Zoning Board. And one does seek to be a value to society.

I am prepared to commit to the meeting schedule.

Experience.

I have been a Licensed Land Surveyor since 1981, most of the work we do has some zoning aspect.

As a Planning Board Member concerning submissions, there is extensive review of zoning compliance.

I would hope to process the zoning appeals in a fair and common-sense manner, in compliance with the law.

Conflicts of Interest.

None

None



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

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

**Name:** MARK W. POOR

**Home Phone:** 508-228-6913

**Mailing**

**Address:** BOX 3363 NANTUCKET, MA 02584

**Work Phone:** 508-280-6931 (CELL)

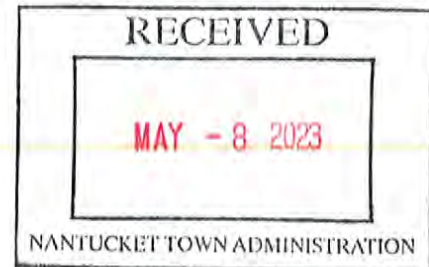
**Email Address:** permits@comcast.net

**Date Submitted:** 5/8/2023

REQUESTING RE-APPOINTMENT TO: ALTERNATE POSITION, ZONING BOARD OF APPEALS

*Reasons for Committee Interest*

- What has been your level of attendance at committee/board/commission meetings? 90%
- Why do you want to continue serving on the committee/board/commission?  
This is a time when consistency is paramount for good and timely decision making.



*Relevant Experience*

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

30 years of career experience in matters before various commission/boards, and committees.  
A clear understanding of the review and permitting process on the Island  
Skilled a reviewing and understand engineering, surveying, and architectural documents  
A continued effort to support the goals set forth in 139-1. Purpose

*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. Spouse: member Board of Directors Dreamland and member of the Wharf Rat Club  
Myself: member of Community Sailing
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No.

*Endorsed by the Select Board April 26, 2006.*

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD**  
**MAY 24, 2023**

| Type of Agreement/Description  | Department          | With                                        | Amount                 | Other Information                                                                                        | Source of Funding                                  | Term                            |
|--------------------------------|---------------------|---------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------|
| Professional Service Agreement | Town Administration | Arcadis, Inc.                               | \$560,000              | Nantucket Harbors Sediment Transport & Dredge Plan                                                       | 2022 ATM Article 10                                | 3/26/2023 - 9/30/2024           |
| Professional Service Agreement | Town Administration | Nantucket Community Television, Inc. (NCTV) | Not to Exceed \$30,000 | Additional Remote and Hybrid Public Meeting Support                                                      | Town Administration Budget - Professional Services | 7/1/2023 - 6/30/2024            |
| ReMain Grant                   | Town Administration | The ReMain Nantucket Fund                   | (\$15,400)             | Development of Sustainability Dashboard                                                                  | N/A                                                | 5/1/2023 - 5/1/2023             |
| Professional Service Agreement | Town Administration | CDM Smith, Inc.                             | \$47,200               | Water Main Update and Re-Bid - Bidding Phase Engineering Services Water System Expansion West of Airport | 2021 ATM Article 10                                | 3/8/2023 - 6/30/2023            |
| Professional Service Agreement | DPW                 | Victor Brandon Corp.                        | \$4,000,000 (up to)    | Annual Road Work FY24                                                                                    | Various Department Budgets                         | 7/1/2023 - 6/30/2024            |
| Professional Service Agreement | DPW                 | Nantucket Septic                            | \$83,400 (1 year)      | Supply, Delivery and Maintenance of Portable Toilets and Pump Services                                   | Various Department Budgets                         | 5/1/2023 - 4/30/2024            |
| License Agreement              | Select Board        | NFI Realty Trust                            | n/a                    | Annual license for public use of section of privately-owned property at 40th Pole for public beach use   | n/a                                                | May 24, 2023 - October 15, 2023 |



## Agenda Item Summary

|               |              |
|---------------|--------------|
| Agenda Item # | IX. 1.       |
| Date          | May 24, 2023 |

### Staff

Vicki S. Marsh, Town Counsel

### Subject

Approval and execution of Consent to the Nantucket Sailing Club, Inc.'s (the "Tenant") sub-lease of property at 12 Industry Road (the "Premises") to marine trade organizations for the purpose of outdoor storage of boats on the Premises leased by the Town of Nantucket by a Ground Lease dated June 13, 2012, as amended.

### Executive Summary

The Town entered into a Ground Lease with the Nantucket Sailing Club, Inc. (the "Tenant") on June 13, 2012 for the property at 12 Industry Road, Nantucket. The Tenant had the right to sub-lease the Premises subject to the Town's approval of the sub-lease on a yearly basis. The Tenant has requested that the Town consent to the sub-lease every five (5) years rather than on a yearly basis. Pursuant to the terms of the Ground Lease, the Tenant pays the Town 10% of the rental income from the Sub-lease with each Sub-tenant. The Tenant has requested that the amount of the Town's share of the rental income from the sub-tenant remain the same. I have included a provision that during the term of each Sub-lease the Tenant shall pay the Town 10% of the yearly increased rental income from each sub-lease.

I have also included in the Town's Consent that insurance requirements and an indemnification from the sub-tenant to the Tenant and the Town as described in the Consent be included in each sub-lease agreement.

### Staff Recommendation

Town Counsel recommends that the Select Board approve and execute the Consent if it is so inclined.

### Background/Discussion

I reviewed and revised the Consent for the sub-lease of the Premises by the Tenant and approve of the Consent's final form.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☒

This Consent provides the Tenant the ability to raise income which benefits the Town with the rental income and provides additional income to the Tenant for the services it provides the community.

### Board/Commission Recommendation

N/A



### Public Outreach

N/A

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

N/A

### Attachments

Consent by the Town of sub-lease of 12 Industry Road; Letter from Nantucket Community Sailing; GIS map of premises; email from Town Counsel



## CONSENT

The TOWN OF NANTUCKET, acting by and through its Select Board, as the Landlord in a certain Ground Lease dated June 13, 2012, as amended by Amendment of Lease of the property located at 12 Industry Road, Nantucket, Massachusetts (the "Leased Premises"), in which NANTUCKET COMMUNITY SAILING, INC. ("NCS") is the Tenant, pursuant to Section 11 of the Ground Lease, hereby consents to NCS's, subletting the premises located at 12 Industry Road for purposes of outdoor storage of boats to marine trades organizations which have received the Town's prior written approval (Sub-tenant), which consent shall be in effect for a period of five (5) years, beginning with the 2022 season commencing on May 1, 2022 and ending on April 30, 2027, provided the following terms are included in the Sub-lease Agreement between NCS and the Sub-tenant:

1. Indemnification - The Sub-tenant shall indemnify and hold NCS and the Town harmless from and against any and all liability and damages and from and against any and all suits, claims and demands of any nature (including without limitation reasonable attorneys' and experts' fees) arising out of or asserted against NCS or the Town by reason of (a) any failure on the part of the Sub-tenant or its agents, employees, invitees or licensees to perform or comply with any covenant required to be performed or complied with by the Sub-tenant under the Sub-lease or (b) any injury to person or death or loss of or damage to property sustained or occurring on the Leased Premises resulting from the activities of the Sub-tenant or its agents, employees, invitees or licensees on the Leased Premises.
2. Insurance - The Sub-tenant shall maintain public liability insurance in the following amounts: General Liability Insurance, Property Damage Insurance and Bodily Injury in the amounts of \$1,000,000 per occurrence, \$2,000,000/ aggregate, naming the Town of Nantucket as an additional insured and shall deliver a copy of the Certificate of Insurance to the Town prior to commencement of the term of the Sub-lease. The Sub-tenant is responsible for maintaining property damage insurance for the boats and any other personal property it is storing on the Leased Premises.
3. Rent - Pursuant to the terms of the Ground Lease, NCS shall pay the Town 10% of the rental income from the Sub-lease with each Sub-tenant, provided that if there are any yearly increases in rent during the term of each Sub-lease that NCS shall pay the Town 10% of the yearly increased rental income from each Sub-lease.
4. NCS shall deliver to the Town a copy of the executed Sub-lease Agreement.

EXECUTED under seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

TOWN OF NANTUCKET  
BY ITS SELECT BOARD

\_\_\_\_\_  
Jason Bridges

\_\_\_\_\_  
Dawn E. Hill Holdgate

\_\_\_\_\_  
Matthew G. Fee

\_\_\_\_\_  
Brooke Mohr

\_\_\_\_\_  
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket,

On this \_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned Notary Public, personally appeared Jason Bridges Dawn E. Hill Holdgate, Matthew G. Fee, Brooke Mohr and Malcolm W. MacNab as Members of the Select Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Select Board of the Town of Nantucket.

Notary Public  
My Commission Expires:

**Officers**  
Harry Rein  
*Chair*

Linda McGrath  
*1<sup>st</sup> Vice President*

West Riggs  
*2<sup>nd</sup> Vice President*

Penny Dey  
*Treasurer*

Carolyn Grant Zarrella  
*Clerk*

**Board of Directors**

Sandy Adzick  
Tom Anathan  
Peter Barrett  
Barbara Desai  
Page Gosnell  
Chris Gould  
Dan Gropper  
Bill Liddle  
Tracey Marshall  
Sue McCollum  
Minou Palandjian  
Arthur Reade  
Phil Smith  
Julie Steindler  
Wendy Sykes  
Scott Ulm  
Wink Van Ogtrop  
Nick Vita  
Tom Whidden

**Directors Emeritus**

Bill Druckemiller  
Steve Godwin  
Garth Grimmer  
Eric Holch  
Martin McKerrow  
Alan Newhouse\*  
Nat Philbrick  
Roger Vandenberg  
Sandra Welsh\*  
Alan Worden  
Suzanne Zavatsky

*\*In memoriam*

**Staff**

Diana Brown  
*President & Chief Executive*

Pascal Antonietti  
*Boats & Facilities Manager*

Emily Aswad  
*Asst. Program Director*

Francine Balling  
*Chief Operating Officer*

Shawn Monaco  
*Maintenance Assistant*

Christina Occhiuto  
*Administrative Assistant*

Emily Taylor  
*Program Director*



January 31, 2023

Mrs. C. Elizabeth Gibson  
Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554

Dear Libby,

Nantucket Community Sailing (NCS) is seeking the Town's support to provide boat and trailer storage for local marine trades organizations at 12 Industry Road. In November 2022 I requested an extension of the Town-NCS sub-lease amendment to the Industry Road ground lease for five years rather than one year, at the same 10% fee to the Town that we had agreed previously, and to include the marine trades that NCS is working with: Madaket Marine, TopGallant Marine, and Island Boatworks. Town Counsel reviewed the amendment, and with minor edits, approved it.

Over the past couple months Ken Beaugrand and I have been in communication regarding whether the revenue-sharing arrangement should change to be more in favor to the Town. Ken initially suggested that we split the revenue 50-50, then subsequently offered that NCS could have a 2/3 share and the Town 1/3, reflecting that NCS does the maintenance on the property and the work of managing the sub-leases. After discussions with the NCS Board and Executive Committee, and on behalf of the island children that we serve, we respectfully request to keep the revenue-sharing arrangement at the same split that we have used since 2017 -- 90% to NCS and 10% to the Town.

NCS anticipates a maximum of \$25,000 in boat/trailer storage revenue on an annual basis. This revenue is significant to us and will fund up to 100 weeks of sailing scholarships for island children. Since we opened summer sailing registration on January 24, 2023, we have already received scholarship applications from 115 island children for a total of 315 weeks of sailing. We expect these numbers to increase over the coming months and are budgeting to give out \$100,000 in sailing scholarships to island kids. In addition, through our community outreach programs we will provide free sailing and water sports to 400 children and senior citizens, including the Nantucket Boys & Girls Club, Nantucket STAR, adaptive sailing lessons for children of all abilities, "Old Salts" sails for seniors from the Saltmarsh Center, and therapeutic sails for PASCON clients and caregivers. NCS will provide labor, supplies, sailboats, and safety boats for the NHS Sailing Team this spring. Finally, NCS supports the island economy by bringing boats and visitors to the island for Nantucket Race Week and the Opera House Cup in August.

4 Winter Street • P.O. Box 2424 • Nantucket MA 02584

p 508.228.6600 • [ncs@nantucketsailing.org](mailto:ncs@nantucketsailing.org)

[nantucketcommunitysailing.org](http://nantucketcommunitysailing.org) • [operahousecup.org](http://operahousecup.org) • [nantucketraceweek.org](http://nantucketraceweek.org)

NCS has an annual budget of approximately \$2 million, which we raise from zero each year. Our revenues are fairly evenly sourced from sailing programs, Nantucket Race Week, general fundraising, and special events, such as the Opera House Cup Gala or a unique fundraising campaign. The revenue from the sub-leases is a significant component of our budget and allows us to fulfill our mission to provide access to the water and give the joy and confidence from sailing to everyone, regardless of financial ability. NCS is helping the community and our colleagues in the marine trades by making a small portion of the Industry Road property available to the boat yards.

NCS is grateful to the Town for the land at 12 Industry Road – we would not be able to maintain our fleet and run our sailing classes and outreach without it. Thank you for your consideration.

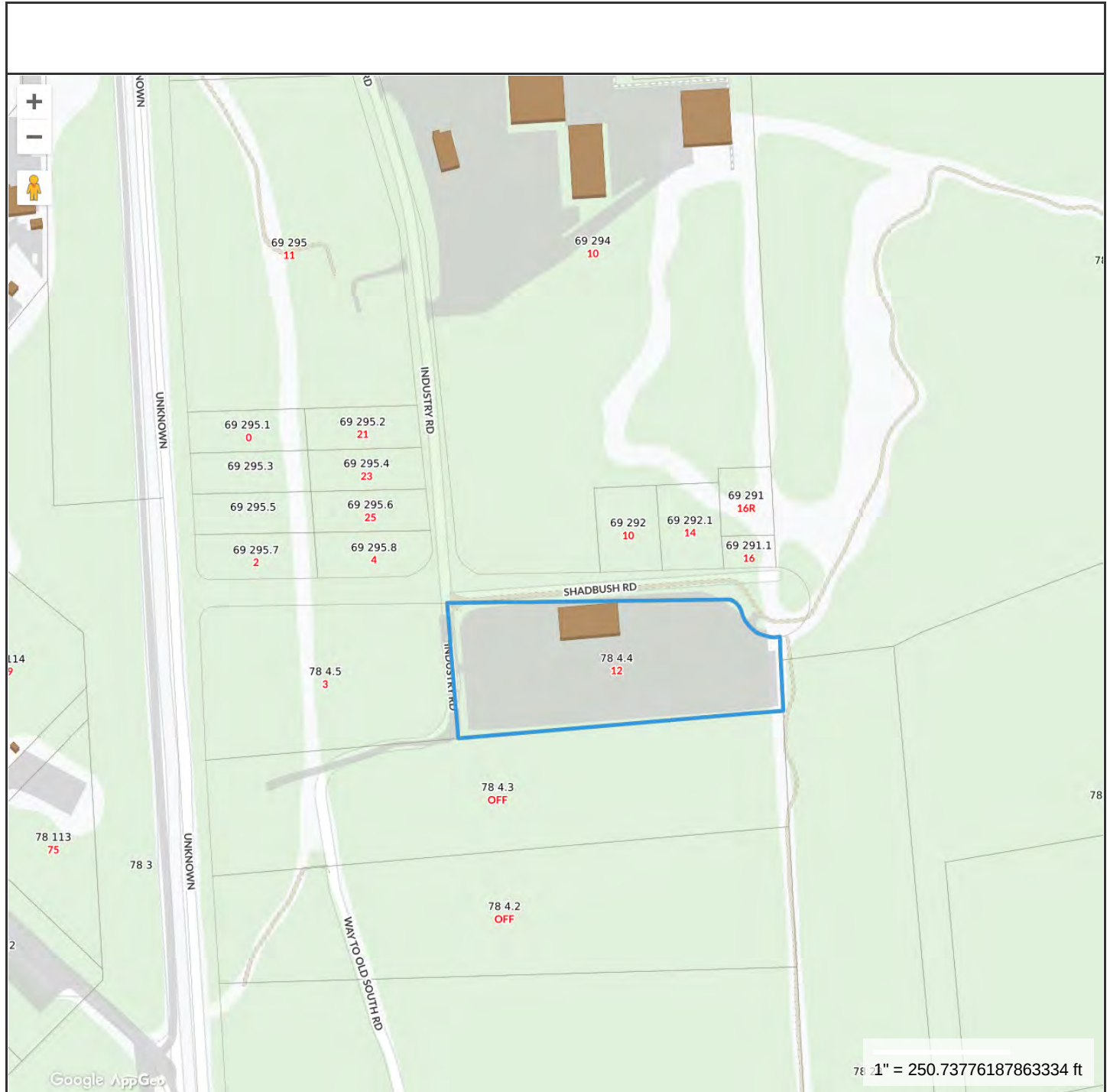
Best regards,



Diana L. Brown  
NCS President and CEO



Harry T. Rein  
NCS Board Chair

**Property Information**

**Property ID** 78 4.4  
**Location** 12 INDUSTRY RD  
**Owner** NANTUCKET TOWN OF



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

**From:** [Libby Gibson](#)  
**To:** [Erika Mooney](#)  
**Subject:** FW: Consent for Nantucket Community Sailing's Sub-Lease  
**Date:** Friday, May 19, 2023 3:14:22 PM  
**Attachments:** [KP-#839652-v3-NANT-\\_Consent\\_for\\_Sub-lease\\_of\\_12\\_Industry\\_Road.DOCX](#)

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This email can go in the packet –  
And I'm going to send you NCS letter too

Agenda item: "Nantucket Community Sailing: Request for Consent to Sub-lease Premises at 12 Industry Road."

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

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---

**From:** Vicki Marsh <VMarsh@k-plaw.com>  
**Sent:** Tuesday, May 16, 2023 1:14 PM  
**To:** Libby Gibson <LGibson@nantucket-ma.gov>  
**Cc:** John Giorgio <JGiorgio@k-plaw.com>  
**Subject:** Consent for Nantucket Community Sailing's Sub-Lease

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Libby-

Nantucket Sailing Club, Inc., as tenant of the Ground Lease dated June 13, 2022, as amended by Amendment of Lease of the property at 12 Industry Road (the "Premises"), has requested the Town of Nantucket consent to the sub-lease of the Premises to marine trade organizations for the purposes of outdoor storage of boats on the Premises. The Town has previously approved on a yearly basis the sub-tenants which have sub-leased the Premises. The Tenant is now requesting the following terms:

1. Term of Sub-lease- Rather than a yearly written approval by the Select Board of the sub-tenants, the Tenant is requesting a written consent from the Select Board for their sub-tenants every five (5) years.
2. Rent- The Ground Lease provided that the Tenant shall pay the Town 10% of the rental income from the Sub-lease for each Sub-tenant. I have included that if there is any rent increase during the term of the Sub-Lease, that the Tenant shall pay the Town 10% of the amount of the yearly increased rent from each Sub-tenant.

3. Indemnification and Insurance Provisions- In the Consent I have also included standard Indemnification and Insurance Paragraphs to be included in each Sub-Lease Agreement.

There was some discussion with the Tenant about increasing the amount of income paid to the Town from the sub-leases of the Premises. In response the Tenant has requested that they be required to pay the Town the same 10% of the sub-lease rental income. They have delivered a letter to you dated January 31, 2023, in which they make that request in order to be able to continue to support sailing and swimming scholarships and other community programs.

Enclosed please find for review the Consent from the Select Board to the Nantucket Sailing Club containing the above-referenced terms. If you have any questions or comments, please do not hesitate to contact me.

Vicki

Vicki S. Marsh, Esq.

**KP | LAW**

101 Arch Street, 12th Floor

Boston, MA 02110

O: (617) 556 0007

F: (617) 654 1735

[vmarsh@k-plaw.com](mailto:vmarsh@k-plaw.com)

[www.k-plaw.com](http://www.k-plaw.com)

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## Agenda Item Summary

|               |           |
|---------------|-----------|
| Agenda Item # | IX. 2.    |
| Date          | 5/24/2023 |

### Staff

Erika Mooney, Operations Administrator

### Subject

Historic District Commission (HDC): Request for Extension of Sign Advisory Committee (SAC) Members' Terms until HDC Independent Review Process is Completed and HDC Provides Recommendation for Further Action.

### Executive Summary

Following requests from the HDC to reinstate the SAC, the Select Board voted at its 9/7/2022 meeting as follows:

Ms. Holdgate moved to reestablish the SAC tonight with the existing members with all terms ending June 2023 and then getting a recommendation from the HDC on the SAC in terms of mission, membership, etc. which the Board can ratify at a later meeting; seconded by Mr. Fee...On the motion, so voted 3 – 1.

The HDC is now asking that the Select Board extend the SAC members' terms until the HDC Independent Review process is complete and the HDC provides a recommendation to the Board for further action.

### Staff Recommendation

Vote to extend the SAC members' terms as requested by the HDC.

### Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

### Board/Commission Recommendation

N/A

### Public Outreach

N/A

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

N/A

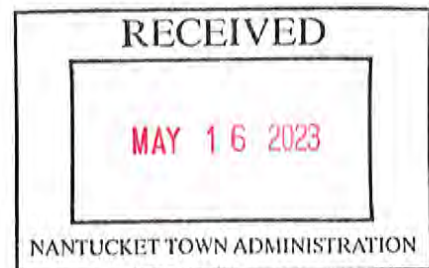


## Attachments

Memo from HDC; email from Holly Backus re: SAC membership; portion of Select Board minutes of 9/7/2022



**MEMO**



**TO:** Select Board  
**DATE:** Tuesday, May 16, 2023  
**Cc:** Ray Pohl, Historic District Commission (HDC) Chair  
**FROM:** Stephen Welch, HDC Vice Chair; HDC Organizational Focus Comm. Chair  
**RE:** HDC Sign Advisory Committee (HDC-SAC)

Select Board constitution of the HDC-SAC is set to expire in June; and, under the Town Charter and Bylaws the HDC is not empowered to continue its SAC.

As such, and wishing continuance of certain benefits afforded to the community by the HDC-SAC, the HDC at its May 9, 2023, regular meeting unanimously voted its support of the following:

- To request the Select Board extend HDC-SAC operations until such a time that an HDC independent review process is completed and the HDC provides a recommendation for further action; and,
- that any appointments to HDC-SAC are to be ratified by concurrent, majority vote of the HDC.

The HDC understands:

- The Select Board's initial reinstatement of HDC-SAC was of the committee itself, as an advisory body, which in emergent circumstances and due to expediency included sitting members.
- The Select Board's important annual reappointment process is underway.
- The Select Board may expand its appointment process, or initiate a separate similar process, as it reasonably desires.

In relation:

- The HDC values the commitment and contributions of its HDC-SAC members.
- The HDC respects the necessity and importance of tiered renewal of committees—and the Select Board's authority in such matters.
- The HDC believes it's fair and appropriate for HDC-SAC seats (that would have ordinarily expired, were the committee to have continued under its previous operations until now) to be advertised by the Select Board or its designee, to determine interest in membership, and for the SB to thereafter finalize appointments including ratification by concurrent, majority vote of the HDC.

The HDC respectfully requests consideration and actions consistent with the foregoing.

**From:** [Holly Backus](#)  
**To:** [Stephen Welch](#); [Erika Mooney](#)  
**Cc:** [Ray Pohl](#); [William Saad](#)  
**Subject:** RE: Historic District Commissions Sign Advisory Committee (HDC-SAC)  
**Date:** Tuesday, May 16, 2023 1:12:30 PM  
**Attachments:** [image001.png](#)

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Hi Erika,

To follow up on Stephen's email, the following are the current SAC members and their expiration dates.

All seats are expired or expiring this June.

Chris Young, *Chair*  
Term Expires: 2021

Mark Cutone  
Term Expires: 2023

Kevin Kuester Term  
Expires: 2021  
Ben Normand Term  
Expires: 2021  
Paul Wolfe  
Term Expires: 2023

Thanks!

Holly E. Backus  
Preservation Planner\*\*  
Local CLG Coordinator  
Local Hazard Mitigation Plan Coordinator  
Town of Nantucket  
[hbackus@nantucket-ma.gov](mailto:hbackus@nantucket-ma.gov)

\*\*Staff liaison to the Nantucket Historic District Commission (HDC)  
& Nantucket Historical Commission (NHC)\*\*



---

**From:** Stephen Welch <steph@welch-associates.com>  
**Sent:** Tuesday, May 16, 2023 12:56 PM  
**To:** Erika Mooney <EMooney@nantucket-ma.gov>  
**Cc:** Ray Pohl <ray@botticelliandpohl.com>  
**Subject:** Historic District Commissions Sign Advisory Committee (HDC-SAC)

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---

Good Afternoon Erika.

Regards the above subject matter and some recent activity at HDC, please review the attached and circulate as appropriate.

Thanks!

**HDC Vice Chair, HDC-OFC Chair**

Stephen Welch

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This email was scanned by Bitdefender

## V. PUBLIC COMMENT

Denise Kronau, speaking as a private citizen, voiced concerns over a recently launched recall effort of the Select Board Chair and commended those in service to the Town, especially the Select Board and Chair Bridges. She said she feels the recall effort is polarizing, disheartening and a disservice to the community.

Anne Dewez noted the Select Board has an item on its September 8, 2022 executive section agenda regarding a Planning Board legal matter involving pools and spas. She read aloud an email she recently sent to the Board about this.

Charity Benz voiced her concern about a recent court ruling that upheld a Conservation Commission decision regarding the removal of the Sconset geotube project and the possibility of the Siasconset Beach Preservation Fund (SBPF) appealing that decision.

Butch Ramos spoke out against the use of antifreeze to winterize plumbing, noting that it is an environmental hazard.

Meghan Perry passed out copies of the Housing Appeals Committee (HAC) draft decision for the proposed Surfside Crossing 40B housing project to the Board members. She reviewed sections of the former Fire Chief's testimony to the HAC and asked if new information can be presented to the HAC based on the Veranda House fire in July, 2022.

## VI. NEW BUSINESS

There was no new business.

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

Ms. Mohr moved approval of items VII 1-2; seconded by Ms. Holdgate. So voted 4 - 0.

1. Approval of Minutes of August 17, 2022 at 5:30 PM.

2. Approval of Payroll Warrants for August 21, 2022; September 4, 2022.

3. Approval of Treasury Warrants for August 24, 2022; August 31, 2022; September 7, 2022. Ms. Mohr recused herself from this matter. Ms. Holdgate moved approval; seconded by Mr. Fee; so voted 3 - 0.

4. Approval of Pending Contracts for September 7, 2022 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Holdgate moved approval; seconded by Mr. Fee; so voted 4 - 0.

## VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Natural Resources and Saltmarsh Senior Center: Request for Acceptance of Gifts. Ms. Holdgate moved approval of the gifts with thanks to the donors; seconded by Ms. Mohr. So voted 4 - 0. Ms. Mooney read the donors' names as indicated in the Board's agenda materials.

## IX. SELECT BOARD'S REPORTS/COMMENT

1. Discussion/Potential Action Regarding Historic District Commission Advisory Committees. Chair Bridges noted that the Board has all agenda item materials in the agenda packet with the exception of a letter that

was received today from HDC Chair Ray Pohl. Chair Bridges said the Board will be discussing possible actions, including reinstating one or more of the HDC advisory committees or tabling the matter. Mr. Fee said he wants to understand why the boards were eliminated and how. He said he feels the process was not sufficient and that the Board should not have the burden placed on it to establish committees for the HDC. Mr. Fee added he feels the legal opinion from Town Counsel was used as an excuse to eliminate the HDC advisory boards and that there was not a process involved. Chair Bridges said that he spoke with Ray Pohl today as to a short-term solution whereby the Board could reinstate one or more of the committees until a longer-term solution can be recommended by the HDC and/or Planning. Ms. Holdgate said she wants to talk about solutions, not how we got here. She said that when the Historic Structures Advisory Board (HSAB) was established there was no Nantucket Historical Commission (NHC) and she feels that if the NHC has the bandwidth they should take over the role of the HSAB. Ms. Holdgate went on to say that she feels while the HDC advisory committees were valuable, the way they were established was not legal, and if the Select Board does reestablish any of them, there should be a recommendation from the HDC. Ms. Mohr said she doesn't know the history of the neighborhood committees (Sconset Advisory Board - SAB, Tuckernuck Advisory Board - TAB, Madaket Advisory Board - MAB) and she needs more time to understand their origins, but she does feel the Sign Advisory Council (SAC) is helpful. Ms. Mohr added that once the Town has an understanding that something is not legal it cannot continue. She said she feels the SAC is the most important advisory committee for the HDC and a temporary fix is to reestablish that committee then a long-term solution could be to amend the HDC Special Act to allow the HDC to legally establish the advisory committees. Mr. Fee stated that his original suggestion to the Town Manager was for her to reinstate the committees then spend time on a long-term solution. He added that the discussion of the advisory committees began a year ago so there has been time to work on this. He said the Town was being reactive instead of proactive. Ms. Mohr asked if the Select Board could vote tonight to reestablish any or all of the advisory committees and bypass its committee appointment policy. Attorney John Giorgio from Town Counsel's office said he sees no reason why the Board can't vote tonight to reestablish the SAC and reconstitute it as it was to allow the committee to work uninterrupted. Ms. Mooney reviewed the Board's committee appointment policy and the Board's allowance to bypass it. She noted that the terms and seats proposed in the packet differ somewhat from what previously existed. Ms. Mohr asked for clarification on the Board's ability to appoint members to HDC advisory committees and asked if the SAC is different from the others. Mr. Giorgio said they are all the same in that the Charter grants the authority to establish and make appointments, to the Select Board. Ms. Mohr asked if the Board doesn't reconstitute the committees, what will be the effect to pending applications. Planning Director Andrew Vorce clarified that he consulted with the chair of the HDC over a year ago and discussions included Town Counsel and the Town Manager. Mr. Vorce explained that he didn't "cancel" the committees, he had them stop meeting as staff can't provide support to committees that are not legally constituted. Mr. Vorce cautioned the Board against establishing any new neighborhood committees as it could be a burden on staff time. He added that he is in agreement with Ms. Holdgate and his staff about allocating the review of historic structures to the NHC. Mr. Fee said he wants the HDC to be involved and for the HDC to make a recommendation to the Select Board about reestablishing the committees. Preservation Planner Holly Backus stated the crux of Mr. Pohl's letter is that the HDC cannot do without the SAC. Chair Bridges reviewed possible options for the Board including waiting to get more feedback from the HDC or to reestablish the SAC now. Ms. Holdgate moved to reestablish the SAC tonight with the existing members with all terms ending June 2023 and then getting a recommendation from the HDC on the SAC in terms of mission, membership, etc. which the Board can ratify at a later meeting; seconded by Mr. Fee. Hillary Hedges Rayport asked to speak while the vote was in process. Chair Bridges said she would have to wait to speak until the vote was taken. On the motion, so voted 3 – 1. Mr. Fee was opposed as he wanted to hear from Ms. Rayport. Ms. Rayport stated she is "stunned" by the Board's decision, stating that she does not believe the Select Board has the right to

appoint HDC members. She said she felt this was a “manufactured crisis” and there are management issues that are not being addressed. Ms. Holdgate noted that the Select Board appoints the HDC Alternate members so there is already precedent for Select Board appointments of HDC-related membership. Ms. Mohr stated she sees this as an emergency response to a request from the HDC Chair, not a long-term solution. She added she would like to form a group to review the system that has been in place. Ms. Hedges stated she wants the Select Board to acknowledge that this is a manufactured crisis and management issue. Mr. Fee voiced concerns about how an assessment can be done in time to put forth a town meeting article for a home rule petition to change the HDC Special Act. Bruce Mandel suggested that neighborhoods create groups to review applications and have one person present comments to the HDC. He also suggested that if the MAB is reconstituted that two alternate seats are allowed, and that all members live in Madaket. Mr. Vorce said regarding the so-called “manufactured crisis” that the August 17, 2022 memo from Town Counsel advised discontinuation of advisory committee meetings or deliberations.

2. Committee Reports. None.

#### X. HDC APPEAL

1. Public Hearing to Consider the Appeal of Charles R. Schwarzapfel of Historic District Commission Disapproval of Certificate of Appropriateness No. HDC2020-10-2033 for a Pool, Patio, Screening and Fence Located at 9 Maine Avenue, Map 60.3.1, Parcel 425 (Continued from April 6, 2022, June 8, 2022; Request to be Continued to December 7, 2022). Ms. Holdgate moved to continue the public hearing to December 7, 2022; seconded by Mr. Fee. So voted 4 – 0.

#### XI. ADJOURNMENT

At 7:04 PM, Ms. Mohr moved adjournment; seconded by Ms. Holdgate. So voted 4 - 0.

Approved the 21<sup>st</sup> day of September 2022.



## Agenda Item Summary

|               |              |
|---------------|--------------|
| Agenda Item # | IX. 3.       |
| Date          | May 24, 2023 |

### Staff

Vicki S. Marsh, Town Counsel

### Subject

Acceptance of Easement for public pedestrian purposes over a portion of 14 Easy Street from Richard P. Beaudette, 14 Easy Street LLC and Sarah f. Alger, Trustees of 14 Easy Street Condominiums Trust

### Executive Summary

The Property Owner, 14 Easy Street Condominiums Trust, has requested that the Town accept a grant of easement from them over a portion of 14 Easy Street shown as a walkway for public pedestrian purposes, as shown on the Easement Plan attached. The original developer of the property 14 Easy Street LLC filed an application with the Department of Environmental protection for a Chapter 91 License. In order for the property to comply with the requirements of DEP for the issuance of a Chapter 91 License they must have use of a portion of the Property for public purposes. This Easement in conjunction with a grant of a requested License from the County Commissioners for a license over a portion of the Easy Street sidewalk which will enable them to meet the square footage requirements for use of the property for public purposes.

### Staff Recommendation

Town Counsel has reviewed the background documents provided by the Owner's counsel, and drafted the Grant of Easement and Acceptance of Easement.

### Background/Discussion

The Town is not responsible for any maintenance of the walkway, and affirmatively requires the Owner to maintain the walkway in a safe condition for public pedestrian access and to prevent any obstructions in the walkway and keep it free of trash and debris as well as snow and ice as needed. This walkway also connects from Easy Street to another walkway behind 14 Easy Street leading out to South Water Street.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

This Easement will provide public pedestrian access from Easy Street at no cost to the Town.

### Board/Commission Recommendation

N/A

### Public Outreach

The acceptance of easement by the Select Board will be advertised pursuant to Section 3.3 of the Nantucket Town Charter.



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

N/A

**Attachments**

Grant of Easement and Acceptance of Easement; Easement Plan



## **GRANT OF EASEMENT**

THIS AGREEMENT is made by and between the TOWN OF NANTUCKET, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 (the "Town" or the "GRANTEE"), and the 14 EASY ST LLC, SARAH F. ALGER, AND RICHARD P. BEAUDETTE, as TRUSTEES OF THE 14 EASY STREET CONDOMINIUMS TRUST under a Declaration of Trust dated July 10, 2018 recorded with Nantucket County Registry of Deeds in Book 1654, Page 1, as amended by First Amendment dated December 31, 2019 recorded with said Deeds in Book 1729, Page 34 with a mailing address of PO Box 659, Nantucket, Massachusetts 02554 (hereinafter referred to as the "GRANTOR"). Said Trustees are 1) SARAH F. ALGER as Trustee designate for the East Unit, owned by SPILT MILK LLC, a Massachusetts limited liability company, 2) RICHARD P. BEAUDETTE, as Trustee for the north and south units, owned by BGG Holdings Nominee Trust, dated July 11, 2018 and recorded at Book 1654, Page 44 at the Nantucket Registry of Deeds, and 3) 14 Easy St. LLC, as Trustee for the west unit under the Declaration of Trust for the condominium, as above.

### WITNESSETH:

WHEREAS, the GRANTOR is the owner of the land and the buildings thereon of the 14 Easy Street Condominiums located at 14 Easy Street, Nantucket, Massachusetts 02554 (the "Property"), by virtue of the Master Deed recorded in Book 1654, Page 1 with said Deeds as amended by First Amendment dated December 31, 2019 recorded with said Deeds in Book 1729, Page 29 ; and

WHEREAS, the Property is shown on a certain easement plan entitled “Easement Plan of Land in Nantucket, MA, Prepared for: 14 Easy Street Condominiums, #14A-#14D, Easy Street prepared by Bracken Engineering, Inc., dated November 16, 2021, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference (“Easement Plan”); and

WHEREAS, the GRANTOR agrees to grant to the TOWN a certain non-exclusive public pedestrian easement in order to satisfy the public purpose requirements by the Massachusetts Department of Environmental Protection for the issuance of a Chapter 91 License on said Property; and

WHEREAS, the TOWN agrees to accept from the GRANTOR a certain non-exclusive public pedestrian easement as shown on the Easement Plan, all upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the agreements and covenants set forth herein, the GRANTOR and the TOWN agree as follows:

1. The GRANTOR hereby grants to the TOWN a perpetual non-exclusive easement to be used by the public on, over, across and along a walkway shown on the Easement Plan on a portion of portion of the Property shown as the “Proposed Public Access Easement Area = 722 s.f.” (the “Easement Area”) for purposes of public access.

2. The GRANTOR shall maintain the Easement Area in a manner that allows safe pedestrian access over the walkway, and which shall be free of all obstacles, trash and debris and cleared of all snow and ice as needed.

3. As used herein, the terms "TOWN" and "GRANTOR" shall include their respective agents, assigns and successors in title and the rights and obligations hereunder shall run with the land and shall bind and inure to the benefit of the parties hereto and their successors in title to their respective estates.

4. The GRANTOR agrees not to grant any other easements, leases or license to the Easement Area which will interfere with the TOWN'S perpetual easement on the Easement Area without the prior written permission of the TOWN. Any easements, leases or license granted in violation of this provision shall be null and void.

**Remainder of Page Intentionally Left Blank. Signatures on Following Page.**

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

14 EASY STREET CONDOMINIUMS TRUST

By:   
Richard P. Beaudette, Trustee

Date: 4/26/23

By \_\_\_\_\_  
Sarah F. Alger, Trustee

Date: \_\_\_\_\_

By 14 East ST LLC

Date: \_\_\_\_\_

By Jonathan Raith Inc., as Manager, by:

\_\_\_\_\_  
Jonathan Raith, its President and Treasurer  
Duly Authorized

By B Fleming Construction Inc., as Manager, by:

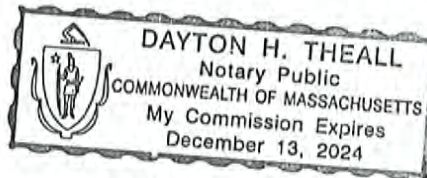
\_\_\_\_\_  
David Fleming, its President and Treasurer  
Duly Authorized

By: \_\_\_\_\_  
Bruce Ritter, as Manager  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 26<sup>th</sup> day of April 2023, before me, the undersigned notary public, personally appeared Richard P. Beaudette, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



D. Theall  
NOTARY PUBLIC  
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Jonathan Raith, as President and Treasurer of Jonathan Raith Inc., as Manager of 14 Easy St LLC, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Sarah F. Alger, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

14 EASY STREET CONDOMINIUMS TRUST

By: \_\_\_\_\_  
Richard P. Beaudette, Trustee

Date: \_\_\_\_\_

By:  \_\_\_\_\_  
Sarah F. Alger, Trustee

Date: \_\_\_\_\_

By 14 East ST LLC

Date: \_\_\_\_\_

By Jonathan Raith Inc., as Manager, by:

\_\_\_\_\_  
Jonathan Raith, its President and Treasurer  
Duly Authorized

By B Fleming Construction Inc., as Manager, by:

\_\_\_\_\_  
David Fleming, its President and Treasurer  
Duly Authorized

By: \_\_\_\_\_  
Bruce Ritter, as Manager  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Richard P. Beaudette, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Jonathan Raith, as President and Treasurer of Jonathan Raith Inc., as Manager of 14 Easy St LLC, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

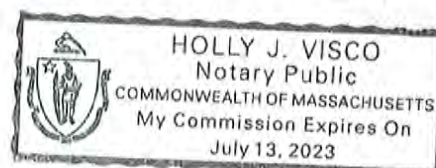
COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 26<sup>th</sup> day of April 2023, before me, the undersigned notary public, personally appeared Sarah F. Alger, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:



WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

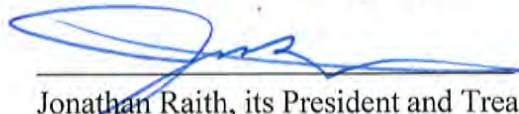
14 EASY STREET CONDOMINIUMS TRUST

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Richard P. Beaudette, Trustee

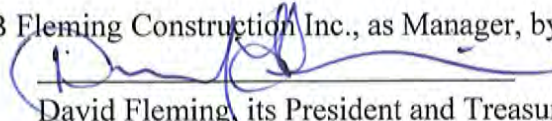
By \_\_\_\_\_ Date: \_\_\_\_\_  
Sarah F. Alger, Trustee

By 14 East ST LLC Date: \_\_\_\_\_

By Jonathan Raith Inc., as Manager, by:

  
\_\_\_\_\_  
Jonathan Raith, its President and Treasurer  
Duly Authorized

By B Fleming Construction Inc., as Manager, by:

  
\_\_\_\_\_  
David Fleming, its President and Treasurer  
Duly Authorized

By: \_\_\_\_\_  
Bruce Ritter, as Manager  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Richard P. Beaudette, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 03 day of May 2023, before me, the undersigned notary public, personally appeared Jonathan Raith, as President and Treasurer of Jonathan Raith Inc., as Manager of 14 Easy St LLC, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 02/08/2030

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Sarah F. Alger, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**Remainder of Page Intentionally Left Blank. Signatures on Following Page.**

☐ WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

14 EASY STREET CONDOMINIUMS TRUST

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Richard P. Beaudette, Trustee

By \_\_\_\_\_ Date: \_\_\_\_\_  
Sarah F. Alger, Trustee

By 14 East ST LLC Date: \_\_\_\_\_

By Jonathan Raith Inc., as Manager, by:

Jonathan Raith, its President and Treasurer  
Duly Authorized

By B Fleming Construction Inc., as Manager, by:

David Fleming, its President and Treasurer  
Duly Authorized

By:   
Bruce Ritter, as Manager  
Duly Authorized

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared Richard P. Beaudette, as Trustee of the 14 Easy Street Condominiums Trust and proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC

ACCEPTANCE OF EASEMENT BY THE TOWN OF NANTUCKET

The Town of Nantucket, acting by and through its Select Board hereby accepts the foregoing Grant of Easement from Richard P. Beaudette, Trustee of the 14 Easy Street Condominiums Trust over 14 Easy Street, Nantucket, Massachusetts on this \_\_\_\_ day of \_\_\_\_, 2023.

TOWN OF NANTUCKET  
By its Select Board

\_\_\_\_\_  
Brooke Mohr

\_\_\_\_\_  
Matthew G. Fee

\_\_\_\_\_  
Jason Bridges

\_\_\_\_\_  
Dawn E. Hill Holdgate

\_\_\_\_\_  
Malcolm W. MacNab

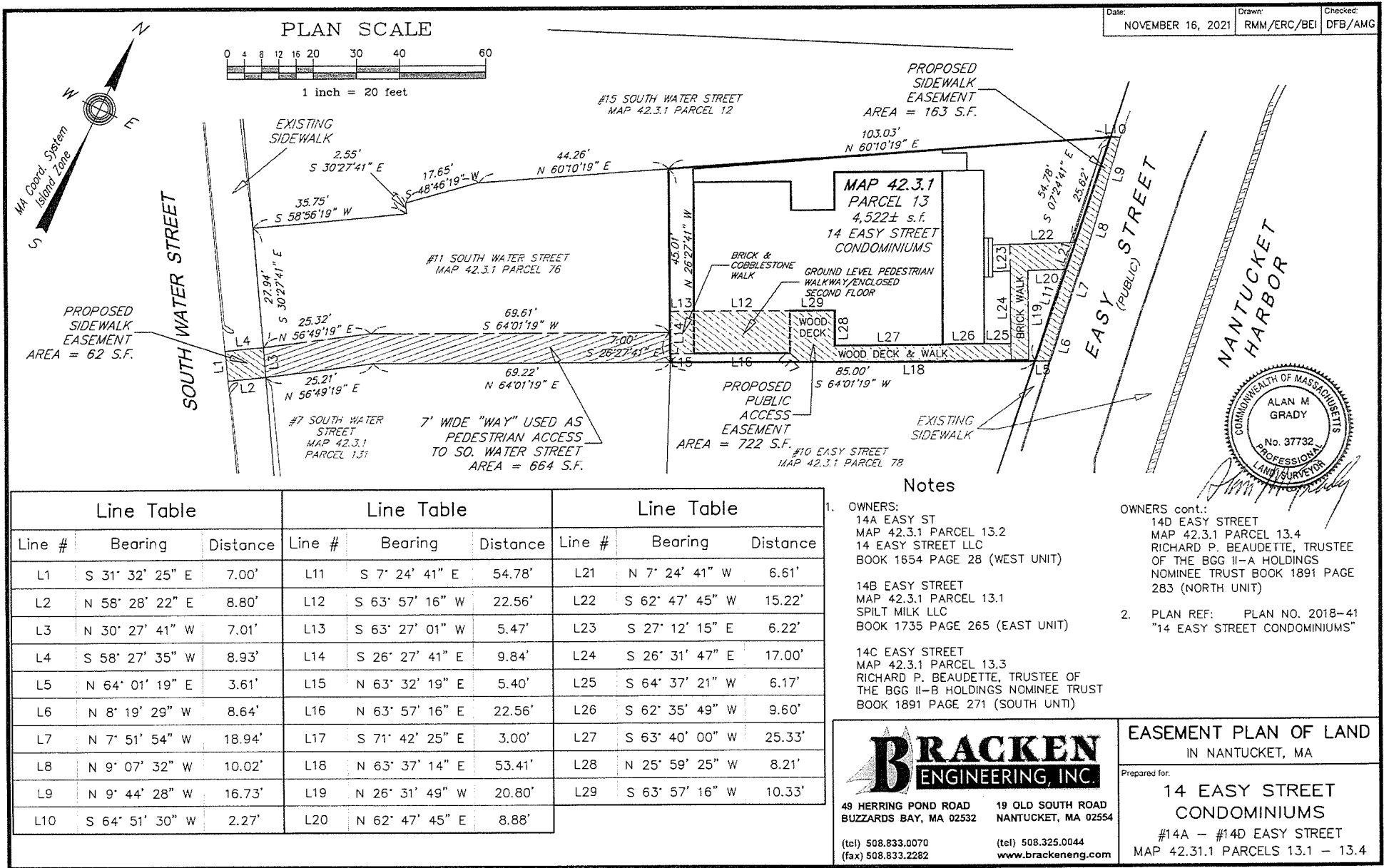


COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, the undersigned notary public, personally appeared \_\_\_\_\_ as Members of the Select Board of the Town of Nantucket and proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:





## Agenda Item Summary

|               |              |
|---------------|--------------|
| Agenda Item # | IX. 4.       |
| Date          | May 24, 2023 |

### Staff

Vicki S. Marsh, Town Counsel

### Subject

Approval and execution by Town of the Complaint for Approval of Plan and Issuance of Certificate of Title, for the approval of the Subdivision Plan identified as Land Court Plan No. 10937-30, for the property located at 8 Chatham Road.

### Executive Summary

The Land Court requires that the Town assent to a Complaint filed by Diane M. Ryder, Trustee of T and D Nominee Trust, the owner of 8 Chatham Road, representing the Town complied with all the requirements pursuant to G.L. c. 79, as amended, in its taking of the fee in portions of Sandwich Road pursuant to an Order of Taking by Eminent Domain, dated April 19, 2019, filed with Nantucket Registry District of the Land Court as Document No. 161653. The Complaint and the Assent request the Land Court recognize the boundary line of the Taking and the land of the petitioner and approve of the Subdivision Plan subdividing Lots 33 and 34 shown on Land Court Plan No. 10937-D and Lot 59 shown on Land Court Plan No. 10937-J into Lots 167 and 168 shown on the Subdivision Plan being Land Court Plan No. 10937-30.

### Staff Recommendation

Approve and execute the Assent.

### Background/Discussion

I reviewed the Assent, the Order of Taking, and the Subdivision Plan of 8 Chatham Road to be approved by the Land Court and opine that this documentation does not adversely affect the Town's interests. I approve of the form of the Assent and recommends its execution.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Allows for the normal subdivision process to proceed in the Land Court.

### Board/Commission Recommendation

N/A

### Public Outreach

N/A



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

N/A

**Attachments**

Assent, Subdivision Plan – Land Court Plan No. 10937-30, the Order of Taking by Eminent Domain of Portions of Sandwich Road and the Certificate of Title No. 15137.



COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

Land Court Department  
Subsequent Case  
No. 22 SBQ 10937 07 - 001

DIANE M. RYDER, as Trustee of            )  
    T and D NOMINEE TRUST,            )  
                                Petitioner.    )

**ASSENT BY TOWN OF NANTUCKET TO SUBSEQUENT COMPLAINT FOR APPROVAL  
OF PLAN AND ISSUANCE OF CERTIFICATE OF TITLE**

The TOWN OF NANTUCKET (the "Town"), being the taking authority in connection with the eminent domain taking dated April 19, 2019, registered as Document No. 161653 at the Registry District of Nantucket County, a portion of which is shown as Parcel D upon the plan filed by the petitioner herein as Plan No. 10937-30, hereby confirms, agrees and assents as follows:

1. The Town confirms and agrees that the plan filed as Plan 10937-30 accurately depicts the boundary between the land of the petitioner and the land taken by it and shown as Parcel D thereon.

2. The Town joins in the petitioner's request that this Honorable Court enter its Order for the issuance of a Certificate of Title to the Town for the land shown as Parcel D on Plan 10937-30.

3. The Town assents to the granting by this Honorable Court of all of the relief requested by the petitioner in this matter.

Respectfully submitted,

TOWN OF NANTUCKET  
By its Select Board:

Dated: \_\_\_\_\_, 2023

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

COMMONWEALTH OF MASSACHUSETTS

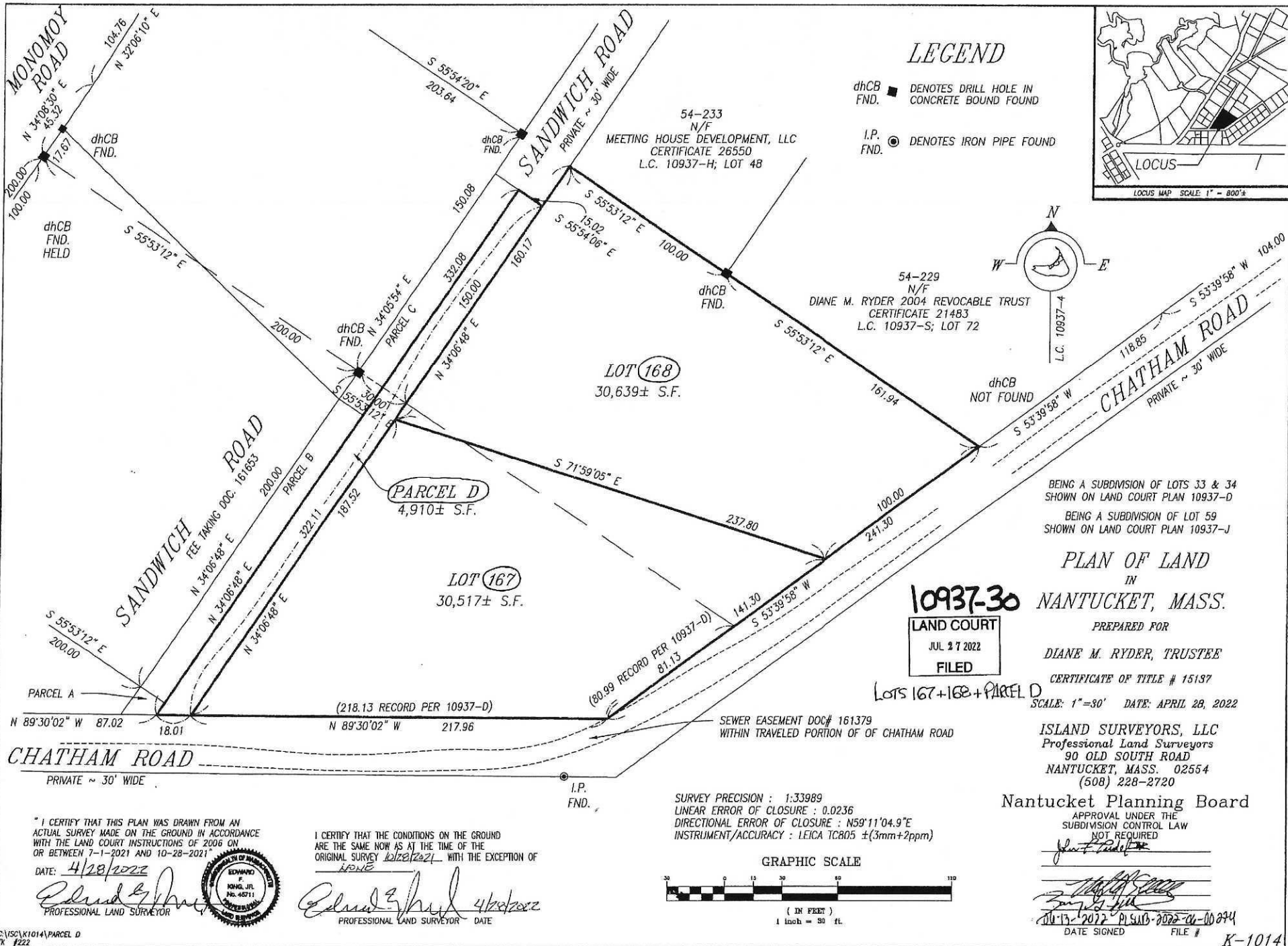
Nantucket, ss. \_\_\_\_\_, 2023

Then personally appeared \_\_\_\_\_, being one of the members of the Select Board of the Town of Nantucket, and acknowledged that \_\_\_\_\_ executed the foregoing document voluntarily as the free act and deed of the Town of Nantucket, before me,

\_\_\_\_\_  
Notary Public

My commission expires:

0E-LE601



10937-30



Cert: 24375 Doc: OOT  
Registered: 05/02/2019 02:08 PM

TOWN OF NANTUCKET  
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN  
OF PORTIONS OF SANDWICH ROAD

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote on Article 101 adopted by the Town at its 2017 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Sandwich Road described below ("Parcels") is required for general municipal purposes and for the purpose of conveyance of the fee or lesser interests, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled "Roadway Acquisition Plan in Nantucket, Mass. of Portion of Unconstructed 'Sandwich Road,'" dated January 22, 2019, prepared by Bracken Engineering, Inc., recorded with the Nantucket County Registry of Deeds as Plan No. 2019-7 and consisting of the following Parcels described on the Plan:

| <u>Parcel</u>         | <u>Address/Location</u>                        | <u>Area ±</u>                  |
|-----------------------|------------------------------------------------|--------------------------------|
| Parcel A              | Sandwich Road                                  | 181± s. f.                     |
| <u>Assessor ID</u>    | <u>Supposed Owner(s)</u>                       | <u>Title Reference</u>         |
| Map 54,<br>Parcel 136 | Matthew P. Dwyer, Jr. and<br>Marjorie D. Dwyer | Certificate of Title No. 24375 |

| <u>Parcel</u>      | <u>Address/Location</u>                                                                                                                                         | <u>Area ±</u>                  |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Parcel B           | Sandwich Road                                                                                                                                                   | 2,735± s. f.                   |
| <u>Assessor ID</u> | <u>Supposed Owner(s)</u>                                                                                                                                        | <u>Title Reference</u>         |
| Map 54, Parcel 138 | 9 Monomoy Road, LLC                                                                                                                                             | Certificate of Title No. 27116 |
| <u>Parcel</u>      | <u>Address/Location</u>                                                                                                                                         | <u>Area ±</u>                  |
| Parcel C           | Sandwich Road                                                                                                                                                   | 2,141± s. f.                   |
| <u>Assessor ID</u> | <u>Supposed Owner(s)</u>                                                                                                                                        | <u>Title Reference</u>         |
| Map 54, Parcel 196 | Ambler Sweedler                                                                                                                                                 | Certificate of Title No. 24883 |
| <u>Parcel</u>      | <u>Address/Location</u>                                                                                                                                         | <u>Area ±</u>                  |
| Parcel D           | Sandwich Road                                                                                                                                                   | 4,907± s. f.                   |
| <u>Assessor ID</u> | <u>Supposed Owner(s)</u>                                                                                                                                        | <u>Title Reference</u>         |
| Map 54, Parcel 230 | Diane M. Ryder, Trustee of T and D Nominee Trust u/d/t dated January 6, 1992 filed as Document No. 55455 with the Nantucket Registry District of the Land Court | Certificate of Title No. 15137 |

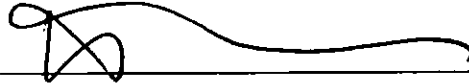
Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking. Any utility easements in the Parcels are to be excluded from this Order of Taking.

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

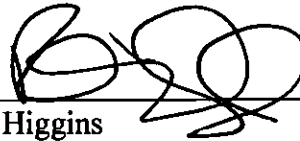
If any party named hereinabove as an owner of any Parcels taken hereby is not a true Owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

Adopted under seal this 24 day April , 2019.

TOWN OF NANTUCKET  
BY ITS BOARD OF SELECTMEN



Dawn E. Hill Holdgate



Rita Higgins



Jason Bridges



Matthew G. Fee



Kristie L. Ferrantella

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

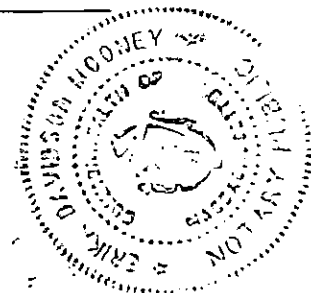
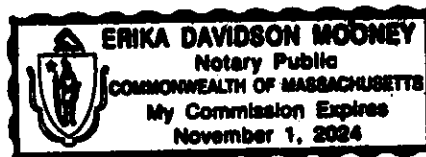
On this 2nd day of May , 2019, before me, the undersigned notary public, personally appeared Dawn E. Hill Holdgate, Rita Higgins, Jason Bridges, Matthew G. Fee and Kristie L. Ferrantella, as members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket.



Notary Public

My commission expires:

663190v2/NANTYDSALE 19712/0001



# Town of Nantucket



.....◆◆◆.....

## OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street  
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC  
Town & County Clerk

(508) 228-7216

FAX (508) 325-5313

Home: (508) 228-7841

Email: [cstover@nantucket-ma.gov](mailto:cstover@nantucket-ma.gov)

[flanaganstover@yahoo.com](mailto:flanaganstover@yahoo.com)

[townclerk@nantucket-ma.gov](mailto:townclerk@nantucket-ma.gov)

WEBSITE: <http://www.nantucket-ma.gov>

.....◆◆◆.....

April 4, 2017

### TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 1, 2017 ANNUAL TOWN MEETING adopted **Article 101: "Real Estate Acquisition: Sandwich Road"** at the April 1<sup>st</sup> 2017 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

**TECHNICAL CORRECTION VIA THE MODERATOR: CHANGE:** north easterly sideline of the land known and numbered at **§ 11** Monomoy Road, shown upon Assessor Map 54 and Parcel 196, approximately 385+/- feet in length.

**VOTE: The vote on the motion pursuant to Article 101 as recommended by the Finance Committee with a Technical Correction brought forward through the Moderator, was by Unanimous Voice Vote. The motion was adopted.**

Catherine Flanagan Stover, MMC, CMMC  
Town and County Clerk

ATM 17 Article 101, Page 1 of 2

**ARTICLE 101****(Real Estate Acquisition: Sandwich Road)**

To see if the Town will vote to: authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee or lesser interests, together with any public or private rights of passage, in the portion of Sandwich Road (Monomoy) lying between the northerly line of Chatham Road and the extended north easterly sideline of the land known and numbered at 8 Monomoy Road, shown upon Assessor Map 54 and Parcel 196, approximately 385+/- feet in length, or to take any other action related thereto.

*(Steven Cohen, et al)*

**FINANCE COMMITTEE MOTION:** Moved that the Board of Selectmen is hereby authorized to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee or lesser interests, together with any public or private rights of passage, in the portion of Sandwich Road (Monomoy) lying between the northerly line of Chatham Road and the extended north easterly sideline of the land known and numbered at 8 Monomoy Road, shown upon Assessor Map 54 and Parcel 196, approximately 385+/- feet in length.

DOC No: 00161653

NANTUCKET COUNTY LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: May 02, 2019 at 02:08P

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CERTIFICATE No: 24375

Also noted on CERT 15137

CERT 24883  
CERT 27116

NANTUCKET REGISTRY  
 OF DEEDS  
 COMMISSION, 7, 2019  
 Time: 3:23 PM  
 Position: 3.5.1.3  
 Name: [Signature]  
 Date: [Signature]  
 Sheet: 1 of 1

RESERVED FOR REGISTRY USE

| PROPOSED LOT CORNER POINT | PL. No.   | Northing  | Easting |
|---------------------------|-----------|-----------|---------|
| E000                      | 4453.9503 | 4895.0030 |         |
| E001                      | 4453.7933 | 4913.0145 |         |
| E002                      | 4459.6540 | 4916.9848 |         |
| E003                      | 4458.0665 | 4954.5656 |         |
| E004                      | 4619.0058 | 5006.8105 |         |
| E005                      | 4610.5934 | 5018.2294 |         |
| E006                      | 4633.6525 | 5016.7320 |         |
| E007                      | 4825.2400 | 5029.1509 |         |
| E008                      | 4737.1556 | 5086.8044 |         |
| E009                      | 4728.7372 | 5099.2391 |         |
| E010                      | 4720.3188 | 5111.6738 |         |
| E011                      | 4453.6363 | 4931.0257 |         |

| FIELD POINT LOCATION | PL. No.   | Northing  | Easting |
|----------------------|-----------|-----------|---------|
| F100                 | 4432.0962 | 4627.3722 |         |
| F101                 | 4812.7658 | 4844.4239 |         |
| F102                 | 4630.4756 | 5013.5785 |         |
| F103                 | 4756.2975 | 5113.5214 |         |
| F104                 | 4568.5325 | 5104.7789 |         |
| F105                 | 4438.2767 | 4953.7999 |         |
| F106                 | 4425.9494 | 4834.3576 |         |
| F107                 | 4579.9502 | 4739.3928 |         |
| F108                 | 4745.8205 | 4861.1503 |         |
| F109                 | 4760.4222 | 4861.0133 |         |
| F110                 | 4872.0905 | 4932.3339 |         |
| F111                 | 4658.6878 | 4965.4914 |         |
| F112                 | 4797.9330 | 5100.8721 |         |
| F113                 | 4420.8996 | 5125.5357 |         |
| F114                 | 4424.2107 | 4825.3723 |         |

| CALCULATED POINT LOCATION | PL. No.   | Northing  | Easting |
|---------------------------|-----------|-----------|---------|
| C000                      | 4421.4602 | 5125.3598 |         |
| C001                      | 4424.2107 | 4825.3723 |         |
| C002                      | 4425.9500 | 4634.2902 |         |
| C003                      | 4580.2328 | 4738.9787 |         |
| C004                      | 4745.8888 | 4851.1460 |         |
| C005                      | 4760.4492 | 4861.0546 |         |
| C006                      | 4872.0846 | 4932.2332 |         |
| C007                      | 4658.6881 | 4865.7123 |         |
| C008                      | 4757.9324 | 5100.8706 |         |

- LEGEND**
- CONCRETE BOUND WITH DISK FOUND
  - CONCRETE BOUND WITH DRILL HOLE FOUND
  - IRON PIPE FOUND
  - TRAVERSE SPIKE SET

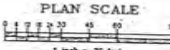
THE PLANNING BOARD DETERMINES THAT:

- PARCELS "A, B, C, and D" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- PARCELS "A, B, C, and D" CONTAIN INADEQUATE LOT AREA, AS DETERMINED BY THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

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 DEC. 4, 2018.



1/22/19  
 DATE  
 ALAN M. GRADY, PLS #2732



**TRAVERSE CLOSURE**  
 ANGULAR ERROR: 00' 00" 36"  
 LINEAR ERROR: 0.041'  
 DIRECTION OF ERROR: S 25° 25' 48" E  
 PRECISION: 1:37,674  
**EDM ACCURACY**  
 ±(2mm + 2ppm x D) m.s.e.

TOWN OF NANTUCKET  
 BOARD OF SELECTMEN  
 [Signatures]  
 DATE APPROVED: \_\_\_\_\_

APPROVAL BY THE  
 NANTUCKET PLANNING BOARD  
 NOT REQUIRED  
 [Signature]  
 FILE NUMBER: 8519  
 DATE APPROVED: 01-30-2019

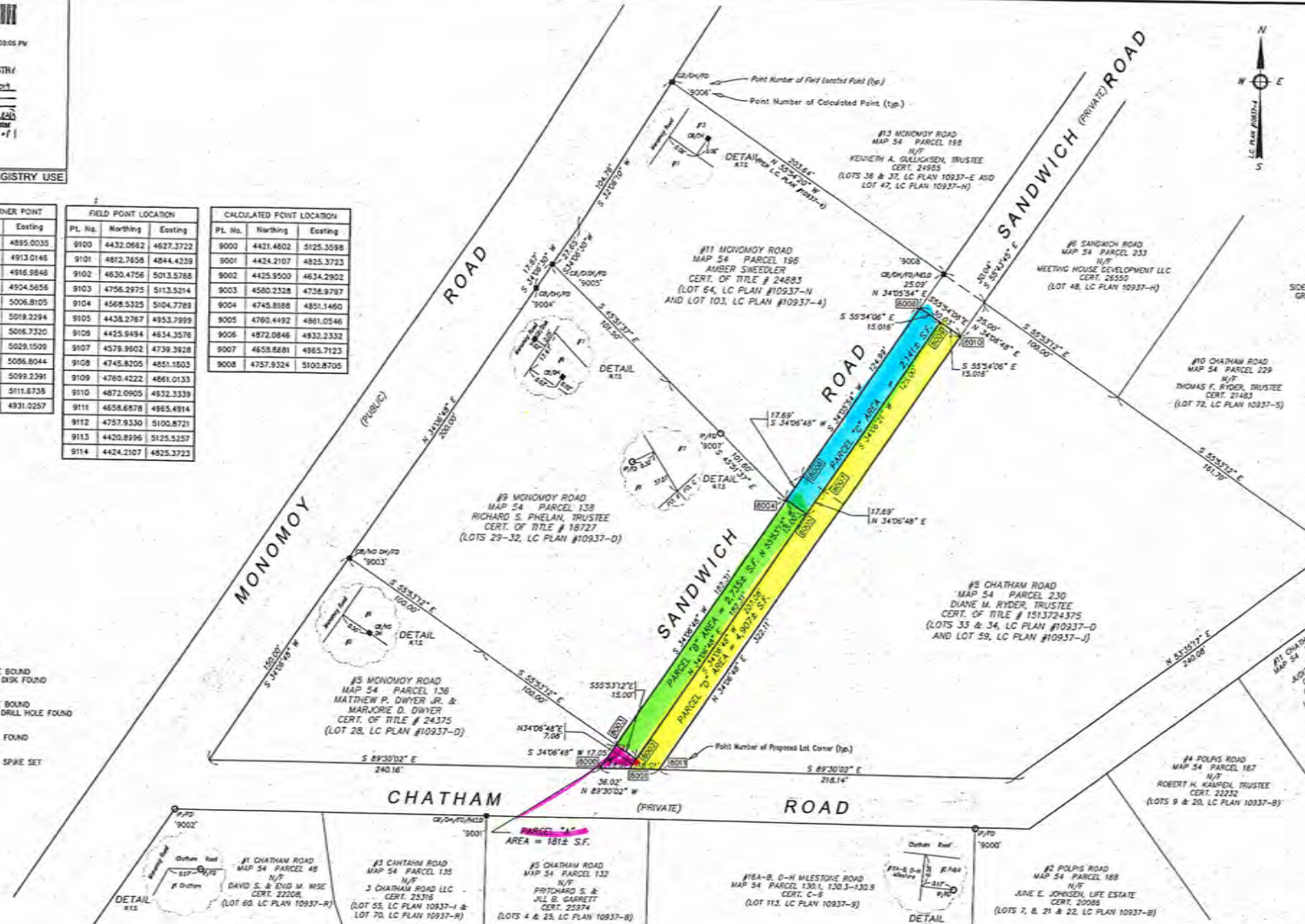
# ROADWAY ACQUISITION PLAN IN NANTUCKET, MASS.

OF PORTION OF UNCONSTRUCTED  
 "SANDWICH ROAD"  
 PREPARED BY  
 BRACKEN ENGINEERING, INC.  
 19 OLD SOUTH ROAD  
 NANTUCKET, MA 02554  
 tel: (508) 325-0044  
 fax: (508) 833-2282  
 SCALE: 1" = 30' JANUARY 22, 2019



| ZONE: LUG-1           | REQUIRED | ZONE: 1/R             | REQUIRED |
|-----------------------|----------|-----------------------|----------|
| LOT AREA: 42,000 s.f. |          | LOT AREA: 20,000 s.f. |          |
| FRONTAGE: 100'        |          | FRONTAGE: 100'        |          |
| FRONT YARD: 20'       |          | FRONT YARD: 20'       |          |
| SIDE/REAR YARD: 10'   |          | SIDE/REAR YARD: 10'   |          |
| GROUND COVER: 75%     |          | GROUND COVER: 125%    |          |

- NOTES:**
- LOCUS: PORTION OF SANDWICH ROAD
  - PLAN REFERENCES:  
 LAND COURT PLAN #10937-D  
 LAND COURT PLAN #10937-E  
 LAND COURT PLAN #10937-J  
 LAND COURT PLAN #10937-N  
 LAND COURT PLAN #10937-4
  - SEE WARRANT ARTICLES 101 & 102 OF THE 2017 ANNUAL TOWN MEETING.
  - PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.



## Transfer Certificate of Title.

No. 15,137

From Transfer Certificate No. 7269, Originally Registered November 22nd, 1974, in  
Registration Book 37 Page 69 for the Registry District of Nantucket County.

**This is to Certify** that

DIANE M. RYDER

Trustee of

T and D NOMINEE TRUST

u/d/t dated January 6, 1992, and registered as Document No. 55455 at the Registry District  
of Nantucket County,

c/o 10 Chatham Street  
of Nantucket

in the County of Nantucket

and Commonwealth of Massachusetts,  
02554

~~marked x~~

is  
the owner in fee simple

33,34 10937-D  
LOTS + 59 ON PLAN No. 10937-J  
WITH CERTIFICATE No. 1850 & 3916 HAS  
BEEN SUBDIVIDED AND PLAN No. 10937-30  
SHOWING SUCH CHANGES IS FILED WITH  
CERTIFICATE NO.  
FURTHER CERTIFICATES FOR SAID LOTS 33,  
34 + 59 ON SAID EARLIER PLAN WILL  
NOT BE ISSUED UNLESS AUTHORIZED BY  
THE COURT (NOW LOTS 167, 168 & )

PARCEL D

\* PLAN IS SUBJECT TO AN  
ORDER OF THE COURT,

of that certain parcel of land situate in Nantucket

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

PARCEL I:

SOUTHERLY By Chatham Street, eighty and 99/100 (80.99) feet;  
SOUTHWESTERLY by said Chatham Street, two hundred eighteen and  
13/100 (218.13) feet;  
NORTHWESTERLY by Sandwich Road, one hundred ninety-seven and 11/100  
(197.11) feet; and  
NORTHEASTERLY by land now or formerly of Franklin E. Smith, two  
hundred eight and 66/100 (208.66) feet.

All of said boundaries are determined by the Court to be located as shown  
upon plan numbered 10937-D, drawn by C. B. Humphrey, Engineer for Court, dated July 30, 1931,  
and filed with Certificate of Title No. 1850 at the Registry District of Nantucket County.  
Said land is shown thereon as Lots 33 and 34.

So much of the land hereby registered as is included within the limits of  
the Ways as shown on said plan is subject to the rights of all persons lawfully entitled  
thereto in and over the same and there is appurtenant to said land the right to use said  
Shimmo Pond Road to the Polpis Road in common with others entitled thereto.

PARCEL II:

NORTHERLY by Sandwich Road, one hundred fifty (150.00) feet;  
EASTERLY by Lots 48 and 58 as shown on plan hereinafter men-  
tioned, two hundred sixty-one and 94/100 (261.94)  
feet;  
SOUTHERLY by Chatham Road, one hundred fifty-nine and 18/100  
(159.18) feet; and  
WESTERLY by Lot 34 as shown on said plan two hundred eight and  
66/100 (208.66) feet.

All of said boundaries are determined by the Court to be located as shown  
upon plan numbered 10937-J, drawn by Schofield Brothers, Civil Engineers, dated August 31,  
1955, and filed with Certificate of Title No. 3916 at the Registry District of Nantucket  
County. Said land is shown thereon as Lot 59.

So much of said land as is included within the limits of the Ways as shown  
on said plan is subject to the rights of all persons lawfully entitled thereto in and over  
the same.

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

DIANE M. RYDER  
Trustee as aforesaid

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting, and subject also ~~to~~ as aforesaid.

WITNESS, JOHN E. FENTON, JR., Esquire, Judge of the Land Court, at Nantucket in the County of Nantucket the seventh day of January in the year nineteen hundred and ninety-two at one o'clock and twenty-two minutes in the after noon.

Attest, with the Seal of said Court,

Land Court Case No. 10937  
Document No. 55454

*Sandra M. Chadwick*  
Assistant Recorder.

**MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE** 15,137

[illegible]

2023 ATM, ATE Pre-Summary Follow-up  
*As of 05/22/23*

Financial Articles – Admin & Finance will follow-up

General Bylaw Amendments & Zoning Bylaw Amendments – Town Clerk will send to AG

*Of note:*

-- will eventually need significant outreach for Article 76 (outdoor lighting; no resources currently available for that)

Home Rule Petitions – will be compiled by Town Admin and forwarded to Town's legislative representatives (Rep Fernandes, Sen Cyr)

Real Estate – these will be prioritized by Admin staff

Other – Town Council Study Group – will be discussed by SB at 5/24 meeting

ATE

TBD at 5/24/23 Board meeting



## Agenda Item Summary

| Agenda Item # |          |
|---------------|----------|
| Date          | 05/24/23 |

As of 05/22/23

### Staff

Town Manager, Assistant Town Managers, Administration Staff, Others

### Subject

Town Manager Monthly Management Report

### Highlighted Activity

- **2023 ATM/ATE follow-up**

Active items:

- o Complication of follow-up actions (reviewed with SB 5/24/23)

- **2023 STM prep**

- **Personnel**

- o Hiring and retention remain high-priorities; concerns over short and long-term continuity of operations
- o Succession Planning and Retention long-term strategy – underway with internal department plan development
- o High level of vacancies continues
- o Hiring process underway for DPW Director, Police Chief, ~~Solid Waste Manager~~, CTO, Project Manager
- o Continuing work on recruitment and retention strategies; employee on-boarding, morale and leadership
- o Collective Bargaining Negotiations
  - o MOAs approved with AFSCME, Police x 2, SEIU
  - o Negotiations continuing with LiUNA, Fire

- **Baxter Road long-term planning & erosion control project**

- o Joint meetings with SB & ConCom held in March and April
- o Working on follow-up from the above
- o Explored potential Army Corps grant program (most likely not currently eligible)

- **Solid Waste Long-term Planning**

- o Monthly meetings, including SB member and a FC member
- o Working on RFP for issuance this fall

- **Strategic Plan**
  - Working on department resources needs list (ie, what do they need to implement goals)
  - Prep for joint meeting with SB, PB, NP&EDC, FC, CapCom in early June
- **PFAS Town-wide Risk Assessment**
  - On-going & active
  - Water main extension project west of Airport scheduled for Fall '23
  - ATM article (Article 96) to obtain easements a critical path
- **Sustainability**
  - Sustainability Program Manager starting to hold regular meetings to refine Sustainability framework, including related Plans and projects (Coastal Resilience Plan, Green Communities requirements and other sustainability-related projects, plans and initiatives)
- **WIIF vs CCIWPF**
  - In process of engaging Weston and Sampson to provide evaluation/financial analysis of outstanding sewer projects in Sewer Master Plan including cost/benefit evaluation of Town joining Cape and Islands Water Protection Fund vs funding projects on our own through use of SRF loan program
- **DEP Title V Regulation Changes** – monitoring for indication from DEP as to municipal responsibilities
- **Stormwater/drainage issues**
  - Underway:
    - 18-item mini project list - underway
    - Children's Beach watershed evaluation
    - CMOM development
    - Stormwater division within sewer dept
    - Implementation of recently-adopted illicit discharge regs
- **Project management**
  - ⊖ Current projects in planning phase with outside firm(s):
    - Water main expansion west of Airport
    - Lovers/Okorwaw/Monohansett roadway and bikepath projects (subject to ATM and ATE approval)
    - Pleasant St (Silver to Main)
    - Pleasant St (5 Corners to Mid-Island Roundabout)
    - Somerset Rd – Raceway Dr stormwater drainage
    - Newtown Rd (reconstruction plus side path, traffic calming)
    - Stormwater projects at numerous locations
    - Sankaty/Coffin intersection
    - Milestone/Polpis bikepath connector

- **Projects**

- OIH/Senior Center
- Central fleet management
- DEI Strategic Plan implementation
- DPW Facility relocation planning (working on update to Board for early June)
- Seasonal/year-round town employee housing at Waitt Dr
- Town Bldg, 1 E Chestnut, 20 S Water window replacements and other improvements
- Public restroom improvements planning
- Sheep Pond Road relocation
- Sewer Master Planning (re-focus on Somerset Needs Area)

- **Real Estate Matters**

- **Housing**

- o Met with union reps re \$1m rental housing assistance program in Dec; have responded to questions; unions did not approve the program; exploring alt opportunities to support most housing-cost challenged employees
- o Working on plan for how Town maintains/manages its own rental properties; and, the properties it rents
- o Ticcoma lots development
- o Surfside Crossing
- o Housing Summit follow-up

**ARTICLE 81**  
**(Town Council Form of Government)**

To See if the Town will Vote: to direct the Select Board to establish a committee for the purpose of studying the establishment of a Town Council form of government for the Town and County of Nantucket.

1. The Town Council shall serve as the legislative body for the Town and County of Nantucket.
2. The Town Council shall employ a professional administrator to manage and implement policies and procedures approved by the Council.
3. The Town Council shall consist of nine (9) elected members, of which one each shall be elected from the following council districts, as established by the Town Charter: Town East; Town West; Mid Island; Siasconset; Madaket; Tom Nevers; Surfside; Polpis-Quidnet-Wauwinet; and one (1) At Large member.
4. Town Counsel members shall be registered year 'round residents and voters on Nantucket, and shall reside in the districts they represent.
5. The Town Council members shall elect a Chairperson, and Vice Chairperson annually at the Council's annual organizational meeting, to serve during the current Council year.
6. Town Council members shall be paid \$5,000 per year, with the Chair being paid \$8,000 per year.

Or to take any other action as appropriate:

*(Curtis L. Barnes, et al)*

**FINANCE COMMITTEE MOTION:** Moved to request that the Select Board establish a committee for the purpose of studying the establishment of a Town Council form of government for the Town and County of Nantucket, with the following conditions.

1. The Town Council shall serve as the legislative body for the Town and County of Nantucket.
2. The Town Council shall employ a Town Manager to manage and implement policies and procedures approved by the Council.
3. The special committee shall consider any structural or administrative details of the Town Council, including but not limited to:
  - a. The number of members of the Town Council;
  - b. How the Council might represent the voters of Nantucket;
  - c. The qualifications necessary to hold a seat on the Town Council;
  - d. The internal organization of the Town Council;
  - e. Compensation of Council members; and
  - f. Any other characteristics of the structure and processes of the proposed Town Council as may be recommended.
4. The special committee shall complete its work and submit an Article enabling the transition to a Town Council structure no later than Annual Town Meeting 2024.

**Technical Amendment #5**  
**Article 81 (Town Council Form of Government)**

**Amend the Finance Committee Motion as follows:**

**FINANCE COMMITTEE MOTION:** Moved to request that the Select Board establish a committee for the purpose of studying the establishment of a Town Council form of government for the Town and County of Nantucket, with the following conditions.

1. The Town Council shall serve as the legislative body for the Town and County of Nantucket.
2. The Town Council shall employ a Town Manager to manage and implement policies and procedures approved by the Council.
3. The special committee shall consider any structural or administrative details of the Town Council, including but not limited to:
  - a. The number of members of the Town Council;
  - b. How the Council might represent the voters of Nantucket;
  - c. The qualifications necessary to hold a seat on the Town Council;
  - d. The internal organization of the Town Council;
  - e. Compensation of Council members; and
  - f. Any other characteristics of the structure and processes of the proposed Town Council as may be recommended.
4. ~~The special committee shall complete its work and submit an Article enabling the transition to a Town Council structure no later than Annual Town Meeting 2024.~~

The special committee shall complete its work and submit an Article for either an Annual or Special Town Meeting which, if passed, may enable the transition to a Town Council structure. The timing of the submission is dependent on the execution of all the necessary steps, including appointing the committee, public hearings and writing of the article.