

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Thomas M. Dixon
Matt Fee
Malcolm W. MacNab
Brooke Mohr



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD JULY 19, 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/ZRq2P_snOss

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_Z6ay3GsUS82IIPJZmQSmDg

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Announce Applications Received for 2023 Committee Vacancies - Round 2:
Agricultural Commission, Cemetery Commission, Council for Human Services,
Council on Aging, Cultural Council, Finance Committee, Harbor and Shellfish
Advisory Board, Planning Board Alternate, Real Estate Assessment Committee,
Town Council Study Committee, Tree Advisory Committee.
3. No Select Board Meeting on Wednesday, July 26, 2023 (Summer Schedule);
Next Meeting to be Held on Wednesday, August 2, 2023.
4. Select Board Announcements/Comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 11, 2023 at 9:30 AM; July 12, 2023 at 5:30 PM; July 13, 2023 at 9:00 AM.
2. Approval of Treasury Warrants for July 19, 2023.
3. Approval of Pending Contracts for July 19, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Resignation Acceptances: Short-Term Rental Work Group.
2. Update Regarding Short-Term Rental Registration Program.
3. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba Brant Point Grill/White Elephant from Bettina Landt, Manager to Bernhard Johannes Duermeir, Manager, for Premises Located at 50 Easton Street.
4. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba White Elephant Hotel Residences from Bettina Landt, Manager to Bernhard Johannes Duermeir, Manager, for Premises Located at 19 South Beach Street.
5. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba The Wauwinet Inn from Eric Landt, Manager to Jennifer Mandell Hudson, Manager, for Premises Located at 120 Wauwinet Road.

IX. TOWN MANAGER'S REPORT

1. Continued Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting, Including Proposed Short-Term Rental Articles.
2. Monthly Town Management Report.

X. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XI. 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

Select Board
2023 Committee Vacancy Appointments Timeline
Round 2
As of 7/6/2023

June 30 – Advertise committee vacancies on Town’s website

July 6 and July 13 – Advertise committee vacancies in the Inky

July 5 and July 12 – Committee vacancies to be added to Select Board agendas as announcement

July 17 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Agricultural Commission – one seat, term expires 2026
- Cemetery Commission – one seat, term expires 2026
- Council for Human Services – three seats, terms expire 2026
- Council on Aging - one seat, term expires 2026
- Cultural Council – two seats, terms expire 2025
- Finance Committee – one seat, term expires 2024
- Harbor and Shellfish Advisory Board – one seat, term expires 2025
- Planning Board Alternate – one seat, term expires 2024
- Real Estate Assessment Committee – two seats, terms expire 2026
- Town Council Study Committee – number of seats to be determined
- Tree Advisory Committee – one seat, term expires 2025
- Tree Advisory Committee – two seats, terms expire 2026

July 19 and August 2 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

August 16 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

2023 Committee Vacancy Applicants:

Agricultural Commission #

1 Seat Available; 1 Applicant

1 Seats Term Ends 2026

Current Committee Members:

Posie Constable	2024
Charity Benz	2025
Pamela Perun	2025
Jacob Tinkhauser	2026
VACANT	2026

Applicants:

Kelly Steffen – 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.”

Cemetery Commission

1 Seat Available; 1 Applicant

1 Seat Term Ends 2026

Current Committee Members:

Lee W. Saperstein	2024
Frances Karttunen	2024
Barbara A. White	2025
Scott McIver	2026
VACANT	2026

Applicants:

Allen Reinhard – incumbent but applied late for annual appointments

Council for Human Services

3 Seats Available; 3 Applicants

3 Seats Terms End 2026

Current Committee Members:

Athalyn Sweeney	2024
Sue Mynttinen	2024
Veronica Bolcik	2024
Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025
VACANT	2026
VACANT	2026
VACANT	2026

Applicants:

Claudia Valle – incumbent but applied late for annual appointments

Sarah Wright – new applicant

Kelly Steffen – new applicant

2023 Committee Vacancy Applicants:

Council on Aging

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

Judith Perkins	2024
Linda Williams	2024
Arlene O'Reilly	2024
Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025
Mary Anne Easley	2026
Anthony "Rocky" Fox	2026
VACANT	2026

Applicants:

None

Cultural Council ^

2 Seats Available; 0 Applicants

2 Seats Terms End 2025

Current Committee Members:

Tony Wagner	2024
Ava Rollins	2024
Sarah C. Ellis	2025
VACANT	2025
VACANT	2025
Emma Young	2026
Michael Kopko	2026

Applicants:

None

^ 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 Committee Vacancy Applicants:

Finance Committee

1 Seats Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

Jeremy Bloomer	2024
VACANT	2024
Peter N. Schaeffer	2024
Stephen Maury	2025
Christopher A. Glowacki	2025
Jill Vieth	2025
Denice Kronau	2026
Rob Giacchetti	2026
Joanna Roche	2026

Applicants:

Joseph H. Wright – new applicant

Harbor and Shellfish Advisory Board †

1 Seat Available; 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

Andrew Lowell	2024
Ginger Andrews	2024
Scott Anderson	2025
David Bossi	2025
VACANT	2025
Peter Brace	2026
David Fronzuto	2026

Applicants:

James Sjolund – new applicant

† 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 Committee Vacancy Applicants:

Planning Board Alternate

1 Seat Available, 3 Applicants

1 Seat Term Ends 2024

Current Alternate Committee Members:

VACANT	2024
Abby De Molina	2025
Stephen Welch	2026

Applicants:

John Kitchener – new applicant
Cameron Murphy – new applicant
Kelly Steffen – new applicant

Real Estate Assessment Committee

2 Seats Available, 1 Applicant

2 Seats Terms End 2026

Current committee Members:

Thomas Barada	2024
John B. Brescher, Esq.	2024
Lee W. Saperstein	2025
VACANT	2026
VACANT	2026

Applicants:

Nathaniel E. Lowell – new applicant

Town Council Study Committee

Number of Seats and Terms to be Determined

Applicants:

Peter N. Schaeffer
Michael L. Alvarez
Jerico Mele
Beau Barber
Curtis Barnes
Donna Martino (ACNVT)
Jill Vieth
Jeff Carlson
John Riccio
Hillary Hedges Rayport
Kelly Steffen
Joseph T. Grause Jr. (applied late)
Caroline Baltzer (applied late)

2023 Committee Vacancy Applicants:

Tree Advisory Committee

3 Seats Available, 2 Applicants

1 Seat Term Ends 2025

2 Seats Terms End 2026

Current Committee Members:

Ben Champoux 2024

Judy Deutsch 2025

VACANT 2025

VACANT 2026

VACANT 2026

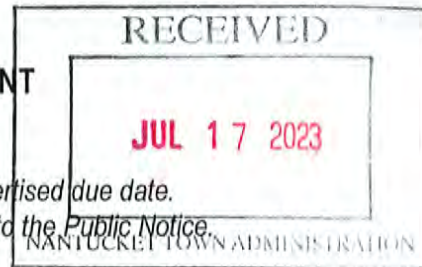
Applicants:

Whitfield C. Bourne – incumbent but applied late for annual appointments

Mary Longacre – new applicant



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



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

Name: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone: _____

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

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 have not attended any meetings by this commission but over the last five years have worked closely with people and entities at all levels in the agricultural/food system sector.

I am prepared to commit to the meeting schedule and all other needs of this 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?

As mentioned above I already work closely with people and entities in this sector and I have a background in community development and economics from an Agricultural College.

What I would hope to bring to this commission is further collaboration and input from community members and institutions, to support our local agriculture industry and create a more sovereign food system.

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?

N/A

TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

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

REQUESTING RE-APPOINTMENT TO: Nantucket Cemetery Commission

Reasons for Committee Interest

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

I have not missed a meeting of the Commission since the Commission was created.

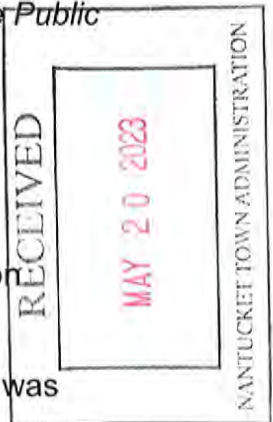
- Why do you want to continue serving on the committee/board/commission?

I was a member of the Cemetery Commission Workgroup and have been Chairman of the Commission since its formation. Over the years, I have overseen the opening of Polpis Cemetery, installation of engraved boulders with the name of each of the nine town cemeteries, worked to create access to the Founders Burial Ground and creation of the Women's Monument in 2009 for the 350th anniversary of English settlement, Begun a Monument Restoration project that will ultimately repair and clean monuments in all the cemeteries, Overseen the maintenance of town cemeteries and other improvements to the town's sacred places.

Relevant Experience

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

I have posted and chaired the regular and special meetings of the Commission since its origin and have met every purchaser of the 113 lots sold at Polpis since we opened the Cemetery. The Commission undertook the responsibility of burying the unclaimed cremains from the closure of the Lewis Funeral Home. We have used ground penetrating radar in an attempt to locate additional burial space at Newtown cemetery and have developed a plan to improve access and the layout of Newtown Cemetery. Skills include Planning, Project Oversight.



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

We have a very knowledgeable, skilled and committed Commission. Frances Karttunen and Barbara White are local historians who have written extensively of local history and have given guided tours of town cemeteries. Scott McIver is a stonemason who has extensive knowledge of cemetery monuments. Lee Saperstein produces and posts our detailed meeting minutes and oversees details of projects. I feel we have an excellent, well informed and committed team.

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 serve as Chairman of the Wannacomet Water Commission, Vice Chair of the Roads and Right of Way Committee, Vice Chair of the Land Bank Commission and Chair of the Cemetery Commission. I am a member of the Nantucket Conservation Foundation, and former President of the Shipwreck and Lifesaving Museum, I am past president and Executive Board member of the Nantucket Civic League. I am also a member of Union Lodge of Freemasons. My son is vice-chair of the Brant Point Association.

- 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.



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: Claudia Valle

Home Phone: 508332970
7

Mailing Address: PO Box 944 Nantucket

Work Phone: _____

Email Address: @@

Date Submitted: 5-31-2023

REQUESTING RE-APPOINTMENT TO: Council for Humans Service's

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?

Is been great 2020-2022-23 the end of the year I had some personal issues that keeping me away. There's is a missing part of the community especially the non English speaking. Also I very confident of the trust of people that I can do lots of work in return to Nantucket. I am

Relevant Experience

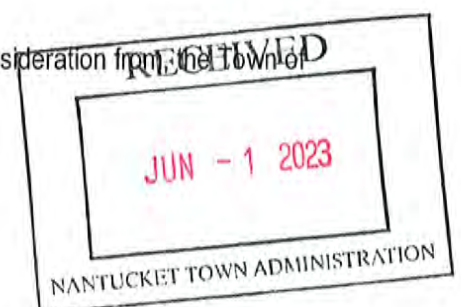
What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
How do you feel you have helped the committee/board/commission in its goal(s)/mission?

working for a Nantucket Community School at PC + program wish is a wonderful for parents and kids that not are in the school program yet. Very active at Food Pantry during Covid time.

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?

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: Sarah Wright

Home Phone: 781 454 6708

Mailing

Address: 39 Sunside Rd

Alternate Phone: 508 825 1344

Email Address: Sarah @ socialworkingprogress.com Date Submitted: 06/20/23

REQUESTING APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

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

- a.) I recently attended The Council's June 8th meeting as an invited guest.
- b.) I'm interested because there are apparently 3 seats open; because I believe I can make a difference; & because I appreciate rural challenges.
- c.) Yes.

Relevant Experience

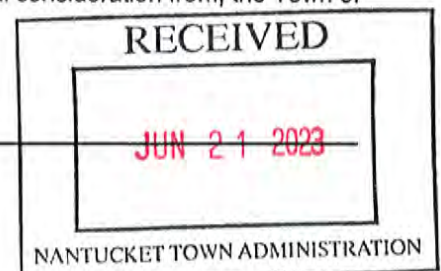
- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- a.) Three decades of social work experience, primarily in psychiatric & medical settings; as a former business owner of a social work staffing company; and Three years experience as town moderator in Lee, MA.
- b.) Whatever is necessary to improve human services here

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 The director of social services at NCH.
- 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

JUL 17 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: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone: _____

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Council For Human Services

Reasons for Committee Interest

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

I have attended several meetings and have worked in social services for the last six years.

I am prepared to commit to the meeting schedule and all needs of this commissions.

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 extensive experience in this field academically and professionally. I strive and am able to create engaged inclusivity in all aspects of my work which is pertinent to a healthy community and it's human services.

What I would hope to bring to this commission is the trust and input I have endgendered in our community with people who utilize our human services the most.

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?

N/A

Erika Mooney

From: Erika Mooney
Sent: Wednesday, July 12, 2023 2:50 PM
To: Joseph Wright
Subject: RE: Applicant introduction/review of applications

Sure! I will resubmit your application.

Erika

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

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Joseph Wright <jhw3@icloud.com>
Sent: Wednesday, July 12, 2023 11:44 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: Re: Applicant introduction/review of applications

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.

Erika, might I give it one more time and apply again for FinCom? Hope you can use the info I have submitted in my previous 3 try's. Thanks & best, Joe Wright

On Jun 5, 2023, at 8:43 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

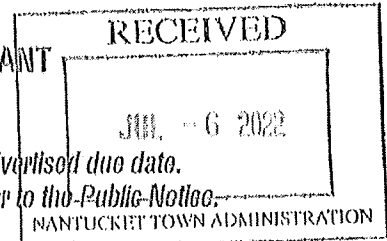
The 14th is fine. It is up to you about the 28th. The Board will be voting on appointments that date. There will be no speaking on applications at that time. There are six applicants for three seats.

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/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 P.O. BOX 475 ISLINGTON ST
 Address: 51 ASCONSET MA 02564 Alternate Phone: 508 6170764
 Email Address: JHW3@ME.COM Date Submitted: July 6, 2022
 REQUESTING APPOINTMENT TO: NANTUCKET FINANCE COMMITTEE

Reasons for Committee Interest

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

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

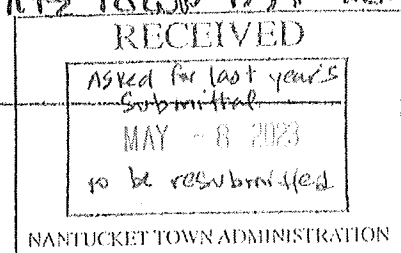
Relevant Experience

- 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 CD - 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 BASE!



PROFILE

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

PROFESSIONAL EXPERIENCE

CORPORATE DIRECTOR
(See Listing Last Page)

MAR. 2001 - PRESENT

CROSBIE & COMPANY INC.
Managing Partner

1997 – FEB. 2001

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

SWISS BANK CORPORATION (CANADA)
President & CEO

1995 – 1997

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

BURNS FRY LIMITED
Vice-Chairman & Director

1986 – 1994

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

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

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

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

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

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

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

EDUCATION

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

CURRENT PROFESSIONAL ASSOCIATIONS

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

Board of Advisors: CC&L Tigers Trust;

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

FORMER PROFESSIONAL ASSOCIATIONS

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

CLUBS

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

INTERESTS

Hiking and canoeing, fishing, fitness

CITIZENSHIP

Dual U.S. and Canadian

LANGUAGES

French – working knowledge



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

RECEIVED

MAY 23 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: James Sjölund Home Phone: 508-364-3103

Mailing Address: 6 Parke Ln Alternate Phone: _____

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

REQUESTING APPOINTMENT TO: SHAB

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.

Shellfish association

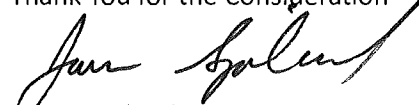
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Dear Select Board,

I would like to be considered for the appointment to Nantucket's Shellfish Harbor and Advisory board. As a 1600-ton captain and a Nantucket Native with years working and fishing on the water around the island I believe I can bring a lot to the table. I hope to benefit the town and SHAB with my knowledge and experience as a third-generation fisherman and a Massachusetts maritime graduate. My experience working on a number of different vessel including Oil tankers, Tug boats and processing vessel from the Gulf of Mexico, East Coast and Alaska will help with possible harbor and infrastructure in the future.

Thank You for the Consideration



James Sjolund



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

PAGE 1 OF 3

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

Name: JOHN KITCHENER

Home Phone: 508 332 0810

Mailing Address: 27 MONOMOY ROAD
NANTUCKET MA 02554

Alternate Phone: —

Email Address: KITCHENERJ@ICLOUD.COM Date Submitted: JULY 14 2023

REQUESTING APPOINTMENT TO: PLANNING BOARD ALTERNATE

Reasons for Committee Interest

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

PLEASE SEE ATTACHED SHEET

Relevant Experience

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

PLEASE SEE ATTACHED SHEET



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.
WAS A VOTING MEMBER OF THE SHORT TERM RENTAL WORK GROUP -
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

PLANNING BOARD ALTERNATE APPLICATION

JOHN KITCHENER

In 2019 I retired from a successful business career. Including senior executive of a Fortune 500 company and building my own global cosmetics manufacturing company from the ground up in Poland. Planning was the cornerstone of all the businesses I built and managed. Over the past four years I have put my business experience and principles to good use on our island.

For two years I served on the Monomoy Civic Association Board. As Treasurer I reengineered our financial control and reporting processes. I also took a leadership role in the development of our Monomoy Area Plan. My responsibilities included helping to create a community outreach survey to engage residents in our planning process. I helped create the vision for our plan and worked hard to ensure full transparency to all residents. I led the Land Use team and worked with the other team leaders to create an integrated actionable area plan. I also worked with two other Board members to develop our digital communications strategy, including building a website and Instagram page.

In October 2022 I was appointed to an At Large position on the Short Term Rental Workgroup (STRWG). Over an eight month period I attended eighteen workgroup meetings. The meetings amounted to sixty hours with a considerable amount of additional time between meetings to progress our STRWG process. We researched examples of short-term rental regulations, talked to other communities, defined policy goals, explored and assessed possible policy levers to reach those goals, consulted with Town Counsel John Giorgio and zoning consultant Judith Barrett, and helped to create and analyze large amounts of data. After nine months of work, we reached consensus (7 of 9 members) on a package of regulations that include both general bylaws and zoning bylaws. Our Work Group was formed specifically to represent many diverse viewpoints about STRs, a complex and highly controversial issue. We were asked to find common ground, have civil and thoughtful discussions, negotiate where necessary and reach agreement on a series of reasonable, effective regulations. Against long odds, our group managed to accomplish this. I am proud to have been a part of that effort.

The most important experience and principles I would bring to the Planning Board Alternate position are:

Understand Our Stakeholders

Understand the diversity and needs of the stakeholders that make up our island community. Year round and seasonal residents / business owners / employees / professionals (doctors, nurses, teachers, first responders). Everyone that has a stake in the future of our island.

Inclusion

Reach out and listen to all our community stakeholders. Inclusion is time consuming but builds trust and increases the chances of the best, accepted, lasting results.

Transparency

Make sure our work is shared openly with all stakeholders. Listen, welcome questions and answer them truthfully. There is too much (often unfounded) mistrust of our island government and some of the organizations that support our community. The Planning Board can help turn that around.

Bridge Builder

I have always been a bridge builder. I look for common ground and try to build consensus through leadership, vision and common sense.

Vision

Develop a transparent, inclusive approach to creating a long-term vision of our island's future. Share it openly and revisit it often with our stakeholders. Show them 'The Castle' and have them help us build it.

Important Issues I have an interest in:

1. Fact based/data driven understanding of how much more development our island can sustain.
2. Insufficient year round and seasonal help (Trades & Professional).
3. Affordable and Attainable Housing.
4. Short Term Rentals.
5. Sea Level Rise / Coastal Resilience.
6. Renewable Energy.
7. Infrastructure (power, water, sewer, roads).
8. Ferry Capability (capacity and aging fleet).

I am a registered voter, fully retired with time to do the work needed as an Alternate Planning Board member.

John Kitchener
27 Monomoy Road,
Nantucket,
MA 02554
508 332 0810
Kitchenerj@icloud.com



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: Cameron Murphy Home Phone: 405 534 3295

Mailing Address: 29 Daffodil Ln Alternate Phone: _____

Email Address: Cameron@murphybuildersgroup.com Date Submitted: 7/14/23

REQUESTING APPOINTMENT TO: Planning Board

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 watched planning board meetings many times. I am a member of the NRSA pickleball committee and the Indoor Rec. Committee. I enjoy serving the community and feel that I have a relevant background through work and leisure to provide useful and new insight to the board.

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 own a business and work as a construction manager. I have been building houses on island for 5+ years focusing on historic renovations. In my free time I run, bike, practice yoga, play paddle and coach pickleball. I bring construction experience, an athletic background and familiarity of our conservation land and natural island beauty. I hope to offer a new perspective to the board's conversation.

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?

RECEIVED

JUL 14 2023

NANTUCKET TOWN ADMINISTRATION



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

RECEIVED

JUL 17 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: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone:

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Planning Board Alternate

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 watched several meetings. I am interested in this commission because I want to learn but also become an active and effective community member. Further I want represent and advocate for my generation of which is an underrepresented demographic in our municipal government.

I am committed to the meeting schedule and all other needs of this 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?

Professionally I have worked with people from all economic backgrounds in our community and can speak to an advocate for the needs of our evolving island. Further I have an academic background community development and currently I am in a Master's of Architecture Program.

As a commission member I would like to ensure the island is accesbile in the ways we all so treasure to future generations.

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?

N/A



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

RECEIVED

JUN - 1 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: Nathaniel E Lowell Home Phone: 508-325-1716

Mailing Address: PO Box 2353 Alternate Phone: Same

Email Address: nathlowell@comcast.net Date Submitted: 6/1/23

REQUESTING APPOINTMENT TO: Real Estate Advisory Committee

Reasons for Committee Interest

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

I'm interested as 2 seats have opened up, and this committee needs people who understand all aspects of Nantucket land issues, Roads - ways Registered land and old Pre 20th Century Roads. Town/Public Access, One Big Beach easements and Land Use Program are important to understand on this committee

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 experience on Roads & Right of Way Committee & Planning Board has given me a lot of understanding as to the needs of ways to benefit homeowners and public interests. Also as we move forward there will be more land use conversations with Town & Land Bank etc. as our needs evolve.

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 & Steamship Authority Port Council
- 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: Peter N Schaeffer Home Phone: 973-570-7632

Mailing

Address: PO Box 755, Sconset 02564 Alternate Phone: _____

Email Address: pnschaeffer@gmail.com Date Submitted: July 10, 2023

REQUESTING APPOINTMENT TO: Town Council Study 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?

As this is a new committee I have not been able to attend any meetings, however my attendance record for the committees I serve, is exemplary. This includes 100% attendance on the STR Working Group including participation when I was in Europe. My interest in joining this committee is to truly examine government options and recommend a option which would maximize efficiency but include active voter participation.

Relevant Experience

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

As a member of the Finance Committee, Short-Term Rental Committee and Senior Center Committee, I have had significant exposure to Town Government. I fully understand our current form of government and believe there may be alternatives which could be more beneficial to Nantucket. Prior to living full-time on Nantucket, I spent 35 years living in a small town with a Mayor/Council form of government where i was also very involved in town politics.

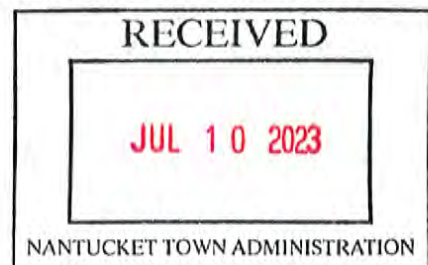
Potential Conflicts of Interest

- 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.

Finance Committee, Short Term Rental Working Group, Senior Center Committee

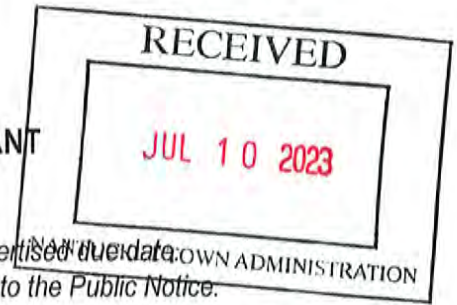
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My wife is an employee of the NHA





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: Michael L Alvarez

Home Phone: 508-228-0273

Mailing

Address: 1 Skyline Dr, Nantucket, MA 02554

Alternate Phone:

Email Address: malvarez@nantucket-ma.gov

Date Submitted: 7/10/23

REQUESTING APPOINTMENT TO: Town Council Study 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 was a member of the group that submitted one of the articles before ATM to form a charter change commission. Myself and others in this group have done extensive research and have spent time talking to members of our community, which is why we brought the article up to begin with. I am prepared to work towards the commission's goal.

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 personally have a broad range of technical and communications skills, as well as knowledge about the process for a Town Charter change as well as the types of town governments allowed by the Commonwealth.

I hope to be able to come up with a new charter along side others on the committee that can help the Town to function and react to modern issues that weren't present in the 19th century.

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.

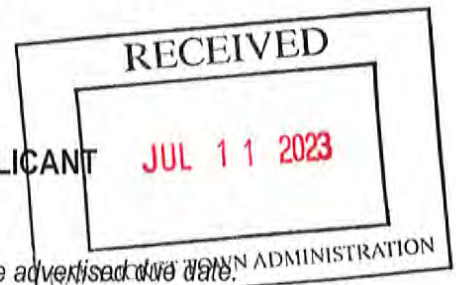
None.

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

I am a Town employee in the IT Department with my role being the Chief Technology Officer. I have attached a disclosure form as required by the Commonwealth.



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: Jerico Mele Home Phone: 503 847 9519

Mailing Address: 3A Witherspoon Drive Alternate Phone: _____

Email Address: jerico.mele@gmail.com Date Submitted: 7/11/2023

REQUESTING APPOINTMENT TO: Charter Change Committee Town Council
Study 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'm interested in governance, have a historical curiosity with the process of new governmental systems and can make the meetings.

Relevant Experience

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

I have a background in philosophy, some educational experience with political science, I've worked for two different governments and I was born and grew up on Nantucket, which has given me a useful perspective on Island governance.

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.

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

Yes. I'm aware there's a waiver to sign.



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: Beau Barber Home Phone: 508-221-0259

Mailing Address: 7 Kelley Rd Alternate Phone: _____

Email Address: barberfurniture@gmail.com Date Submitted: 6/5/2023

REQUESTING APPOINTMENT TO: Town Council Study 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?

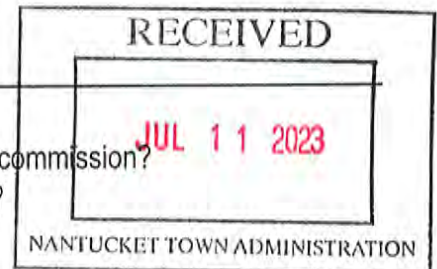
- No

- It is my interest to change the current form of government

- Yes

Relevant Experience

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



1) I am a town employee (Firefighter)

2) I am from Nantucket and have a business here.

3) I have a vested interest in the success of the community.

I hope to introduce a proposal for voters to approve.

Potential Conflicts of Interest

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

I am a Town of Nantucket Employee (Fire Department)

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



TOWN OF NANTUCKET COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Town Manager



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

Name: CURTIS BARNES

Home Phone: 508-228-4133

Mailing Address: 17 SUNSET HILL LN,
NANTUCKET MA 02554

Alternate Phone: 508-292-4123

Email Address: BARNESACK@COMCAST.NET

Date Submitted: 7/12/23

REQUESTING APPOINTMENT TO: TOWN COUNCIL STUDY COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO - NEW COMMITTEE
- 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 year round resident of Nantucket for more than 40 years, I have been actively involved in Town government - including 2 terms on the Town Government Study Committee. During that time we looked at various forms of Town government in Massachusetts, and the Town Council seems well worth considering as Nantucket continues to grow.

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?
- A - 25 years experience as a university administrator; 40 years as a resident/business owner on Nantucket; service on numerous local government / volunteer committees
- B - Hope for a full, comprehensive review of local government options in Massachusetts - to determine which one would best serve the future long term needs of Nantucket

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.

I currently serve as an elected water commissioner.

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

no - except for the residential tax reduction on real estate for year round residents.

Curtis Barnes - 7/12/23

Town Council Study Committee

Annual Town Meeting is the Nantucket legislative body.

Town meeting meets once a year to approve warrant articles and to appropriate funds. All funding approved at this meeting is carried forward for a year to be allocated for designated purposes by the Town Manager and Select Board.

Town Council is the Barnstable Legislative body.

Town Council meets approximately every two weeks, at which time it can appropriate funds for projects recommended by the Town Manager. Projects thus approved can be implemented without delay.

In both Nantucket and Barnstable, as required and appropriate, all recommended actions can/are reviewed, approved and voted by the appropriate boards including Planning, Zoning, Finance, Conservation, etal, with appropriate public hearings before being forwarded to the Town Manager for action.

In Nantucket one must be a registered voter to attend and vote at Town Meeting.

In Barnstable, anyone may attend and speak at a Town Council meeting. Voting is by the elected Town Councilors, acting as the legislative body, upon recommendations made by the Town Manager. However, an unregistered resident, a non-voting taxpayer (summer resident), consultant, guest – all can speak, but not vote at Town Council meetings.

Nantucket has 5 at-large members of the Select Board, elected for staggered 3 year terms. Select Board members are paid \$3,500 per year for expenses; the Chair is paid \$5,000 per year.

Barnstable has 13 Councilors elected by precinct, for 4 year terms Counselors are paid \$8,000 per year for expenses; the Chair receives \$12,000 per year.

For Consideration by the Town Council Study Committee

Nantucket should have 8 Town Councilors – elected at-large for 4 year terms.

The objective is to have an extra year for new Councilors to adjust to the “learning curve” of serving on the Council. An 8 member Council would require a “super majority” of 5 votes to pass a recommended Article – thus avoiding a potentially contentious 3-2 (or 4-3) split on controversial articles. If it does not get a strong approval, it should go back for further work.

In a transition from Town Meeting to Town Council form of government on Nantucket, all currently serving members of the Select Board should automatically retain their existing seats to provide for experience and continuity in local government. It is also expected that the Town Manager would continue to serve at least for the balance of her current contract.

In establishing the Town Council Study Committee, it is hoped that the committee would be constituted of registered Nantucket voters. Non registered voters, and “summer residents” are welcome to be heard, but the committee should be composed of those who live and vote here. It would be helpful if a member

of the Finance Committee and Planning Board might be appointed “ex officio” for input and advice to the committee.

This should be a local effort, so it is suggested that costly “outside consultants” should not be required, at Town expense, to “run” the Committee. Nantucket is gifted with many talented, experienced individuals who could be invited to facilitate the Committee’s work. Among those who might be considered include Lee Saperstein, Dan Drake, Pauline Proch, Michael Cozort, Denise Kronau, Jean Grimmer, Melissa Philbrick, John Brescher, Jamie Holmes, Phil Read, Cecil Barron Jensen, Richard Glidden, Margaretta Andrews, Amy Lee (NCH), just to name a few.

Although Mass. Municipal Assn. apparently does not supply consulting services for this type of committee, it is understood that there are other resources available, including administrators/managers from similar sizes/types of Towns in Massachusetts, who could be invited to address the committee.

The objective of this Committee would be to outline the basic parameters of a proposed Town Council form of government for Nantucket, as noted above. It is anticipated that Town Counsel KP Law – which has extensive experience in this area, according to Attorney John Giorgio – would then be asked to draft the appropriate Home Rule petition incorporating these guidelines for discussion and voting at the next appropriate Town Meeting.

This is not intended to be a contentious deliberation along the lines of the recent proposed STR regulations. It is basically an attempt to present an option for a more efficient form of local government to meet Nantucket’s growing needs. After full discussion and consideration Town Meeting can vote it up or down, and we will move on with the form of government we believe is in the best interests of the citizens of Nantucket.

Curtis Barnes
7/14/23



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

JUL 12 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: Donna Martino

Home Phone:

Mailing Address: 81 Franklin Street
Englewood, NJ 07631

Alternate Phone: 201-741-6838

Email Address: donna@caa.columbia.edu Date Submitted: 7/12/23

REQUESTING APPOINTMENT TO: Proposed Town Government Study Project
Town Council Study 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 zoomed Select Board meetings and STR meetings since fall 2022.
- To represent non-voter taxpayers as the newly formed Study Committee evaluated and addressed Nantucket's concerns and issues.
- I am committed 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?
- Life experience of Nantucket since the 1970's - Homeowner since 2001.
- I would bring issues of concerns of non-voting taxpayers to this committee. I have been involved in committees for many years - both professionally and as an alumnae of Columbia University.
- I hope to provide valuable and practical insights.

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

Erika Mooney

From: Jill Vieth <jsvieth@googlemail.com>
Sent: Saturday, July 15, 2023 6:44 AM
To: Erika Mooney
Subject: Jill Vieth Town Council Study Committee Application

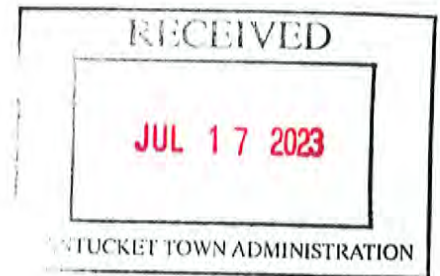
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Erika, in the event you can't open that attachment I cut and paste it here:

July 14, 2023

Application for Town Council Study Committee, Town of Nantucket

Jill Vieth
12 Okorwaw Avenue
Nantucket, MA 02554
508.221.5115
[Jsvieth@gmail.com](mailto:jsvieth@gmail.com)



Reasons for Committee Interest:

I am applying to be on the newly formed Town Council Study Committee. I have been interested in civics, politics and government my entire life. I have lived in a number of different places both large and small and routinely taken a keen interest in how government is designed and operates and how it interacts with constituents. I have been a federal employee on numerous occasions and been on the other side of the incoming from concerned citizens.

What I love about Nantucket is that our Select Board is so easily accessible to the voters and the larger population and I'm thoroughly impressed with how they manage a lot of complex issues. Having said that, the population growth has been significant and it seems like it is time to consider an alternate form of government to meet the demands of the island and its residents.

Relevant Experience:

I currently serve on the Town's Finance Committee and have for 5 years. In that capacity I am the FinCom Rep on Cap Com and I have also served as the Fin Com Rep on CRC. I have a business on island in design and construction and am an avid fan of sports and recreation and very involved at the Nantucket Racquet Sports Association (NRSA) which has over 500 members. I have served on the board of the Artists Association of Nantucket and am a Parishioner at St Mary's. Prior to living on Nantucket I worked in Washington, DC serving as a federal employee primarily in communications. I believe this experience will help the Council communicate its goals and priorities as the work unfolds and should it be taken to a Town Meeting for a vote I hope to help with explaining the deliverables to the Select Board and the voters at large.

Through my time here, I have learned the delicate intricacies of municipal government on Nantucket. It is the most unique form of government I have ever witnessed. I appreciate its long history and the many men and women who have served in government both elected and appointed. I feel strongly this history should be honored when evaluating a change in government on the Study Committee. Having said that, I am going into this process with no bias as to what form of government this Council recommends and hope my experience can help guide this process to make responsible recommendations looking to Nantucket's future.

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

RECEIVED

JUL 17 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: Jeff Carlson **Home Phone:** 508-332-9732

Mailing Address: 40 Polpis Road **Alternate Phone:** _____

Email Address: jeffrey.b.carlson1@gmail.com **Date Submitted:** 7/17/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? New committee
- Why are you interested in this committee/board/commission? To help improve government transparency and efficiency
- 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? I have well over a decade of experience in governmental operations, public meetings and under standing of governmental functions. I obtained a Certificate of Local Government Management from Suffolk University. As the primary sponseer of an Article at the previous Town Meeting related to a Charter I have spent a significant amount of my spare time in researching and understanding other forms of municipal goverments.
- What would you hope to accomplish on the committee/board/commission? I would hope to prepare for the voters of Nantucket a charter or recommendation to change to a Town Council; maintain the current form of government or further investigate other forms of government to provide the citizens of Nantucket the most efficient, transparent form of governance possible.

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 the Town of Nantucket; see attached disclosure

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? Yes, I am an employee of the Town. Please see attached disclosure
-



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

JUL 17 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: JOHN RICCIO

Home Phone: 508.221.6429

Mailing Address: PO Box 1044, NANTUCKET MA

Alternate Phone: 508.221.6409

Email Address: jriccio@mac.com

Date Submitted: 07/17/2023

REQUESTING APPOINTMENT TO: Town Government Study Comm.tee

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? Currently have a lot of town govt.
- 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 voter.
- What would you hope to accomplish on the committee/board/commission? Change current govt.

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.
Mentoring Youth Nantucket (Big Bros, Big Sisters)
Nantucket Education Trust Treasurer + Board Member
- 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: Hillary Hedges Rayport

Home Phone: 617 697 6429

Mailing

Address: 89 Main Street Nantucket

Alternate Phone: _____

Email Address: hrayport@mac.com

Date Submitted: 7/17/23

REQUESTING APPOINTMENT TO: Town Council Study 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 attended meetings and presented to the prior Government Study Committee. I expressed interest in joining that committee after a member resigned but learned it would be winding down, so I'm excited to have another opportunity to work on the very important topic of our form of government. I'm interested in this committee because I believe government should work for the people, and part of this is understanding and assessing government systems. It seems now is the time to focus on whether our form of government is the best one of the available options, to meet the needs of the people.
Yes, I'm prepared to commit to the meeting schedule of the group.

Relevant Experience

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

I have spent a great deal of time understanding our current government system including how our Town and Region interact with the state. I've demonstrated through past volunteer efforts a high capacity for study and analysis as well as presenting information to groups. I believe in open minded exchange of ideas, listening, and building respect and consensus while focusing in on topics that are actionable and important. I'm skilled at writing briefs and creating power point presentations. I think all of these qualities in addition to my work ethic will be valuable for the group. Finally, I'm a Nantucket voter but I also live in Boston where I have relationships with other government officials and academic institutions. I believe my on and off island perspective fosters independent thinking and is a benefit.
If I'm selected for this group, I would hope to help the group agree on a shared goal and meet our milestones to deliver on our mission for the Select Board and the Nantucket voters.

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 serve on the property committee of the Coskata Coastal Wildlife Refuge (Trustees of Reservations).

I've very recently formed a 501c3 organization called The Nantucket REAL fund, which will advocate and educate for a resilient, engaged, authentic, and livable Nantucket.

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

No.

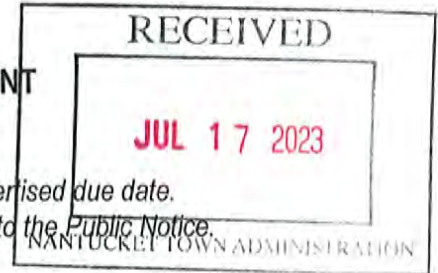
RECEIVED

JUL 17 2023

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: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone: _____

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Town Council Study 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 am interested in researching and proposing a solution for municipal governance that meets the needs of Nantucket in its current state and also, as best as we can, in its future state.

I am committed to the meeting schedule and all other needs of this committee.

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 studied governance all over the world, and new and innovate ways to apply and measure civic effectiveness.

As mentioned above I would like to find a solution that meets the needs of our growing and changing community and increase engagement and interest by the constituency.

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?

N/A

From: [Joseph Grause](#)
To: [Erika Mooney](#)
Subject: Re: Committee Interest Form
Date: Monday, July 17, 2023 3:55:25 PM

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I understand.

Joe

> On Jul 17, 2023, at 3:44 PM, Erika Mooney <emooney@nantucket-ma.gov> wrote:

>

> Hi Joe:

> Unfortunately, the deadline is firm for committee applicants. I will hold your application, though, in case the Board wants more applicants.

>

>

> Erika

>

> Erika D. Mooney

> Operations Administrator

> Town of Nantucket

> 16 Broad Street, Room 113

> Nantucket, MA 02554

> 508-228-7266

>

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>

> -----Original Message-----

> From: JOE GRAUSE <joe.grause@gmail.com>

> Sent: Monday, July 17, 2023 2:48 PM

> To: Erika Mooney <EMooney@nantucket-ma.gov>

> Subject: Committee Interest Form

>

> 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 interested in serving on the Town Council Study Committee. My Interest form is attached.

>

> I recognize that the due date was today at noon - rats! But please accept this submission in the hope that the SB needs to review additional candidates.

>

> Thanks,

> Joe

>

> _____



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 T. Grause, Jr.

Home Phone: 508-801-5156

Mailing Address: 5 Pinkham Cir.

Alternate Phone: 508-801-1453

Email Address: joe.grause@gmail.com

Date Submitted: 7/17/23

REQUESTING APPOINTMENT TO: Town Council Study 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 served as a member of The Finance Committee from 2014-2023. I am interested in participating in the process of converting the Town from Town Meeting to Town Council. I am still interested in participating / serving the Town.

I can and will make myself available to participate in scheduled meetings.

Relevant Experience

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

- 1) Nine years on Finance Committee
- 2) One year on Capital Program Committee.
- 3) Knowledgeable in how the Town of Nantucket government operates.
- 4) Business experience in finance and investments

I would hope to move this process forward and meet the goal of the Article.

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.
- Ex-Finance & Capital Program Committees
- Board member of Habitat for Humanity and Residences at Sherburne Commons
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

↳ No.

Joseph T. Grause, Jr., CFA

Mr. Grause has a thirty-five-year career in investment management and financial services. He is currently the Lead Independent Trustee of the Advisors' Inner Circle, Advisors' Inner Circle II, Bishop Street, Catholic Responsible Investments Funds, and the Frost Funds.

Prior to his retirement in 2011 Mr. Grause was employed by Morningstar Inc., the leading global mutual fund rating and research company. His assignments included investment consulting services for the endowment and foundation markets in the US and a five-year assignment in the UK from 2005 until 2010.

His earlier work experience includes investment management, sales, and marketing management roles at Fidelity Investments and First Data Corporation. Joe has also been involved in two startup businesses in asset management and mutual fund servicing—Cypress Holding Company, where he was co-founder and COO, and AdvisorCentral, LLC.

Joe now lives full-time on Nantucket where he is a board member of Habitat for Humanity Nantucket, a Director of the Residences at Sherburne Commons, and Treasurer of the Hussey Farm Homeowners' Association. He has served on the Town of Nantucket Finance Committee from 2015 to 2023.

Mr. Grause holds a bachelor's degree in aerospace engineering from Brown University and a master's degree in business administration from the Wharton School at the University of Pennsylvania. He is also a Chartered Financial Analyst.

Erika Mooney

From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Tuesday, July 18, 2023 10:18 AM
To: Erika Mooney
Cc: Dawn Holdgate
Subject: Re: Town Council Study Committee Application

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I am hoping that my prior communication of my interest in being considered for the Town Council Study Committee, which also included some of my relevant background experience, can be used as the timely application having timed the second form for receipt by COB on 7/17/23 instead of by 12 noon.

Thank you,
Caroline

Caroline R. Baltzer, Ph.D.
Clinical Psychologist
Lecturer, Harvard Medical School

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On Jul 18, 2023, at 9:35 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Sorry, I am behind on my emails so I must have missed it.

Erika

Erika D. Mooney

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

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From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Tuesday, July 18, 2023 8:44 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Dawn Holdgate <dawnholdgate@gmail.com>
Subject: Re: Town Council Study Committee Application

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Thank you, Erika.

Prior to emailing you the scan of this form yesterday, I had also sent in an online form last week expressing my interest in this Committee position in particular, but did not hear anything back confirming receipt. Did you receive that one?

Best regards,
Caroline

Caroline R. Baltzer, Ph.D.
Clinical Psychologist
Lecturer, Harvard Medical School

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limit, in any way, the use of email. Unless I hear from you otherwise, I will continue to communicate with you via email when necessary or appropriate. Please do not use email for emergencies.

On Jul 17, 2023, at 4:01 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

I'm sorry, but the deadline was today at noon. I will keep your application on file if the Select Board looks for more members.

Erika

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

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From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Monday, July 17, 2023 3:56 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Dawn Holdgate <dawnholdgate@gmail.com>
Subject: Town Council Study Committee Application

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.

Dear Ms. Mooney,

Please find my application for the Town Council Study Committee which is due today, 7/17/23. If you would like me to send a typed version, I'd be happy to do so.

Please let me know if you need anything else.

Thank you for your consideration.

Very best regards,

Created and shared using Scanner Pro. [Get the app](#)

<image001.jpg>

Caroline R. Baltzer, Ph.D.

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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: CAROLINE BALTZER, Ph.D. Home Phone: 617-438-7501
Mailing: 66 HILBERT AVE
Address: NANTUCKET, MA 02554 Alternate Phone: _____

Email Address: CAROLINE.BALTZER@gmail.com Date Submitted: 7.17.23

REQUESTING APPOINTMENT TO: Town Council Study 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 believe this is a newly forming committee post ATN which I attended. I have attended SB meetings, and almost all of the STRWG meetings.
- I would like to contribute to the Town of Nantucket.
- Yes. I am currently the Secretary of the Blunt Point Association.

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 a doctorate in Psychology, and am very interested in Social Psychology. I have post-doctoral fellowship training in Group Processes. I also have research experience in the Philosophy of Science and have participated in the creation of a theory and treatment method in Attachment Psychology. I taught statistics for 2 years to undergraduate business majors, and have used statistics professionally.

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

- I hope to bring both a philosophical & practical approach to the Committee with an emphasis on Collaboration.

Caroline R. Baltzer, Ph.D.

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From: notifications@typeform.com
To: [Erika Mooney](#)
Subject: Typeform: New response for Town of Nantucket Volunteer Talent Bank
Date: Wednesday, July 5, 2023 11:38:41 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.

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

- **First and last name:**

Caroline Baltzer

- **Email:**

caroline.baltzer@gmail.com

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

Clinical Psychologist

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

Ph.D.

- **Are you seeking a:**

Full member position

- **Committees of Interest:**

Coastal Resiliency Advisory Committee, Town Government Study Committee, Board of Health

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

Town Council Study Committee

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

All my life as a seasonal resident; since September 2020 as a voting resident.

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

Yes

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

Dawn Hill Holdgate

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

I'd like to find ways to be helpful to the Town of Nantucket since it is my home, and because it's a unique a complex place.

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

I read the report made by the Town Government Study Committee

Please list any education, experience, professional achievement, previous occupation, skills, or special interests you may have that will assist you with this Board/Committee:

I was a philosophy double major in college; I have expert knowledge of small group process; sociometry, and social psychology; I have studied the TON in the last 2 years and been involved in the STRWG as “the member of the public” and in other ways. I am the Secretary of the Brant Point Association.

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

I believe this is a newly forming committee. But I sat in on every STRWG meetings save for one. I have also attended a couple of Select Board meetings.

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

No

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

No

- **Please list all other Board/Committee's on which you have served in other towns:**

None

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

Town Council Study Committee

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

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**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: Whitfield Bourne

Home Phone: 508-228-5611

Mailing Address: 12 W. Dover St.

Work Phone: 508-331-9894

Email Address: Wc.bourne@comcast.net

Date Submitted: 5/19/23

REQUESTING RE-APPOINTMENT TO: Tree Advisory Comm.

Reasons for Committee Interest

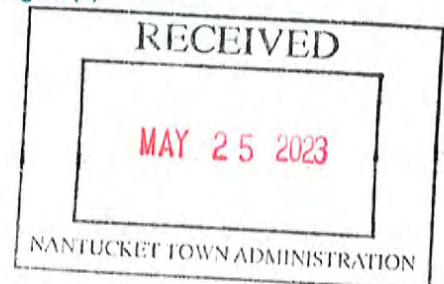
- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

attendance has been ok. I'm interested in trees & how they add to our quality of life, street scenes as well as how they benefit the environment. I bike frequently in town & am able to observe & discover a variety of tree issues, potential problems & potential new installation 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?

see above



Potential Conflicts of Interest

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

None

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

No



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

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

Name: MARY LONGACRE

Home Phone: --

Mailing

Address: 18 POLLIWOG POND RD, 02554

Alternate Phone: 202-415-7843

Email Address: ML@MARYLONGACRE.COM

Date Submitted: 06/06/2023

REQUESTING APPOINTMENT TO: TREE ADVISORY COMMITTEE

Reasons for Committee Interest

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

Relevant Experience

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

I hope to help the Town make decisions about which trees should be planted, maintained, or if necessary, removed. I served two terms previously on the Tree Advisory Committee. I have worked for landscaping, nursery, and building companies, and have a geology degree. I believe trees are an essential feature of our historic character, contribute to mental health, and help create a more healthy environment, as well as help mitigate climate change impacts.

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 Historical Association, Nantucket Town Association

I am exiting from the Coastal Resilience Advisory Committee this month

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

I serve on the NP&EDC without compensation

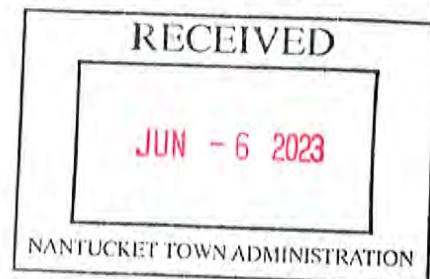


EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
July 19, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Training Agreement	Town Admin/ Police Dept.	John L. Hutchinson	\$4,000 plus employee compensation and expenses	Agreement to sponsor employee to attend Police Academy; to be reimbursed by employee after appointment as full-time police officer	Police Dept. Budget	July 19, 2023 - July 18, 2026
License Agreement	Town Administration	Woods Hole Oceanographic Institute	N/A	License Agreement for placement of additional equipment at Surfside Wastewater Treatment Facility to conduct additional experiments by WHOI for US Department of Energy	N/A	July 1, 2023 - Dec. 31, 2024
Lease Agreement	Town Admin	Richmond Meadows Two P3P4, LLC	\$49,400	Lease of 2-bedroom apartment located at 49 Beach Grass Rd	Housing Office Budget	August 1, 2023 - June 30, 2024
Lease Agreement	Marine Department	Maria Mitchell Association	\$48,000	Lease of 31 Washington Street residence for Lifeguards	Marine Department Budget	June 1, 2023 - May 31, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$99,300	Business Office training and support, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$294,950	Business Office Resident Assessment (MDS) & Multifactorial Memory Questionnaire (MMQ), including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$128,800	Operational oversight, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$43,100	Program Management of new OIH building, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024

Professional Service Agreement	Our Island Home	EF & Associates	\$197,600	Interim Administrator	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$197,600	Interim Director of Nursing	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024

Short-Term Rental Work Group (estab. 9/21/2022)

John Kitchener	At-large, Primary
Jim Sulzer	At-large, Primary
Karen Zagayko	At-large, Primary
David Iverson	Planning Board, Primary
Peter N. Schaeffer	FinCom, Primary
Peter Kahn	ACNVT, Primary
Julia Lindner	ACK Now, Primary
Kathy Baird	Nantucket Together, Primary
Thomas Dixon	Aff. Housing Advocate, Primary
VACANT	BOH designee (non-voting)

Short-Term Rental Work Group (Alternates) (estab. 9/21/2022)

Jonathan W. Delano	At-large, Alternate
Barry Rector	Planning Board, Alternate
William Gardner	ACNVT, Alternate
Carl Jelleme	ACK Now, Alternate
Robin Nydes	Nantucket Together, Alternate
Joseph T. Grause, Jr.	Aff. Housing Advocate, Alternate

From: [JAMES SULZER](#)
To: [Dawn Hill Holdgate](#); [Erika Mooney](#)
Subject: Statement to the Select Board from 6 Former Members STRWG
Date: Monday, July 17, 2023 1:18:19 PM
Attachments: [to SB Statement from 6 former members STRWG.docx](#)

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.

Dear Dawn,
Thank you in advance for accepting this statement, for the entire Board, from six former members of the STRWG.
The statement is attached.
All best,
Jim Sulzer

This email was scanned by Bitdefender

To: Dawn E. Hill Holdgate

Chair, Select Board, Town of Nantucket

on behalf of the entire board

We, the undersigned former members of the STRWG, would like to offer an explanation from our perspective about what has taken place in the last nine months and during the last week.

First, we would all like to express our heartfelt appreciation to the numerous people who have helped and supported the STRWG for the past 9 months. Town employees Megan Trudel, Adrian Rodriguez, and Erika Mooney have been extremely helpful and responsive in facilitating communication and logistics. Our town counsel, John Giorgio and planning consultant, Judi Barrett, have worked tirelessly to help us understand very complicated issues. Matt Haffenreffer and Alex Judge at Process First have gone above and beyond to respond in real time, eking out every possible data point that they could give us. We would also like to thank Penny Dey and NAREB for sharing their data to augment our understanding of the rental picture. Moderator Stacie Smith and Simenesh Semine from the Consensus Building Institute (CBI) have given us valuable guidance throughout the process.

We would also like to thank the Select Board for initiating this process and supporting our endeavors through the investments they have provided. Finally, we would like to thank members of the public who have participated in this process to date. Your input has been essential to our understanding of this complex issue.

The 9 people plus alternates who have been serving on the STRWG for the past 9 months have poured our hearts and souls into this process. In addition to more than 25 lengthy meetings, we have all spent time reading everything we could find about STRs and analyzing all of the nuances and subtleties of the data and a variety of possible regulations. Our primary focus has been about understanding and considering the families that love Nantucket, both year-round and seasonal, and how they would be impacted by the policies we propose.

Despite claims to the contrary, we have spent quite a lot of time considering whether it would be best to use a primary or accessory use zoning approach. We had numerous discussions about the idea of accessory use, and we received feedback multiple times from town counsel and our planning consultant. Both of these experts repeatedly recommended primary use zoning. The fact of the matter is that 7 (and really 8) out of the 9 of us, despite coming from a variety of perspectives and backgrounds, took in all of the data and considerations and came to the conclusion that the best way to proceed was to allow STRs as a primary use, *but only with significant regulations through the general bylaw*. Those who have been adamant about allowing STRs as only an accessory use had 9 months to convince us that this was the best policy. Despite requests, they declined to provide specifics and details about how accessory use would work and what the implications of this approach would be for Nantucket families. They seemed unwilling to even consider the other approach. In the end, they were not able to offer a compelling enough argument to convince even one of us. Perhaps this means that the majority's conclusion should be respected rather than dismissed.

To be clear, this workgroup was comprised of local year-round and seasonal residents who love Nantucket. Some have rented their homes, and some have not. Eight out of the 9 were volunteers, people who devoted hours and hours to learning about this issue from every possible angle. Our proposed package is the byproduct of 9 months of hard work, negotiation, and compromise. In fact, this process has provided evidence that people can work together and develop solutions if they can listen to each other with open minds. The claim that the group was biased from the start is patently untrue. None of us would have predicted what this package would have looked like at the start of this process. None of us would say that this package offers the perfect solution, because that is not possible. All of us have some ongoing concerns, but we feel that this combination of regulations is a good start for addressing the goals that have been identified. The systems that would be put in place as a result of these policies would provide data for decisions going forward for many years into the future.

Since we know that there is no perfect solution to the issues that confront us, we expected to receive some constructive criticism, questions, and feedback at the recent Select Board meeting. However, given the amount of time and effort we have invested, we were disheartened by the dismissive and unfavorable attitude our work received from two members. Our decision to resign from the group at this

time, however, was primarily due to the fact that our work on developing the proposed package is largely done, and also because there is no framework for us to continue meeting as an appointed town workgroup, especially given open meeting law requirements. In order to advocate for our package of regulations, ironically, we have no choice but to resign.

We respectfully request that the Select Board allow this package to be taken to the Special Town Meeting in November for the consideration of the voters. We know that our package is complicated, but we believe that it is a nuanced, effective approach. We look forward to assisting in the efforts to educate the public about our recommendations, the rationales behind them, and the possible resulting implications and effects.

Sincerely,

Karen Zagayko

Kathy Baird

David Iverson

Peter Schaeffer

John Kitchener

Jim Sulzer

Erika Mooney

From: d.m.iverson@comcast.net
Sent: Thursday, July 13, 2023 3:44 PM
To: Dawn Hill Holdgate; Erika Mooney
Cc: stacie@cbi.org
Subject: resignation letter
Attachments: resignation letter.docx

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 Dawn and Erica

Please find my resignation letter for the STRWG.

Stacie could you please share this with the rest of the group to see if anyone would like to join me in my resignation.

Sincerely
David Iverson

This email was scanned by Bitdefender

2023 JUL 14 PM 2:48
NANTUCKET
TOWN CLERK

Dawn E. Hill Holdgate
Chair, Select Board, Town of Nantucket

July 13, 2023

Dear Ms. Holdgate:

As of last night's Select Board meeting, the work of the Short Term Rental Work Group is now complete. We spent countless hours researching examples of short-term rental regulations, talking to other communities, defining policy goals, exploring and assessing possible policy levers to reach those goals, consulting with Town Counsel John Giorgio and zoning consultant Judith Barrett, and analyzing data. After nine months of work, we reached consensus (7 of 9 members) on a package of regulations that include both general bylaws and zoning bylaws.

With our work complete, I now wish to tender my resignation from the group so I may focus my efforts on education and advocacy for the package of regulations.

As you will recall, the Town formed our Work Group specifically to represent many diverse viewpoints about STRs, a complex and highly controversial issue. We were asked to find common ground, have civil and thoughtful discussions, negotiate where necessary and reach agreement on a series of reasonable, effective regulations. Against long odds, our group has managed to accomplish this. We are proud of the package we created, and we still hope that our articles will be allowed to move forward to the Special Town Meeting in November.

It was with great surprise, at last night's Select Board meeting, to find that two members of the Select Board seemed unable to accept the careful and judicious way we worked to balance the many competing concerns and forces at play: for instance, property rights vs the integrity of neighborhoods, the tradition of home renting on Nantucket vs the churn of rental turnovers.

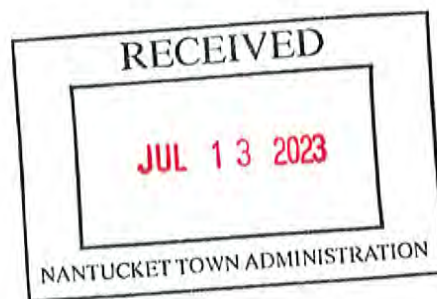
Those two members seemed poised to throw away months of our work without giving serious consideration to the approach we took. One member said we were doing nothing to regulate STRs, despite provisions such as one STR license per owner and no corporate ownership moving forward. The other Select Board member suggested he'd like to put up a competing article of his own. Both seemed fixated on the idea of accessory zoning—an issue that Giorgio and Barrett have repeatedly warned us against.

Their treatment of us expressed disrespect and seemed dismissive of our efforts.

We've spent months on these issues and feel confident of our decisions, in large part because of the way our differing views have found common ground. It is perplexing to us that the individual views of two Select Board members would overrule our work.

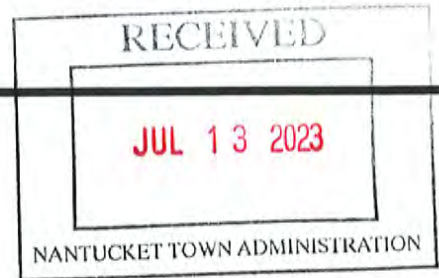
I am proud to have served on this Work Group, and look forward to continuing advocacy.

Sincerely,
David Iverson



Erika Mooney

From: Peter Schaeffer <pnschaeffer@gmail.com>
Sent: Thursday, July 13, 2023 4:17 PM
To: Dawn Hill Holdgate; Erika Mooney
Subject: Resignation from STRWG (corrected)



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Sorry, corrected version
Thanks

From: Peter Schaeffer <pnschaeffer@gmail.com>
Date: July 13, 2023 at 4:13:24 PM EDT
To: Dawn Holdgate <dhillholdgate@nantucket-ma.gov>, Erika Mooney <EMooney@nantucket-ma.gov>
Subject: Resignation from STRWG

Dawn and Erica,
In full agreement with David Iverson's letter, I feel it is necessary to resign from the STRWG. It is a shame that such a dedicated effort did not get the respect that it deserves. I look forward to working as a member of the Nantucket community towards a solution which not only works for our town but is fair and equitable for property owners.

Thank you,

Peter N Schaeffer
19 Chuck Hollow Road
PO Box 755
Siasconset, MA 02564-0755

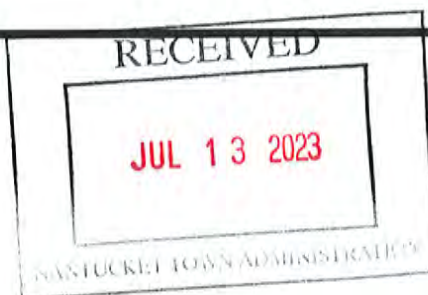
Mobile - 973-570-7632

This email was scanned by Bitdefender

NANTUCKET
TOWN CLERK
2023 JUL 14 PM 2:44

Erika Mooney

From: John Kitchener <kitchenerj@icloud.com>
Sent: Thursday, July 13, 2023 4:29 PM
To: Dawn Hill Holdgate; Erika Mooney
Cc: David Iverson; Stacie Smith
Subject: Fwd: resignation letter
Attachments: resignation letter.docx



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.

Dawn and Erica I have read David Iverson's letter. I agree with all the points David makes and for the same reason am tendering my own resignation from the STRWG.

I am proud to have served on the Workgroup. I will continue to spend time advocating for our articles to ensure they are passed at the Special Town Meeting.

Sincerely
John Kitchener
At Large Member STRWG

I am proud to have served on this Work Group, and look forward to continuing advocacy.

Sent from John Kitchener's iPhone

Begin forwarded message:

From: Stacie Smith <stacie@cbi.org>
Date: July 13, 2023 at 15:47:06 EDT
To: Stacie Smith <stacie@cbi.org>
Cc: Simenesh Semine <ssemine@cbi.org>, Megan Trudel <mtrudel@nantucket-ma.gov>
Subject: Fwd: resignation letter

Dear STRWG,

Please see attached.

Sincerely,
Stacie

Stacie Nicole Smith
Managing Director, CBI
(617) 844-1124
www.cbi.org

2023 JUL 14 PM 2:44
NANTUCKET
TOWN CLERK

Begin forwarded message:

From: <d.m.iverson@comcast.net>

Subject: resignation letter

Date: July 13, 2023 at 3:43:53 PM EDT

To: "Dawn Hill Holdgate" <dhillholdgate@nantucket-ma.gov>, "Erika Mooney"

<EMooney@nantucket-ma.gov>

Cc: <stacie@cbi.org>

Hi Dawn and Erica

Please find my resignation letter for the STRWG.

Stacie could you please share this with the rest of the group to see if anyone would like to join me in my resignation.

Sincerely

David Iverson

This email was scanned by Bitdefender

Erika Mooney

From: JAMES SULZER <sulzer@comcast.net>
Sent: Thursday, July 13, 2023 4:31 PM
To: Dawn Hill Holdgate; Erika Mooney
Subject: resignation letter from STRWG
Attachments: resignation letter Sulzer.docx

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.

Dear Dawn and Erika,
Attached please find my resignation letter from the STRWG.

Sincerely,
Jim Sulzer

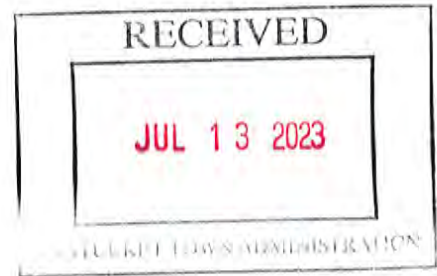
This email was scanned by Bitdefender

NANTUCKET
TOWN CLERK
2023 JUL 14 PM 2:46

Dawn E. Hill Holdgate
Chair, Select Board, Town of Nantucket

July 13, 2023

Dear Ms. Holdgate:



As of last night's Select Board meeting, the work of the Short Term Rental Work Group is now complete. We spent countless hours researching examples of short-term rental regulations, talking to other communities, defining policy goals, exploring and assessing possible policy levers to reach those goals, consulting with Town Counsel John Giorgio and zoning consultant Judith Barrett, and analyzing data. After nine months of work, we reached consensus (7 of 9 members) on a package of regulations that include both general bylaws and zoning bylaws.

With our work complete, I now wish to tender my resignation from the group so I may focus my efforts on education and advocacy for the package of regulations.

As you will recall, the Town formed our Work Group specifically to represent many diverse viewpoints about STRs, a complex and highly controversial issue. We were asked to find common ground, have civil and thoughtful discussions, negotiate where necessary and reach agreement on a series of reasonable, effective regulations. Against long odds, our group has managed to accomplish this. We are proud of the package we created, and we still hope that our articles will be allowed to move forward to the Special Town Meeting in November.

It was with great surprise, at last night's Select Board meeting, to find that two members of the Select Board seemed unable to accept the careful and judicious way we worked to balance the many competing concerns and forces at play: for instance, property rights vs the integrity of neighborhoods, the tradition of home renting on Nantucket vs the churn of rental turnovers.

Those two members seemed poised to throw away months of our work without giving serious consideration to the approach we took. One member said we were doing nothing to regulate STRS, despite provisions such as one STR license per owner and no corporate ownership moving forward. The other Select Board member suggested he'd like to put up a competing article of his own. Both seemed fixated on the idea of accessory zoning—an issue that Giorgio and Barrett have repeatedly warned us against.

Their treatment of us expressed disrespect and seemed dismissive of our efforts.

We've spent months on these issues and feel confident of our decisions, in large part because of the way our differing views have found common ground. It is perplexing to us that the individual views of two Select Board members would overrule our work.

I am proud to have served on this Work Group, and look forward to continuing advocacy.

Sincerely,
James Sulzer

Erika Mooney

From: Karen Zagayko <kzagayko@gmail.com>
Sent: Thursday, July 13, 2023 5:27 PM
To: Erika Mooney; Dawn Hill Holdgate
Subject: Resignation letter
Attachments: Resignation Letter - KZ.docx

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.

Hello,

Attached, please find my resignation letter for the STRWG. It has been an honor to be a part of this group and I'm proud of what we accomplished. I feel that it's time to move forward with the next phases of this process.

Sincerely,

Karen Zagayko
(804)840-1657

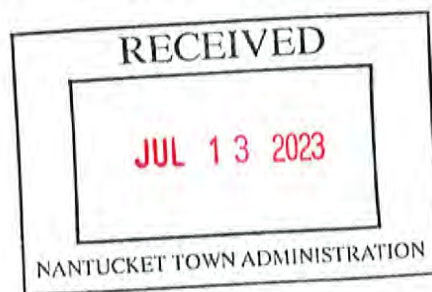
This email was scanned by Bitdefender

NANTUCKET
TOWN CLERK
2023 JUL 14 PM 2:44

Dawn E. Hill Holdgate
Chair, Select Board, Town of Nantucket

July 13, 2023

Dear Ms. Holdgate:



As of last night's Select Board meeting, the work of the Short Term Rental Work Group is now complete. We spent countless hours researching examples of short-term rental regulations, talking to other communities, defining policy goals, exploring and assessing possible policy levers to reach those goals, consulting with Town Counsel John Giorgio and zoning consultant Judith Barrett, and analyzing data. After nine months of work, we reached consensus (7 of 9 members) on a package of regulations that include both general bylaws and zoning bylaws.

With our work complete, I now wish to tender my resignation from the group so that I may focus my efforts on education and advocacy for the package of regulations.

As you will recall, the Town formed our Work Group specifically to represent many diverse viewpoints about STRs, a complex and highly controversial issue. We were asked to find common ground, have civil and thoughtful discussions, negotiate where necessary and reach agreement on a series of reasonable, effective regulations. Against long odds, our group has managed to accomplish this. We are proud of the package we created, and we still hope that our articles will be allowed to move forward to the Special Town Meeting in November.

It was with great surprise, at last night's Select Board meeting, to find that two members of the Select Board seemed unable to accept the careful, deliberate, and judicious way we worked to balance the many competing concerns and forces at play: for instance, property rights vs the integrity of neighborhoods, the tradition of home renting on Nantucket vs the churn of rental turnovers.

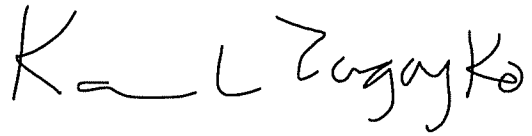
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Their treatment of us expressed disrespect and seemed dismissive of our efforts.

We've spent months on these issues and feel confident of our decisions, in large part because of the way our differing views have found common ground. It is perplexing to us that the individual views of two Select Board members would overrule our work.

I feel that it has been a great honor to serve with the work group, and I am proud of the work we have accomplished together. I look forward to the next steps in this process and continuing advocacy work going forward.

Sincerely,

A handwritten signature in black ink that reads "Karen L. Zagayko". The signature is written in a cursive style with a large, stylized "K" and "Z".

Karen L. Zagayko

Erika Mooney

From: Kathy Baird <kathy950@gmail.com>
Sent: Friday, July 14, 2023 11:38 AM
To: Dawn Hill Holdgate; Erika Mooney
Cc: Stacie Smith; David M Iverson; Robin Nydes
Subject: STRWG Resignation
Attachments: Nantucket Together Resignation Letter.docx

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.

Dawn and Erika -

After reading Dave Iverson's letter and attending the Select Board meeting in person, I agree 100% with Dave's characterization of the meeting, and the message from the Select Board that although the STRWG is not being disbanded, our requests for next steps and support from the town were denied.

I am proud to have served the town on this working group where we all opened our ears and hearts to learn and listen and find a way forward in accordance with our mandate from the town.

My rationale for having to submit my (Nantucket Together's) resignation is attached. Our reasons for this decision go beyond the headlines of 'resigning in protest' with practical concerns that tie our hands in moving forward to Special Town Meeting.

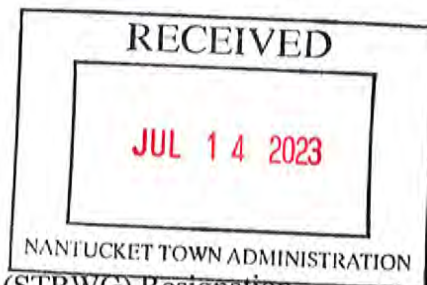
It is with deep regret that I submit this letter.

Kathy Baird
Nantucket Together

This email was scanned by Bitdefender

2023 JUL 14 PM 2:44
NANTUCKET
TOWN CLERK

Dawn E. Hill Holdgate
Chair, Select Board, Town of Nantucket



Subject: Short-Term Rental Work Group (STRWG) Resignation

July 14, 2023

Dear Ms. Holdgate and Members of the Select Board:

I have read Dave Iverson's letter, circulated by Stacie Smith, to the STRWG and, having also had a front row seat at the Select Board meeting on July 12, agree with his characterizations of what took place, both factually and in the inappropriate demeanor of some members of the Board. I have practical concerns as well.

In addition to the reasons cited in Dave's letter, it was clear that none of the group's requests for support to continue our work through Special Town Meeting will be possible since our current charter requires leadership by an independent consultant who is authorized to schedule and conduct meetings under open meeting laws and town guidelines. The consultant's contract will not be extended. Although we were not disbanded, we were not given the option to self-govern (elect our own leadership) as most town working groups and committees do, but as long as we remain members, we are still prohibited from speaking with each other outside a public meeting. So we cannot schedule a public meeting and we cannot work together without one.

We were also not able to respond at Wednesday's Select Board meeting because our moderator had not posted a companion agenda for the STRWG to meet jointly with the Select Board. We had been lead to believe we would be able to participate in discussions with the Select Board about the bylaw package and next steps, before the public comment period. We each were prepared to answer questions and explain our rationale but those opportunities were limited to just a few of us who raised their hand and there was no public comment period. We also have lost our access to the independent data aggregator who was able to answer our (and future town body or public) questions and provide the facts on which we based many decisions. We also have no access to the data that was prepared for us and the town other than what was made available to the public in a presentation format.

So if any of us would like to take any of those important next steps, most importantly education, outreach and registration portal data collection, we can only do so through by resigning from the STRWG which lets us act as private citizens. That is the only option that permits us to meet or even talk to each other freely to educate and explain to town bodies and the public, the intensely complex legal web we navigated (e.g. what you can and cannot do in zoning vs. general bylaws), the STR data that was revealed and why we made the decisions we did. Once we are no longer members of the group, we can meet and discuss how best to do that.

What I expected from the Select Board was an open and frank dialogue about our bylaw package with the going-in assumption that we had worked very hard to come up with the best consensus-based approach that could pass at town meeting and also stand the scrutiny in the eye of the law; that we had not made decisions frivolously or without sacrifice. I expected to be asked questions about our overall approach, the data presented to us, specifics and rationale for each proposed policy. I did not expect to be dismissed, denigrated and attacked without the ability to respond.



To me, it reveals arrogance to assume that one fully understands the work any group has diligently completed (under very controversial circumstances in a strictly governed process) without either having actively participated in it and/or first listening/asking questions before dismissing it and assuming one has better approaches. I found it ironic that the Select Board members who did not rush to judgement are recognized Affordable/Attainable Housing proponents who have a deep understanding of the dynamics and complexity involved and appear not willing to 'pin the entire tail' on the most convenient donkey.

Robin Nydes and I are proud to have served on the STRWG, proud of the listening and learning we undertook with open minds and look forward to continuing advocacy for the reasonable regulations we propose as a first step.

Sincerely,

Kathy Baird
Nantucket Together



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City /Town

00115-HT-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

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

APPLICANT INFORMATION

Name of Licensee	Nantucket Island Management, LLC	DBA	Brant Point Grill/White Elephant
Street Address	50 Easton Street		Zip Code 02554
Manager	Bernhard Johannes Duerrmeir		
\$12 Hotel	Seasonal	All Alcoholic Beverages	
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	
		Granted under Special Legislation? Yes ☒ No ☒	
		If Yes, Chapter	
		of the Acts of (year)	

DESCRIPTION OF PREMISES

Complete description of the licensed premises

Dining Room, Kitchen, Patio, Pool Area, Lounge, Bar. Twenty (20) Guest Rooms on second floor. 24 Cottages.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date	05/24/23	Time		
Advertised	Yes ☐ No ☒	Date Published		Publication	
Abutters Notified:	Yes ☐ No ☒	Date of Notice			
Date APPROVED by LLA	07/12/23	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

LICENSE #: 00115-HT-0762

LICENSE FEE: \$3,900.00

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

TO BE CONSUMED ON THE PREMISES

BUSINESS: Nantucket Island Management,
LLC

DBA: BRANT POINT GRILL/
WHITE ELEPHANT

PREMISES: 50 Easton Street
Nantucket, MA 02554

MANAGER: **Bernhard Johannes Duerrmeir**

ON PREMISES DESCRIBED AS:

Dining Room, Kitchen, Patio, Pool Area, Lounge, Bar.
Twenty (20) Guest Rooms on second floor. 24 Cottages.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

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

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on day of 2023.

Chair, Select Board

THIS LICENSE IS VALID APRIL 1, 2023 – JANUARY 15, 2024

**Unless earlier suspended, cancelled, or revoked*



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

AMENDMENT-Change of Manager

☐ **Change of License Manager**

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
NANTUCKET ISLAND MANAGEMENT LLC d/b/a BRANT POINT GRILL/WHITE ELEPHANT	Nantucket	00115-HT-0762

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Richard P. Beaudette	Attorney	rick@nantucketlawfirm.com	508-228-4455

3A. MANAGER INFORMATION

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

Proposed Manager Name	Bernhard Johannes Duerrmeier	Date of Birth		SSN	
Residential Address					
Email			Phone		
Please indicate how many hours per week you intend to be on the licensed premises	40+	Last-Approved License Manager	Bettina Landt		

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* ☒ Yes ☐ No *Manager must be U.S. citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

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

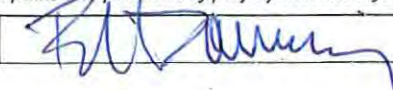
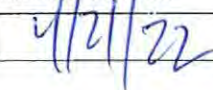
Start Date	End Date	Position	Employer	Supervisor Name
07/2020	Current	MANAGING DIRECTOR	WHITE ELEPHANT PALM BEACH	KHALED HASHEM
08/2019	07/2020	Hotel Manager	FOUR SEASONS HOTEL	

3D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature  Date 



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

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

AMENDMENT-Change of Manager

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY) 00115-HT-0762

ENTITY/ LICENSEE NAME NANTUCKET ISLAND MANAGEMENT LLC d/b/a BRANT POINT GRILL/WHITE ELEPHANT

ADDRESS 50 Easton Street

CITY/TOWN Nantucket STATE MA ZIP CODE 02554

For the following transactions (Check all that apply):

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

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

APPLICANT'S STATEMENT

I, Stephen R. Karp the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory
of NANTUCKET ISLAND MANAGEMENT LLC
Name of the Entity/Corporation

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

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

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

Signature:

Date:

Title: NANTUCKET ISLAND MANAGEMENT LLC

By: NED MANAGER LLC, its Manager,

By: Stephen R. Karp, Manager

ENTITY VOTE

The Board of Directors or LLC Managers of NANTUCKET ISLAND MANAGEMENT LLC
d/b/a BRANT POINT GRILL/WHITE ELEPHANT
Entity Name
duly voted to apply to the Licensing Authority of Nantucket and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 4/12/2023
Date of Meeting

For the following transactions (Check all that apply):

☒ Change of Manager

☐ Other

"VOTED: To authorize Stephen R. Karp
Name of Person

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

"VOTED: To appoint BERNHARD DUERRMEIER
Name of Liquor License Manager

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

A true copy attest,
NANTUCKET ISLAND MANAGEMENT LLC
By: NED MANAGER LLC, its Manager,

Corporate Officer /LLC Manager Signature

Stephen R. Karp, Manager
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

BERNHARD DUERRMEIER

Montreal, QC, Canada H3J OC1

bduerrmeier@yahoo.com • 438.836.7589

QUALIFICATIONS SUMMARY

Advanced professional with solid education and over 18 years of experience in international business, skilled in developing strategy, implementing process improvements, reducing operational costs, and developing talent.

- ▶ **Strategic Planning:** Well-honed ability to develop and implement process improvements and strategies for well-known and sophisticated companies. Collaborate with all team members to drive customer service, marketing & branding, and talent acquisition, growing operations that exceed expectations.
- ▶ **Project Oversight:** Highly organized, combining technical, financial, and business expertise to guide project planning and implementation. Successful in developing and implementing company innovations, meeting and exceeding organizational budget and timeline goals.
- ▶ **International Relations:** Strong interpersonal talents with fluency in English, Spanish, French, and German with a passion for cultivating lasting international relationships. Experience working and managing employees in five different countries including Saudi Arabia, Switzerland, United Kingdom, Costa Rica, and The United States.
- ▶ **Key Strengths:** Finely tuned analytical skills with a dedication to continually streamlining and improving work processes. Strong interpersonal communication abilities, able to provide team and individual coaching and mentorship. Strong focus on increasing revenue and decreasing operational costs.

PROFESSIONAL EXPERIENCE

FOUR SEASONS HOTEL, Montreal, Quebec

Hotel Manager (8/2019 - Present)

Overseeing hotel operations for 169-room room property, including a \$15M restaurant operation in partnership with Marcus Restaurant Group. Responsible for leading a team of over 100+ managers and employees, including organizational planning and development for opening.

FOUR SEASONS HOTEL, San Francisco, CA

Director of Food & Beverage (2/2017 - 8/2019)

Leading day-to-day operations and special projects while developing big picture strategies for a \$24M division, overseeing 100+ managers and employees. Driving programs to increase customer capture and profitability while creating solutions to issues, which have resulted in increased productivity and product quality. Collaborating with the Sales & Marketing teams to maintain a positive image and environment within the community. Fostered relationships with vendors and new technology partners that have resulted in a number of new guest-centric programs aimed at reaching potential business and expanding the brand in the market.

continued...

BERNHARD DUERRMEIER

– Page Two –

FOUR SEASONS HOTEL, Seattle, Washington

Director of Food & Beverage (11/2014 – 2/2017)

The only Forbes 5-star hotel property in Washington State. Increased year-over-year revenues by \$2.2 million by renovating and rebranding property space resulting in the launch of a Goldfinch Tavern, a partnership with local Chef Ethan Stowell. Overseeing a \$14 million operation, developing new concepts and diverse talent. Average year-over-year revenue increases of 4.6% and profitability increases of 4% by driving employee performance and monitoring and improving workflows and processes while maintaining daily operations.

FOUR SEASONS HOTEL, New York, New York

Assistant Director of Food & Beverage (6/2012 – 11/2014)

Managed team of 75+ employees, managers and line staff, by monitoring day-to-day operations, developing creative solutions and innovative ideas to improve company environment and employee satisfaction while maintaining brand standards and exceeding customer service expectations. Oversaw several projects, developing initial project proposals, analyzing project budget requirements, and forecasting project completions. Directed all food and beverage operations, implementing process improvements resulting in \$25.3 million in additional revenue, 10% above target. Increased customer satisfaction by 12% by implementing innovative and creative guest relation initiatives. Reduced year-to-year total property expenses by 5%. Awarded Manager of the Quarter for 4th quarter in 2013.

Additional Experience:

Restaurant General Manager, Four Seasons Hotel, Chicago, IL, 2010 – 2012

Department Head / Beverage Manager, Four Seasons Resort, Manele Bay, HI, 2007 – 2010

Restaurant / Recreation Manager, Four Seasons Resort, Costa Rica, 2005 – 2007

Assistant Restaurant Manager, Mandarin Oriental Hotel, San Francisco, CA, 2004 – 2005

Restaurant Manager, Hotel L'Hermitage, Jersey, Channel Islands, United Kingdom, 2003 - 2004

EDUCATIONAL BACKGROUND

Bachelor of Arts in International Hospitality & Business Management, 2002

Ecole Hôtelière de Lausanne, Lausanne, Switzerland



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City /Town

00207-HT-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

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

APPLICANT INFORMATION

Name of Licensee	Nantucket Island Management, LLC	DBA	White Elephant Hotel Residences
Street Address	19 South Beach Street		Zip Code 02554
Manager	Bernhard Johannes Duerrmeir		
\$12 Hotel	Seasonal	All Alcoholic Beverages	
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	
		Granted under Special Legislation? Yes ☐ No ☒	
		If Yes, Chapter	
		of the Acts of (year)	

DESCRIPTION OF PREMISES

Complete description of the licensed premises

Pool area including pool cabanas and prep kitchen; Building #1 (Mad Hatter): two stories, six guests suites; Building #2 (Brant Point); two stories, six guest suites; Building #6 (Cliffside): two stories, four guest suites; Building #7 (Madaket): two stories four guest suites; Building #8 (Manchester): two stories two guest suites and a loft area; Building #9 (Springfield): three stories, three guest suites; Building #11 (Main Building): three stories, including twenty guest suites, lobby and storage space.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date	5/21/23	Time		
Advertised	Yes ☐ No ☒	Date Published		Publication	
Abutters Notified:	Yes ☐ No ☒	Date of Notice			
Date APPROVED by LLA	07/12/23	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

LICENSE #: 00207-HT-0762

LICENSE FEE: \$3,900.00

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

TO BE CONSUMED ON THE PREMISES

BUSINESS: Nantucket Island
Management, LLC
DBA: WHITE ELEPHANT
HOTEL RESIDENCES
PREMISES: 19 South Beach Street
Nantucket, MA 02554
MANAGER: Bernhard Johannes Duerrmeir

ON PREMISES DESCRIBED AS:

Described Premises: Pool area including pool cabanas and prep kitchen; Building #1 (Mad Hatter): two stories, including six guests suites; Building #2 (Brant Point): two stories, including six guest suites; Building #6 (Cliffside): two stories, including four guest suites; Building #7 (Madaket): two stories including four guest suites; Building #8 (Manchester): two stories including two guest suites and a loft area; Building #9 (Springfield): three stories, including three guest suites; Building #11 (Main Building): three stories, including twenty guest suites, lobby and storage space.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

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

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this day of 2023.

Chair, Select Board

THIS LICENSE IS VALID APRIL 1, 2023 – JANUARY 15, 2024

**Unless earlier suspended, cancelled, or revoked*



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

AMENDMENT-Change of Manager

☐ **Change of License Manager**

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
NANTUCKET ISLAND MANAGEMENT LLC d/b/a WHITE ELEPHANT HOTEL RESIDENCES	Nantucket	00207-HT-0762

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Richard P. Beaudette	Attorney	rick@nantucketlawfirm.com	508-228-4455

3A. MANAGER INFORMATION

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

Proposed Manager Name	Bernhard Johannes Duerrmeier	Date of Birth		SSN	
Residential Address					
Email			Phone		
Please indicate how many hours per week you intend to be on the licensed premises	40+	Last-Approved License Manager	Bettina Landt		

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? ☒ Yes ☐ No *Manager must be U.S. citizen
If yes, attach one of the following as proof of citizenship: US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

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

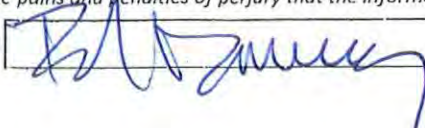
Start Date	End Date	Position	Employer	Supervisor Name
07/2020	Current	MANAGING DIRECTOR	WHITE ELEPHANT PALM BEACH	KHALED HASHEM
8/2019	07/2020	Hotel Manager	FOUR SEASONS HOTEL	

3D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature  Date 7/21/22



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

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

AMENDMENT-Change of Manager

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY) 00207-HT-0762

ENTITY/ LICENSEE NAME NANTUCKET ISLAND MANAGEMENT LLC d/b/a WHITE ELEPHANT HOTEL RESIDENCES

ADDRESS 19 South Beach Street

CITY/TOWN Nantucket STATE MA ZIP CODE 02554

For the following transactions (Check all that apply):

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

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

APPLICANT'S STATEMENT

I, Stephen R. Karp the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory
of NANTUCKET ISLAND MANAGEMENT LLC
Name of the Entity/Corporation

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

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

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

Signature:

Date:

Title: NANTUCKET ISLAND MANAGEMENT LLC

By: NED MANAGER LLC, its Manager,

By: Stephen R. Karp, Manager

ENTITY VOTE

The Board of Directors or LLC Managers of NANTUCKET ISLAND MANAGEMENT LLC
d/b/a WHITE ELEPHANT HOTEL RESIDENCES
Entity Name
duly voted to apply to the Licensing Authority of Nantucket and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 4/12/2023
Date of Meeting

For the following transactions (Check all that apply):

☒ Change of Manager

☐ Other

"VOTED: To authorize Stephen R. Karp
Name of Person

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

"VOTED: To appoint BERNHARD DUERRMEIER
Name of Liquor License Manager

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

A true copy attest,
NANTUCKET ISLAND MANAGEMENT LLC
By: NED MANAGER LLC, its Manager,

Corporate Officer /LLC Manager Signature

Stephen R. Karp, Manager
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

BERNHARD DUERRMEIER

Montreal, QC, Canada H3J OC1
bduerrmeier@yahoo.com • 438.836.7589

QUALIFICATIONS SUMMARY

Advanced professional with solid education and over 18 years of experience in international business, skilled in developing strategy, implementing process improvements, reducing operational costs, and developing talent.

- ▶ **Strategic Planning:** Well-honed ability to develop and implement process improvements and strategies for well-known and sophisticated companies. Collaborate with all team members to drive customer service, marketing & branding, and talent acquisition, growing operations that exceed expectations.
- ▶ **Project Oversight:** Highly organized, combining technical, financial, and business expertise to guide project planning and implementation. Successful in developing and implementing company innovations, meeting and exceeding organizational budget and timeline goals.
- ▶ **International Relations:** Strong interpersonal talents with fluency in English, Spanish, French, and German with a passion for cultivating lasting international relationships. Experience working and managing employees in five different countries including Saudi Arabia, Switzerland, United Kingdom, Costa Rica, and The United States.
- ▶ **Key Strengths:** Finely tuned analytical skills with a dedication to continually streamlining and improving work processes. Strong interpersonal communication abilities, able to provide team and individual coaching and mentorship. Strong focus on increasing revenue and decreasing operational costs.

PROFESSIONAL EXPERIENCE

FOUR SEASONS HOTEL, Montreal, Quebec

Hotel Manager (8/2019 - Present)

Overseeing hotel operations for 169-room room property, including a \$15M restaurant operation in partnership with Marcus Restaurant Group. Responsible for leading a team of over 100+ managers and employees, including organizational planning and development for opening.

FOUR SEASONS HOTEL, San Francisco, CA

Director of Food & Beverage (2/2017 - 8/2019)

Leading day-to-day operations and special projects while developing big picture strategies for a \$24M division, overseeing 100+ managers and employees. Driving programs to increase customer capture and profitability while creating solutions to issues, which have resulted in increased productivity and product quality. Collaborating with the Sales & Marketing teams to maintain a positive image and environment within the community. Fostered relationships with vendors and new technology partners that have resulted in a number of new guest-centric programs aimed at reaching potential business and expanding the brand in the market.

continued...

BERNHARD DUERRMEIER

– Page Two –

FOUR SEASONS HOTEL, Seattle, Washington

Director of Food & Beverage (11/2014 – 2/2017)

The only Forbes 5-star hotel property in Washington State. Increased year-over-year revenues by \$2.2 million by renovating and rebranding property space resulting in the launch of a Goldfinch Tavern, a partnership with local Chef Ethan Stowell. Overseeing a \$14 million operation, developing new concepts and diverse talent. Average year-over-year revenue increases of 4.6% and profitability increases of 4% by driving employee performance and monitoring and improving workflows and processes while maintaining daily operations.

FOUR SEASONS HOTEL, New York, New York

Assistant Director of Food & Beverage (6/2012 – 11/2014)

Managed team of 75+ employees, managers and line staff, by monitoring day-to-day operations, developing creative solutions and innovative ideas to improve company environment and employee satisfaction while maintaining brand standards and exceeding customer service expectations. Oversaw several projects, developing initial project proposals, analyzing project budget requirements, and forecasting project completions. Directed all food and beverage operations, implementing process improvements resulting in \$25.3 million in additional revenue, 10% above target. Increased customer satisfaction by 12% by implementing innovative and creative guest relation initiatives. Reduced year-to-year total property expenses by 5%. Awarded Manager of the Quarter for 4th quarter in 2013.

Additional Experience:

Restaurant General Manager, Four Seasons Hotel, Chicago, IL, 2010 – 2012

Department Head / Beverage Manager, Four Seasons Resort, Manele Bay, HI, 2007 – 2010

Restaurant / Recreation Manager, Four Seasons Resort, Costa Rica, 2005 – 2007

Assistant Restaurant Manager, Mandarin Oriental Hotel, San Francisco, CA, 2004 – 2005

Restaurant Manager, Hotel L'Hermitage, Jersey, Channel Islands, United Kingdom, 2003 - 2004

EDUCATIONAL BACKGROUND

Bachelor of Arts in International Hospitality & Business Management, 2002

Ecole Hôtelière de Lausanne, Lausanne, Switzerland



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City /Town

00057-HT-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

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

APPLICANT INFORMATION

Name of Licensee	Nantucket Island Management, LLC	DBA	The Wauwinet Inn
Street Address	120 Wauwinet Road		Zip Code 02554
Manager	Jennifer Mandell Hudson		
\$12 Hotel	Seasonal	All Alcoholic Beverages	
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	
		Granted under Special Legislation? Yes ☒ No ☒	
		If Yes, Chapter	
		of the Acts of (year)	

DESCRIPTION OF PREMISES

Complete description of the licensed premises

First Floor: Bar, Restaurant, Deck, Library, Two Public Rooms, Five Guest Rooms. Second Floor: Fifteen Guestrooms. Third Floor: Six Guest Rooms. Five Cottages.
Storage Shed and Walk-in Cooler

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date	05/24/23	Time		
Advertised	Yes ☐ No ☒	Date Published		Publication	
Abutters Notified:	Yes ☐ No ☒	Date of Notice			
Date APPROVED by LLA	07/12/23	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

LICENSE #: 00057-HT-0762

LICENSE FEE: \$3,900.00

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

TO BE CONSUMED ON THE PREMISES

BUSINESS: Nantucket Island
Management, LLC
DBA: THE WAUWINET INN
PREMISES: 120 Wauwinet Rd.
Nantucket, MA 02584
MANAGER: Jennifer Mandell Hudson

ON PREMISES DESCRIBED AS:
First Floor: Bar, Restaurant, Deck, Library, Two Public
Rooms, Five Guest Rooms.
Second Floor: Fifteen Guestrooms.
Third Floor: Six Guest Rooms.
Five Cottages.
Storage Shed and Walk-in Cooler.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

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

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this day of 2023.

Chair, Select Board

THIS LICENSE IS VALID APRIL 1, 2023 – JANUARY 15, 2024

**Unless earlier suspended, cancelled, or revoked*



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

AMENDMENT-Change of Manager

☐ Change of License Manager

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
NANTUCKET ISLAND MANAGEMENT LLC d/b/a THE WAUWINET INN	Nantucket	00057-HT-0762

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Richard P. Beaudette	Attorney	rick@nantucketlawfirm.com	508-228-4455

3A. MANAGER INFORMATION

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

Proposed Manager Name	Jennifer Mandell Hudson	Date of Birth	SSN
Residential Address			
Email		Phone	
Please indicate how many hours per week you intend to be on the licensed premises	40+	Last-Approved License Manager	Eric Landt

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? ☒ Yes ☐ No *Manager must be U.S. citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

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

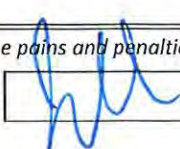
Start Date	End Date	Position	Employer	Supervisor Name
2/2014	Present	Director of Food and Beverage	White Elephant Resorts	Eric Landt

3D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature  Date 5/10/23



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

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

AMENDMENT-Change of Manager

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

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

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

APPLICANT'S STATEMENT

I, Stephen R. Karp the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory
of NANTUCKET ISLAND MANAGEMENT LLC
Name of the Entity/Corporation

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

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

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

Signature:

Date:

Title:

NANTUCKET ISLAND MANAGEMENT LLC

By: NED MANAGER LLC, its Manager,

By: Stephen R. Karp, Manager

ENTITY VOTE

The Board of Directors or LLC Managers of NANTUCKET ISLAND MANAGEMENT LLC
d/b/a THE WAUWINET INN
Entity Name
duly voted to apply to the Licensing Authority of Nantucket and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 5/8/2023
Date of Meeting

For the following transactions (Check all that apply):

☒ Change of Manager

☐ Other

"VOTED: To authorize Stephen R. Karp
Name of Person

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

"VOTED: To appoint Jennifer Mandell Hudson
Name of Liquor License Manager

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

A true copy attest,
NANTUCKET ISLAND MANAGEMENT LLC
By: NED MANAGER LLC, its Manager,

Corporate Officer /LLC Manager Signature

Stephen R. Karp, Manager
(Print Name)

For Corporations ONLY
A true copy attest,

Corporation Clerk's Signature

(Print Name)



On Premise

CERTIFIED

Issued: 4/22/2022
ID#: 5699169

Expires: 4/4/2025

JENNIFER M HUDSON
2 Sea St
Nantucket, MA 02554-3524

For service visit us online at www.gettips.com
TIPS Trainer: Sara Sharpe, 66878

Preliminary Outline #1 for November 7, 2023 Special Town Meeting Warrant

For 06/28/23 SB review

As of 06/25/23

NOTE: Numbering & Order is NOT FINAL

Short-term Rental Articles – may be 2-3. In progress. Reviewed with Select Board 6/14. Next review 7/12.

- Community Impact Fee local option?

Zoning

- Airport per PLUS

Real Estate

- Conveyance of easements (x2) to Land Bank – E Creek Rd
- Conveyance of parcels to Land Bank adjacent to Surfside WWTF for compliance with NHESP permit requirements
- Additional easements in connection with Surfside area water main extension project

Appropriations

- Potential need for supplemental funding for Waitt Dr seasonal employee housing
- Resubmittal of Article 15 from 2023 ATM (Nobadeer Fields - \$3.8m)
- Potential need for supplemental funding for Naushop sewer pump station upgrade
- Supplemental funding for Airport housing project
- Reappropriate FY 23 and FY 24 rental housing assistance funds (\$2m total)

Other

- Establish special purpose Stabilization Fund to allow for use of opioid settlement funds
- ADD Town-owned Shadbush Rd site to DPW Facility design appropriation article
- Increase Town Clerk salary in accordance with Comp & Class study

Citizen Articles

Submittal deadline Wed, June 21

3 Submitted: all sewer district related (1 Nantucket Sewer District; 2 Sconset)

COMBINED SHORT-TERM RENTAL WARRANT ARTICLES

NOVEMBER 7, 2023, Special Town Meeting

Article 1

Zoning Bylaw Amendment Regulating Short-Term Rental Use

To see if the Town will vote to amend Chapter 139 of the Town Code (Zoning) as follows:

1. Amend §139-2 (Definitions and Word Usage), by inserting the following new term and definition and inserting them in alphabetical order.

SHORT-TERM RENTAL

A dwelling unit or portion thereof registered and operated by the owner in accordance with Chapter 123 of the Town Code.

TOWNHOUSE

A single structure consisting of three or more dwelling units, each with one or more abutting walls and entrances opening directly to the outside at grade.

2. Amend §139-7A (Use Chart) by inserting Short-Term Rental between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all district columns except the Commercial Industrial (CI) district, where the designation N shall be inserted.

Or take any other action relative thereto.

Quantum of vote for passage of this article is 2/3rds.

Article 2

General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals

To see if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Rentals) as follows (language to be inserted shown in highlight; language to be deleted shown in strikethrough); provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments takes effect unless and until Chapter 139 (Zoning) of the Town Code regulating short-term rental use is amended in substantially the form set forth in **Article __** of the

warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General:

Chapter123

Short-Term Rentals

§ 123-1. Purpose and Intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in General Laws c. 64G, §14 and is intended to:

(1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to insure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.

(2) Protect the time-honored tradition of home rentals on Nantucket and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time on Nantucket;

(3) avoid adverse impacts on the local economy stemming from a loss of existing Short Term Rental revenue, including rooms excise tax revenue, and visitor spending.

(4) prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences.

(5) reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods.

(6) limit the conversion of residential units to Short-Term Rentals which has had the deleterious effect of removing residential units from the available year-round rental housing stock; and

(7) provide a regulatory structure that reduces the threat of litigation challenging Short-Term Rental use by full-time and part-time residents.

§123-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

APARTMENT BUILDING

Shall have the same meaning as in Chapter 139 of the Town Code.

CORPORATION

All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, §4, respectively.

COTTAGE COLONY

A group of four or more detached dwellings, legally in existence at the time of adoption of this bylaw, located on a single lot, which is customarily occupied on a seasonal basis.

DEED-RESTRICTED UNIT

A dwelling unit that is subject to a deed restriction held by the Town for affordable, workforce homeownership housing, or workforce rental housing as these terms are defined in Chapter 139 of the Town Code, or is subject to a deed restriction under the Nantucket Housing Needs Covenant program pursuant to Chapter 301 of the Acts of 2002, as amended.

DWELLING UNIT

Shall have the same meaning as in Chapter 139 of the Town Code.

HOSTED STAYS

An overnight stay whereby a short-term renter occupies a portion of a dwelling unit where the owner is present. An owner is considered present when the owner is on the premises except during the daytime and/or work hours.

OPERATOR

A person operating a short-term rental including, but not limited to, the owner or proprietor of such premises, the lessee, sublessee, mortgagee in possession, licensee or any other person otherwise operating such short-term rental. It is the intent of this bylaw that the operator shall have the same meaning as set forth in General Laws c. 64G, §1.

SHORT-TERM RENTAL

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 1 room or dwelling unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance. Rental periods with a change in occupancy in excess of 31 calendar days shall not be considered a short-term rental. The rental of property for a total of 14 days or less in any calendar year shall not be considered a short-term rental.

TOWNHOUSE

Shall have the same meaning as in Chapter 139 of the Town Code.

TRANSIENT RESIDENTIAL FACILITY

Shall have the same meaning as in Chapter 139 of the Town Code.

Unless otherwise specifically provided in this bylaw, terms used in this bylaw shall have the same meaning as set forth in G.L. c. 64G.

§ 123-3. Registration, Permitting, Inspection and Fees.

- A. No person shall operate a short-term rental without having first obtained a certificate of registration from the Board of Health. An application for a certificate of registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c. 64G. The operator shall

provide with the application a certificate of registration issued by the Department of Revenue in accordance with section 67 of Chapter 62C of the General Laws.

- B. The annual fee for such certificate of registration shall be set forth in the regulations issued pursuant to § 123-4.
- C. The application for the certificate of registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c. 64G and the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings, and that the owner and/or operator of the property is current with all town taxes, water, and sewage charges and other fees, subject to the requirements of Chapter 19, §§ 13 -18 of the Town Code. Any property offered for a short-term rental shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by the Board of Health and other Town boards generally applicable to resident dwelling units.
- D. The Board of Health shall not issue any Certificate of Registration unless the Operator has:
 - (1) submitted a complete application and paid all associated fees;
 - (2) Provided contact information for the operator and persons designated to address any issues at the short-term rental within two (2) hours' notice; and
 - (3) Provided the Town with a certificate of insurance evidencing liability insurance coverage for the short-term rental in an amount to be determined by the regulations issued pursuant to §123-4.
- E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.
- F. Certificates of registration are valid for one year and may be renewed at the discretion of the Town, provided that the operator has complied with the provisions of this chapter and

any associated regulations during the preceding year. An application for renewal of a certificate of registration shall be submitted along with the annual fee no later than November 1st of the next year. A renewal application shall include an attestation that the Short-Term Rental was operated in accordance with all bylaws and regulations of the Town during the previous year.

- G. The certificate of registration is issued to the operator and does not run with the land. If the short-term rental is sold or transferred out of ownership, a new application for a certificate of registration shall be filed by the new operator before short-term rentals can continue or resume.
- H. An owner may register to operate only one property as a Short-Term Rental. The property can contain up to two dwelling units in a single registration, as long as both dwelling units covered by the registration are located on the same lot and are rented to the same person or legal entity. Multiple dwelling units within the same property may not be registered or rented as separate short-term rentals. An owner may hire a property management company to list and manage a short-term rental, but the registration must be in the owner's name.
- I. Dwelling units owned by a Corporation shall not be eligible to receive a certificate of registration. Short-Term Rentals are eligible to receive a certificate of registration for dwelling units owned by an LLC, Trust, or a solely family-owned corporation such as an S Corporation, only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration. The Board of Health may adopt regulations pursuant to §123-4 establishing the documentation required to establish eligibility under this section.
- J. Short-Term Rentals may not be operated in any Deed-Restricted unit or in an unrestricted unit in an Apartment Building or Townhouse owned, operated, and managed as rental housing.
- K. Short-Term Rentals shall only be allowed in detached single-family dwelling units. The Owner of a Townhouse or a dwelling unit in an Apartment Building is eligible to receive a certificate of registration, provided the unit is not deed-restricted, and only on a condition contained in the certificate of registration that limits Short-Term Rentals in such units to a maximum of four weeks each year.
- L. No person holding a certificate of registration for a dwelling unit may engage in the Short-Term Rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a Short-Term Rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August. The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4

changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to a maximum of nine changes in occupancy during the months of July and August.

M. Any person or other legal entity who receives a certificate of registration prior to the effective date of this Chapter or within 60 days of the Town's establishment of the rental registration program, whichever is later, may continue to engage in Short-Term Rentals in accordance with the existing certificate of registration, except for subsection K of this section which shall apply to all short-term rentals, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.

N. The Select Board may designate a Town Official or Town Board to grant a waiver from any of the provisions contained in Paragraphs H through L of this Chapter upon a showing that such a waiver is necessary in order to prevent an undue hardship.

N. Hosted Stays and Cottage Colonies shall be exempt from subsections H, J, K , and L of this section.

§ 123-4. Regulations.

The Board of Health, subject to the approval of the Select Board, shall promulgate regulations to carry out and enforce the provisions of this chapter. Such regulations may also include but are not limited to requirements to insure that the operation of the short-term rental does not create or cause a nuisance to the surrounding neighborhood due to unreasonable noise, overburdening of parking areas, and other nuisance conditions.

§ 123-5. Enforcement.

A. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.

B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law (Chapter 1 of the Town Code). If non-criminal disposition is elected, then any person who

violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of one hundred dollars (\$100) for the first offense; two hundred dollars (\$200) for the second offense; and three hundred dollars (\$300) for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.

C. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the operator or the owner of the property by the Board of Health or its designee, after a certificate of registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said certificate of registration until the violation has been cured or otherwise resolved. Multiple violations by any operator may, at the discretion of the Board of Health and after a hearing, disqualify that operator from obtaining a Certificate of Registration for a period of up to three years.

D. In accordance with G.L. c. 64G, §14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation issued hereunder. Each day a violation continues shall be considered a separate offense.

§ 123-6. Severability.

If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

§ 123-7. Effective date.

~~The provisions of this Chapter shall become effective pursuant to General Laws Chapter 40, §21, or January 1, 2023, whichever is later;~~

Or take any other action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 3

General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals – Further Regulations

To see if the Town will vote to amend Chapter 123-3 of the Town Code (Short-Term Rentals - Registration, Permitting, Inspection and Fees), subsection (K) to read as follows (language to be inserted shown in highlight); provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments takes effect unless and until Chapter 139 of the Town Code (Zoning) regulating short-term rental use is amended in substantially the form set forth in **Article** of the warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General:

- K. No person holding a certificate of registration for a dwelling unit may engage in the short-term rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a short-term rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August, unless the owner or at least one member of a Trust or LLC can give proof of residing in the property at least 6 months and a day in the year after purchase, or a subsequent year, in which case the change in occupancy during the months of July and August shall be limited to 9 times. The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4 changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to the 9 changes in occupancy.

Or take any other action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 4

Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(a), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 5

Adoption of Community Impact Fee on Owner Occupied Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(b), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental that is located in a two-family or three-family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 6

Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section 5B, a Special Purpose Stabilization Fund for Affordable Housing; and further to accept Paragraph 4 of Chapter 40, Section 5B of the General Laws and dedicate, without further appropriation, 100 percent of any community impact fees received by the Town pursuant to General Laws Chapter 64G, Section 3D(a) or (b) on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Affordable Housing; provided that said dedication shall take effect beginning in Fiscal Year 2025 which begins on July 1, 2024; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.

Quantum of vote for passage of this article is 2/3rds.

FRANCI NEELY
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Nantucket, MA 02554
713.306.7570
franci@francineely.com

July 12, 2023

Dear Select Board,

I understand that you are studying the recommendations of the Short Term Rental Work Group (STRWG). I offer the following:

1. The financial interests of the members of the STRWG (or family members) in short term rentals on Nantucket (STRs) should be transparently listed for the public to see. If the Select Board were to require this, as it should, then the public would understand that many on the STRWG have financial incentives to support STRs anywhere on the island and, in particular, allow grandfathering of all existing STRs. Similarly, any Select Board member who personally or through family has STR income and whose STRs would be grandfathered in as permissible should recuse himself/herself in any discussion of this important issue.
2. I bought homes in Monomoy in part because this area was zoned residential-only. I would not have done so had I known that the Town could change that without allowing me, a property owner, a say in that matter. Zoning affects property values. Residential owners in the neighborhood of Monomoy will be harmed if the Town allows purely commercial STRs to operate as a matter of right. Any impartial person would agree that properties being operated solely for STR purposes is commercial in purpose and is inappropriate in an area zoned solely residential. (Unreasonably, the planning officials have permitted this in Monomoy at 32 Monomoy, owned by the Copley Group. Their “reasoning?” Well, people sleep there; therefore, it’s residential. By that fallacious “reasoning,” a hotel is residential in nature.

3. The STRWG refused to consider regulations of STRs through zoning. A sensible approach would be to allow STRs as an accessory use in residential-only neighborhoods but prohibit STRs as a primary use. What is difficult or hard to understand about that approach? The difficulty lies in the fact that, if that were the rule, then people on the STRWG and perhaps a Select Board member or two would not be able to continue doing what they have been doing – operating commercial establishments (properties being used only or primarily for STR purposes) and making significant money from doing so.
4. The STRWG expressed significant concern for people who operate STRs. Where was their concern for people who want to protect the sanctity of neighborhood?
5. The STRWG's proposed bylaw regulations invite gamesmanship. Talk about litigation? Think about the one STR/person regulation, for example. Jane Doe could operate one; her son another; her daughter a third – and who would be the wiser? Another example: No corporate ownership of STRs in the future. All that would do is to have entities become LLCs or partnerships. How does that stem the STR tide?
6. It's egregious to reward those who just happened to be the first to play the STR "get richer quick" game by grandfathering in all existing STRs – even those owned by businesses purely for STR purposes. Why? The oft-repeated, poorly reasoned mantra is "to prevent litigation." No, the real reason is to foreclose the few existing lawsuits where abutters have rightly challenged commercial STRs in residential-only neighborhoods. Those should never have been allowed. Had the Building Commissioner and the ZBA done their jobs properly, those would have been stopped long ago. But the planning board under Andrew Vorce made clear two years ago that it wanted to circumvent the reasoning and rationale of the Massachusetts Superior Court *Styller* decision (which would have prohibited purely commercial STRs like that at 32 Monomoy). That is a path that the STRWG, populated with pro-STR interests, continues to follow.

7. Where are the statistics that should underpin wise STR decisions?
What are best practices followed by similar communities?

Where is Town leadership to stem the unrelenting tide of unfettered development and crass commercialism? It reposes in the Select Board right now. Will those of you who don't make money from commercial STRs please call a halt to this? The impact of the STR proliferation is most assuredly to diminish housing stock available to hard-working folks who need and want to live on Nantucket.

Sincerely,

Franci Neely

From: [Matt Fee](#)
To: [Erika Mooney](#)
Subject: Fwd: From Dr. Silfen - STRWG Comments
Date: Wednesday, July 12, 2023 5:21:14 PM

For the record

Begin forwarded message:

From: Eric Silfen <eric.silfen@gmail.com>
Subject: From Dr. Silfen - STRWG Comments
Date: July 12, 2023 at 4:57:19 PM EDT
To: "dhillholdgate@nantucket-ma.gov" <dhillholdgate@nantucket-ma.gov>, "mfee@nantucket-ma.gov" <mfee@nantucket-ma.gov>, "bmohr@nantucket-ma.gov" <bmohr@nantucket-ma.gov>, "tdixon@nantucket-ma.gov" <tdixon@nantucket-ma.gov>, "mmacnab@nantucket-ma.gov" <mmacnab@nantucket-ma.gov>

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.

Dear Sirs and Madams,

I wholeheartedly support ACK-Now's assessment of the STRWG proposal that was forwarded your way.

A few additional comments.

1. Any and all proposals have to start and end with preventing the spread of and eliminating existing STR investment businesses from infiltrating our residential neighborhoods. Back in the early eighties, I remember Dan Maxwell driving me around looking for land on which to build. Among his many comments, one rang clear: "Since you work at the hospital, you want to live in a year-round, residential neighborhood." Now times change. But the laws (bylaws) and the spirit of those laws does not.
2. Well, you know what? People make bad investments all the time. And subverting residential properties for commercial use is just another bad investment idea. The Town should not be put in the position of supporting a bad idea and bad investments. Those of us that "short-term rent" to keep a second home on Nantucket are not those of us that are investing for financial gain.
3. What really galls me is the heavy-handed marketing misinformation, the lack of knowing the groups that are fomenting these falsehoods, and the poor quality of research offered at "proof". Fact is, I run a clinical research company. If my firm were to promote such a bogus product, we would be shortly out of business.

Again, I wholeheartedly support ACK-Now's assessment of the failure of the STRWG.

The Select Board needs to stand-up and say outright, "Enough is enough. No commercial rentals in residential neighborhoods." Let the STRWG figure it out from there. Anything less is last year's Article 42 redux.

Thank you.

Sincerely,

Eric Silfen MD