

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

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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
SEPTEMBER 6, 2023 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED SEPTEMBER 4, 2023***

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtu.be/inYfMicm1sM>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_wfAfK3w_QlyTbFpeTzPG-Q

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Harbor and Shellfish Advisory Board to Hold Educational Forum Regarding Water Run-off on Saturday, September 9, 2023 at 9:30 AM at PSF Community Room, 4 Fairgrounds Road.
3. Cape and Islands Suicide Prevention Coalition: Request for Proclamation Seeking to Have September 2023 Recognized as "Suicide Prevention and Action Month".
4. Coastal Resilience Advisory Committee and ACKlimate Nantucket: Request to Proclaim September 2023 "Climate Change Awareness Month".
5. Construction Beginning Monday, September 11, 2023 for 3rd Sewer Force Main Project on Surfside Road.
6. 2023 Committee Vacancies - Round 3: Council on Aging, Cultural Council, Real Estate Assessment Committee, Tree Advisory Committee.

7. 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 August 2, 2023 at 10:00 AM; August 16, 2023 at 5:30 PM; August 23, 2023 at 11:00 AM.
2. Approval of Payroll Warrants for August 20, 2023; September 3, 2023.
3. Approval of Treasury Warrants for August 23, 2023; August 30, 2023; September 6, 2023.
4. Approval of Pending Contracts for September 6, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Human Services (Saltmarsh Senior Center).

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Applicant Introduction/Review of Applications and Appointments to Planning Board Alternate, Pursuant to Select Board Committee Appointment Policy (Continued from August 16, 2023).
2. Request for Approval of Conflict of Interest Disclosure in Connection with Council for Human Services and Human Services Contract Review Committee and Pursuant to MGL Chapter 268A, Section 19.
3. Request to Designate Nantucket Public Schools Coaching Positions as Special Municipal Employees.
4. Energy Coordinator: Review of Proposed Draft Electric Vehicle Charging Pricing Policy.
5. Robert B. Our Co., Inc.: Request for Waiver of Town Noise Bylaw for 3rd Sewer Force Main Project on Surfside Road ~~from~~ Tashama Lane to Atlantic Avenue from September 11, 2023 to December 22, 2023, 4:00 PM to **3:00 AM**, Monday through Thursday Nights.

X. REAL ESTATE

1. Housing Office: Request for Approval and Execution of Purchase and Sale Agreement for Property Located at 19B First Way.

XI. TOWN MANAGER'S REPORT

1. FY 2023 Fourth Quarter/End of Year Budget Reports: General Fund; Airport Enterprise Fund; Our Island Home Enterprise Fund; Sewer Enterprise Fund; Solid Waste Enterprise Fund; Water Enterprise Fund.
2. Traffic Safety Work Group Recommendations:
 - a) Curb Cut for 55 Union Street, Resulting in Elimination of One On-Street Parking Space.
 - b) Installation of Yellow No Parking Line Across from 8 New Mill Street, Resulting in Loss of One On-Street Parking Space (Continued from June 14, 2023).

XII. SELECT BOARD'S REPORTS/COMMENT

1. Discussion Regarding Future Agenda Items.
2. Committee Reports.

XIII. ADJOURNMENT

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

SELECT BOARD AGENDA PROTOCOL:

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

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. 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



When it rains does the water on your property stay on your property or run off to one of our harbors or ponds?

Storms, over-watering, pool and spa draining all create runoff that should remain on your property.

Being aware of where the water that does not recharge into your property ends up is important to the health of our water resources.

You can view the Town Resource Maps here:

<https://www.nantucket-ma.gov/151/GIS-Maps>

and you can plan to attend an educational forum presented by the Harbor and Shellfish Advisory Board on Sept. 9th at 9:30am in the Community Room at the Town Public Safety Building at 4 Fairgrounds Road.

Unintentional individual actions can have a significant cumulative effect on our water resources. Consider how many times a day a bit of gas or diesel is spilled at a job site, paint brushes are washed outside or oil drips from a vehicle onto the ground. It all adds up when it is allowed to run off with surface water towards our harbors and ponds.

From: [Allaire, Sue](#)
Subject: 4Cs Suicide Prevention Awareness Proclamation
Date: Wednesday, July 19, 2023 10:10:41 AM
Attachments: [image.png](#)
[Outlook-i1uc2t0z.png](#)
[Outlook-wpb543ju.png](#)
[Outlook-kvfa5fq1.png](#)
[Outlook-05knrvv0.png](#)
[Outlook-o5mmfzxc.png](#)
[Outlook-uzn2vfws.png](#)
[Towns Proclamation 2023 \(2\).docx](#)
[Ribbon Ceremony and Trainings.pptx](#)

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.

July 19, 2023

Dear Board of Selectmen:

Each year, we lose more than thirty-five Cape & Island residents to suicide. For each of these suicide deaths, it is estimated more than thirty people are affected. Suicide is a public health issue in our communities; and we need your help to help us reduce the rate of suicide on the Cape and Islands which stands at 14.2% per 100,000; 1.5 times higher than the suicide rate of the state of Massachusetts which stands at 9.5% per 100,000.

In recognition of National Suicide Prevention Month, the Cape & Islands Suicide Prevention Coalition is once again seeking to have September recognized as Suicide Prevention Month in all of the towns on Cape Cod and the Islands.

We aim to recognize this painful and often hidden part of our communities, to demonstrate our commitment to suicide prevention, and to send a message of hope to those struggling, grieving, or affected in any way by suicide. We know that by decreasing the stigma that surrounds suicide, we increase the likelihood that someone will reach out for help.

Please accept this proclamation request for the selectman's agenda for a September meeting (Sample proclamation wording is attached) we appreciate your consideration for this request, and look forward to hearing from you.

The signed proclamation can be emailed to us at capeandislandspc@gmail.com or mailed to us at: Cape and Islands Suicide Prevention Coalition, P.O. Box 119, Barnstable, MA 02630.

We invite you all to attend and/or spread the word about the September 14th Suicide Prevention Ribbon Ceremony at 1pm at Cape Cod Community College, Tilden Library Steps when this proclamation will be read publicly by Cape Cod Community College's President John Cox . I have attached the flyer.

Trainings on Suicide Prevention are available for town employees at no or low cost through the The Institute for Mental Health at Cape Cod Community College. If you are interested in scheduling a training, please see the attached flyer for more information.

Warm Regards,

Dr. Maura Weir and Sue Allaire

Co-Chairs,

Cape and Islands Suicide Prevention Coalition



Sue Allaire

Success Navigator, Student Wellness

Cape Cod Community College

774-330-4652

sallaire@capecod.edu

Pronouns: she/her/hers



TALKCampus available to all 4C's students 24/7 to have someone to talk to at 1-855-612-2962

For anyone needing behavioral/substance use help State of MA Behavioral Health Hotline at 833-773-2445 (call or text) or masshelpline.com

988 is the National Mental Health and Substance Use Hotline available 24/7

This email was scanned by Bitdefender

National Suicide Prevention Month

Proclamation 2023

WHEREAS; With September being recognized as "Suicide Prevention Awareness Month," the Cape and Islands Suicide Prevention Coalition invites our communities, mental health advocates, prevention organizations, survivors and allies to join us in helping to destigmatize mental health and take proactive action toward suicide prevention. We seek to raise awareness and visibility of mental health and suicide prevention resources in our communities and help connect individuals with the appropriate support services; and

WHEREAS; According to the American Foundation for Suicide Prevention (A.F.S.P.), suicide is the second leading cause of death among individuals between the ages 10 and 34 with more than 48,000 people dying by suicide annually in the United States; and

WHEREAS; With an average of 132 suicide deaths daily and each one directly impacting 100 additional people, including friends, service members, family, social media connections, and neighbors we know a significant number of individuals have been impacted by suicide;

WHEREAS; Barnstable County's suicide rate is 1.5 times higher standing at 14.2 per 100,000 vs the state of Massachusetts' suicide rate of 9.5 per 100,000, we recognize the need to create hope through action locally;

WHEREAS; Our local Cape and Islands Suicide Prevention Coalition works hard to spread the word about prevention, awareness, education, and action

WHEREAS; The Town of Nantucket, in Nantucket County, Massachusetts publicly places its full support behind those who work in the field of mental health, education, and law enforcement; and

WHEREAS; We encourage all residents to take time to understand mental health through education and recognize that we need to take care of our mental health while we take care of each other.

NOW, THEREFORE, be it resolved that we, the Nantucket Select Board, do hereby proclaim the month of September 2023 as National Suicide Prevention and Action Month in Nantucket here.

Signed this 6th day of September, 2023.

Dawn Hill Holdgate, Chair

Brooke Mohr, Vice Chair

Thomas Dixon

Matthew Fee

Dr. Malcolm MacNab



Agenda Item Summary

Agenda Item #	III. 4.
Date	9/6/2023

Staff

Leah Hill, Coastal Resilience Coordinator

Subject

Coastal Resilience Advisory Committee and ACKlimate Nantucket: Request to Proclaim September 2023 "Climate Change Awareness Month".

Executive Summary

The Coastal Resilience Advisory Committee and ACKlimate jointly ask the Select Board to proclaim September 2023 as "Climate Change Awareness Month" on Nantucket to educate the public about climate change and the steps Nantucket has taken to prepare for it. Many Island organizations have educational events planned for September revolving around climate change awareness and they can be found at <https://www.acklimate.org/ackevents>. If a positive motion is taken, this will be the 4th consecutive year September has been named "Climate Change Awareness Month".

Staff Recommendation

Positive motion

Background/Discussion

N/A

Impact: Environmental ☒ Fiscal ☐ Community ☒ Other ☐

N/A

Board/Commission Recommendation

At the August 22, 2023, CRAC meeting, the committee voted to send the proclamation to the Select Board for acceptance.

Public Outreach

Discussed in Coastal Resilience Advisory Committee meeting.

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

Coastal Resilience Plan

Attachments

Climate Change Awareness Proclamation





PROCLAMATION



September 2023 is Climate Change Awareness Month for Nantucket

- Whereas the Town of Nantucket recognizes that climate change and rising sea levels pose a significant and increasing threat to Nantucket as outlined in various state and federal scenarios; and
- Whereas the Select Board formed the Coastal Resilience Advisory Committee in part to assist with obtaining community feedback on climate change and sea level rise; and
- Whereas in 2022 the Select Board endorsed the first Nantucket Coastal Resilience Plan; and
- Whereas the Town of Nantucket, through a Municipal Vulnerability Preparedness Grant, developed a Resilient Nantucket toolkit for adapting historic resources for sea level rise; and
- Whereas the Select Board adopted local sea level rise scenarios (NOAA's high scenario) and best available flood hazard data (Massachusetts's Coastal Flood Risk Model); and
- Whereas ACKclimate Nantucket provides a platform for the public-private partnership between the community, organizations, and Town of Nantucket on issues of resilience and sustainability; and
- Whereas ACKclimate partner organizations are hosting a series of educational events in September 2023 featuring climate change topics that may be found online at: <https://www.ackclimate.org/ackevents>; and

Now jointly, the Coastal Resilience Advisory Committee and ACKclimate call upon the Select Board to proclaim September 2023 "Climate Change Awareness Month" for the Town of Nantucket.

"We, the Select Board of the Town of Nantucket in the Commonwealth of Massachusetts, do hereby officially proclaim the month of September, 2023, is 'Climate Change Awareness Month' and do hereby encourage all residents to learn more about the threats of climate change and sea level rise and the planning efforts underway to increase community resilience."

Signed, this ____ day of August 2023.

Dawn E. Hill Holdgate, Chair, Select Board

Town of Nantucket, Massachusetts

The Coastal Resilience Advisory Committee meets on the second and fourth Tuesday of the month at 10:00 am via Zoom. The meeting link and agenda are posted in advance and available through: <https://www.nantucket-ma.gov/1391/Coastal-Resilience-Advisory-Committee>

For more information, email Leah Hill, Town of Nantucket Coastal Resilience Coordinator, at: lhill@nantucket-ma.gov

ACKclimate Nantucket's mission is to support innovation and adaptation for the Nantucket community, and share the Nantucket model to help other historic coastal communities in the hopes of creating a more resilient future for all. For a schedule of Climate Change Awareness Month events, go to <https://www.ackclimate.org/ackevents>

For other information, email coordinator@ackclimate.org

Select Board
2023 Committee Vacancy Appointments Timeline
Round 3
As of 9/4/2023

September 4 – Advertise committee vacancies on Town’s website

September 7 and 14 – Advertise committee vacancies in the Inky

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

September 22 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Council on Aging - one seat, term expires 2026
- Cultural Council – two seats, terms expire 2025
- Real Estate Assessment Committee – one seat, term expires 2026
- Tree Advisory Committee – one seat, term expires 2025

September 27 and October 4 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

October 11 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

NOTICE OF COMMITTEE VACANCIES

The Select Board is accepting applications for **Round 3** of committee vacancy appointments. Interested individuals may obtain a “Committee Interest Form” from the Town of Nantucket’s [website](#). Completed applications can be mailed to Town Administration, 16 Broad Street, Nantucket, MA 02554 or emailed to emooney@nantucket-ma.gov. Information on the responsibilities of the various committees may also be obtained from the Town’s website. **All appointments will be made by the Select Board at its October 11, 2023 meeting.**

Applications for **all** committee vacancies must be submitted by **12:00 PM on Friday, September 22, 2023.**

Council on Aging	1 Seat	Term Ends 2026
Cultural Council ^	2 Seats	Terms End 2025
Real Estate Assessment Committee	1 Seat	Term Ends 2026
Tree Advisory Committee	1 Seat	Term Ends 2025

^ 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.”

September 27 and October 4 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

October 11 – Meeting for the applicants who applied for committee vacancies to introduce themselves and review their applications; committee appointments made.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
September 6, 2023 - AMENDED September 5, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grant	Culture and Tourism	ReMain Nantucket, LLC	(\$25,000)	Nantucket Cultural District Marketing Project	N/A	January 1, 2023 - December 31, 2023
Professional Services Agreement	Culture and Tourism	Marina Morgan Marketing, LLC	\$18,400	Social Media Management including strategy creation, content calendar creation, scheduling of approved content on agreed channels, and monthly reporting	ReMain Grant	Sept 1, 2023 - August 31, 2024
Professional Services Agreement	Marine Department	FOTH Infrastructure and Environment, LLC	\$121,070	Construction management services for the Town Pier Improvement and Repair Project	Article 13 - 2019 ATM	July 1, 2023 - June 30, 2026
Contract Amendment	Our Island Home	Dan's Pharmacy, LLC	\$19,500	Amendment to increase contract to original contract amount of \$30,000 for new contract amount of \$49,500 - prescription services for residents, emergency medication needs, and OTC medications	OIH Operating Budget	July 1, 2023 - June 30, 2024
Purchase Agreement	Our Island Home	Direct Supply, Inc.	\$11,582	Replacement of furniture	OIH Operating Budget	July 1, 2023 - June 30, 2024
Professional Services Agreement	Parks and Recreation (DPW)	Amy Manning Landscape, Inc.	\$9,822.27	Landscaping Services for the Greenhound Building	Parks and Recreation Operating Budget	April 1, 2023 - March 31, 2024
Professional Services Agreement	Parks and Recreation (DPW)	LMC Contacting, Inc.	\$9,225.06	Restoration of Quaker Cemetery headstones - approximately 40 headstones are being restored	Parks and Recreation Operating Budget/Revenue from Cemetery Lot Sales	Sept 1, 2023 - August 31, 2024

Purchase Agreement	Parks and Recreation (DPW)	Stryker Sales Corporation d/b/a Stryker Medical	Not to Exceed \$25,000	Purchase of LifePAK Equipment including 4 defibrillators, training, AED cabinet, and AED wall sign	Parks and Recreation Operating Budget	Sept 1, 2023 - August 31, 2024
Professional Services Agreement	Police Department	J.J. Cardosi, Inc.	\$922,350	Repairs/renovations to the Police Seasonal Dormitory in Siasconset: Replacement of exterior doors and windows, replacement of exterior concrete walls and the installation of new exterior insulated wall panels and shingles	Article 14 2022 ATM	Sept 1, 2023 - August 31, 2026
Lease Agreement	Our Island Home	Maria Davis	\$33,600	1 year lease of apartment at 53 South Shore Road	OIH Operating Budget	August 1, 2023 - July 31, 2024
Lease Agreement	Town Administration	Mary-Adair Macaire	\$36,0000	1 year lease for apartment at 36 Pine Street	Town Administration Operating Budget	Sept 1, 2023 - August 31, 2024
Professional Services Agreement	DPW	Environmental Partners Group	Not to Exceed \$457,757	Resident Engineering Services for various DPW projects	Various Capital Articles and DPW Operating Budget	Sept 1, 2023 - June 30, 2024
Professional Services Agreement	Town Administration	Process First LLC	Not to Exceed \$5,000	Provide data support to the Select Board in preparation for 11/7/23 STM; support/assistance with selection of STR registry vendor	Town Administration Operating Budget	July 1, 2023 - November 8, 2023
Grant Agreement	Town Administration	Commonwealth of MA - Massachusetts Historical Commission	(\$20,000)	State grant award for historic properties survey plan in Brant Point, Cliffside & priority Downtown properties	N/A	Sept 6, 2023 - Sept 30, 2024

CONSENT AGENDA ITEMS FOR 9/6/2023 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Human Services:
 - o Gift of \$50 from Beth Horan for Saltmarsh Senior Center
 - o Gift of \$300 from Margaret McQuade for Saltmarsh Senior Center
 - o Gift of \$100 from Nancy Serafini for Saltmarsh Senior Center

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.

MEMO



Date: August 24, 2023

TO: Dawn Hill-Holdgate, Select Board Chair

CC: Jerico Mele, Director of Human Services

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Beth Horan: \$50.00 gift to the Saltmarsh Senior Center

From Margaret McQuade: \$300.00 gift to the Saltmarsh Senior Center

From Nancy Serafini: \$100.00 gift to the Saltmarsh Senior Center

Thank you,

Laura Stewart

from the desk of.....

Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490

phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov

2023 Committee Vacancy Applicants – Round 2:

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



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?

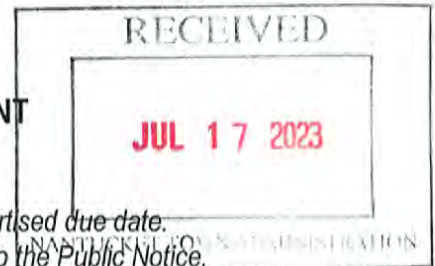
RECEIVED

JUL 14 2023

NANTUCKET TOWN ADMINISTRATION



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



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



Agenda Item Summary

Agenda Item #	IX. 2.
Date	9/6/2023

Staff

Erika D. Mooney, Operations Administrator

Subject

Request for Approval of Conflict of Interest Disclosure in Connection with Council for Human Services and Human Services Contract Review Committee and Pursuant to MGL Chapter 268A, Section 19.

Executive Summary

Sue Mynttinen, an appointed member of the Council for Human Services and the Contract Review Committee, is employed by or is involved with local non-profits that are anticipated to submit grant applications to the CRC. She has submitted a disclosure form as required by MGL c. 268A, § 19 which has been reviewed by Town Counsel who has said the form is in order and that this is a discretionary decision for the Select Board to make. The Board is being asked to agree that when she participates on the two committees, the potential financial interests of those private parties are "not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect" from Ms. Mynttinen.

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

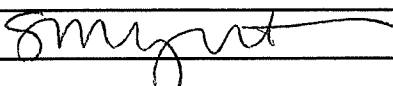
Attachments

Ms. Mynttinen's MGL c. 268A, § 19 disclosure form



**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

	MUNICIPAL EMPLOYEE INFORMATION
Name:	Sue Mynttinen
Title or Position:	Appointed Member
Municipal Agency:	Council for Human Services Contract Review Committee
Agency Address:	131 Pleasant Street Nantucket, MA 02554
Office Phone:	508-228-7200 x 7009
Office E-mail:	humansvc@nantucket-ma.gov
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
	PARTICULAR MATTER
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. organizations I am affiliated with are anticipated to submit applications in response to upcoming RFPs issued by the CRC.
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. As a member, I am expected to review and evaluate grant applications.
	FINANCIAL INTEREST IN THE PARTICULAR MATTER
Write an X by all that apply.	☐ I have a financial interest in the matter. ☐ My immediate family member has a financial interest in the matter. ☐ My business partner has a financial interest in the matter. ☒ I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter. ☐ I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.
	Please explain the financial interest and include a dollar amount if you know it.

Financial interest in the matter	Fair winds Counseling Center - I will be an intern there starting September 2023. PASCON Foundation - I am employed there. the Warming Place - Advisory board member
Employee signature:	
Date:	

DETERMINATION BY APPOINTING OFFICIAL

	APPOINTING AUTHORITY INFORMATION
Name of Appointing Authority:	
Title or Position:	
Agency/Department:	
Agency Address:	
Office Phone:	
Office E-mail	
	DETERMINATION
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.



Agenda Item Summary

Agenda Item #	IX. 3.
Date	9/6/2023

Staff

Erika D. Mooney, Operations Administrator

Subject

Request to Designate Nantucket Public Schools Coaching Positions as Special Municipal Employees.

Executive Summary

It has come to Town Administration's attention that there is a potential Ethics Law issue with paid Town employees becoming paid part-time coaches at Nantucket Public Schools. We have consulted with Town Counsel who suggests that the Select Board designate all School Department coaching positions as special municipal employees (even though these are School Department employees, it still requires a Select Board vote), that would address potential conflict with MGL c. 268A, § 20 which generally prohibits a municipal employee from acquiring a financial interest in a contract with the Town, unless one of the statutory exemptions applies. The State Ethics Commission considers any part-time compensated position (such as a coaching position) to be such a contract, whether or not there is a written contract.

If approved, paid Town employees with the part-time coaching positions could then fill out the attached §20(c) exemption form [in their coaching capacity] and file it with the Town Clerk's office; no other approval is necessary.

Staff Recommendation

Recommend the Select Board designate Nantucket Public Schools Coaching Positions as Special Municipal Employees.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A



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

N/A

Attachments

MGL c. 268A, § 20(c) disclosure form



**DISCLOSURE BY SPECIAL MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(c)**

	SPECIAL MUNICIPAL EMPLOYEE INFORMATION
Name of special municipal employee :	
Put an X beside one statement.	I am a special municipal employee because: ☐ I am a selectman in a town with a population of 10,000 or fewer people; ☐ I am not a mayor, alderman or city councilor, and ☐ I serve in a municipal position for which no compensation is provided, or ☐ I earned compensation for fewer than 800 hours in the preceding 365-day period, or ☐ By the classification of my position by my municipal agency or by the terms of a contract or my conditions of employment, I am permitted to have personal or private employment during normal business hours. ☐ I work for a company or organization which has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the municipal is contracting for my services in particular, and the contract states that I am a special municipal employee or indicates that I meet one of the three requirements listed above.
Title/ Position	
Fill in this box if it applies to you.	If you are a special municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Municipal Agency/ Department:	This is "my Municipal Agency."
Agency Address:	
Office phone:	
Office e-mail:	
	Check one: ☐ Elected or ☐ Non-elected
Starting date as a special municipal employee.	

BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X by your financial interest.	ELECTED SPECIAL MUNICIPAL EMPLOYEE I am an elected special municipal employee. ___ STATEMENT #1: I had a financial interest in a contract made by a municipal agency before I was elected to a compensated special municipal employee position. I will continue to have this financial interest in a municipal contract. ___ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a contract made by a municipal agency is: ___ A compensated, non-elected position with a municipal agency. ___ A contract between a municipal agency and myself. ___ A financial benefit or obligation because of a contract that a municipal agency has with another person or with a company or organization. ___ Other work because a municipal agency has a contract with my company or organization and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the municipal is contracting for my services in particular.
BOX #2 Select either STATEMENT #1 or STATEMENT #2. Write an X by your financial interest.	NON-ELECTED SPECIAL MUNICIPAL EMPLOYEE I am a non-elected special municipal employee (compensated or uncompensated). ___ STATEMENT #1: I had a financial interest in a contract made by a municipal agency, other than an employment contract, before I took a non-elected, compensated special municipal employee position. I will continue to have this financial interest in a municipal contract. My financial interest in a contract made by a municipal agency is: ___ A contract between a municipal agency and myself, but not an employment contract. ___ A financial benefit or obligation because of a contract that a municipal agency has with another person or with a company or organization. OR ___ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a contract made by a municipal agency is: ___ A compensated, non-elected position with a municipal agency. ___ A contract between a municipal agency and myself. ___ A financial benefit or obligation because of a contract that a municipal agency has with another person or with a company or organization. ___ Other work because a municipal agency has a contract with my company or organization and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the municipal is contracting for my services in particular.
Name and address of municipal agency that made the contract	FINANCIAL INTEREST IN A MUNICIPAL CONTRACT This is the "contracting agency."
Write an X to confirm this statement.	___ In my work as a special municipal employee for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency.

FILL IN THIS BOX OR THE NEXT BOX	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE MUNICIPAL AGENCY AND YOU. - Please explain what the contract is for.
	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE MUNICIPAL AGENCY AND ANOTHER PERSON OR ENTITY - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?
What is your financial interest in the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.
Date when you acquired the financial interest	
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired the financial interest	
Employee signature:	
Date:	

Attach additional pages if necessary.

File your completed, signed Disclosure with the city or town clerk.



Agenda Item Summary

Agenda Item #	IX. 4.
Date	9/6/23

Staff

Assistant Town Manager; Energy Coordinator

Subject

Electric Vehicle Charging Cost Recovery Policy

Executive Summary

This policy proposes to establish guidelines for the Town of Nantucket to recover costs associated with owning, operating, and maintaining Town-owned electric vehicle (EV) charging stations that are made available to the public for the purpose of charging personal electric vehicles.

The guidelines will allow public access to the EV charging stations for a fee strategy comprised of the following variables:

- Cost of electricity (\$/kilowatt hour)
- Cost to maintain vendor(s) network licenses and warranties
- Cost of the vendor payment processing fees
- Penalty fees associated with excessive public use of the EV charging stations and over occupancy of the associated “EV-only” parking spaces

This policy authorizes Town Administration to set and adjust fees on an ongoing basis as variable costs change.

Staff Recommendation

Approve policy guidelines to authorize Town Administration to establish a fair and reasonable EV-charging station fee strategy starting in the fall/winter ‘23

Background/Discussion

In February 2020, the Town of Nantucket was designated as a Massachusetts Green Community by the Department of Energy Resources (DOER) by demonstrating a firm commitment to reducing energy consumption and local greenhouse gas emissions, such as through the adoption of an Energy Reduction Plan, a Fuel-Efficient Vehicle Purchasing Policy, and the more stringent Energy Stretch Code for new construction projects.

In achieving this notable designation, the Town received a significant grant award from the [*Commonwealth of Massachusetts’ Green Communities Designation and Grant Program*](#) that funded the installation of electric-vehicle charging stations at various Town properties in 2020 to

support the Town’s emission reduction commitments in alignment with the Commonwealth of Massachusetts climate goals.

While the cost of EV-charging was initially offered to the public for free as an environmental incentive subsidized by the Town, public demand for the EV charging has since grown exponentially by year-round and seasonal residents and visitors alike.

In lieu of rising costs associated with increased public usage and escalating electric rates, the Town seeks to introduce a fair and equitable fee strategy for recovering costs associated with providing electric vehicle charging station services to the Nantucket community starting in the fall/winter of 2023.

The fee would be implemented at current, as well as future, locations where Town-owned EV charging stations are provided for public use (map enclosed).

Impact:	Environmental	x	Fiscal	x	Community	x	Environmental	x	Other
Other = Select Board Strategic Plan (Sustainability)									

Board/Commission Recommendation
N/A

Public Outreach
The Town shall post public notices in advance of scheduled pricing changes

- | |
|---|
| Attachments |
| <ul style="list-style-type: none">• EV Station Cost Recovery Policy DRAFT• Map of current EV Charging Station locations, subject to Cost Recovery Policy Guidelines• January 22, 2021, Press Release: <i>Town of Nantucket Utilizes Green Community Grant Funding to Expand Public EV-Charging Stations and to Increase Energy Efficiency</i> |



TOWN OF NANTUCKET

TOWN ADMINISTRATION

Electric Vehicle Charging Station Cost Recovery Policy

Effective date: TBD

To facilitate and prepare for rising electric vehicle (EV) adoption, improve local air quality, and achieve local and statewide sustainability climate goals in an accessible and inclusive manner, the Town of Nantucket provides widespread access to EV charging stations for public use at municipal properties throughout the island.

I. Purpose.

This policy establishes guidelines for the Town of Nantucket to recover costs associated with owning, operating, and maintaining Town-owned electric vehicle (EV) charging stations made available to the public for the purpose of charging personal electric vehicles.

Providing public access to EV charging stations supports the Town's environmental commitment to its residents, seasonal guests, and tourists, as well as emissions reduction targets established by Commonwealth of Massachusetts' Clean Energy and Climate Plan for 2050.

II. Background.

In February 2020, the Town of Nantucket was designated as a Massachusetts Green Community by the Department of Energy Resources (DOER) by demonstrating a firm commitment to reducing municipal energy consumption and local greenhouse gas emissions.

By achieving this notable designation, the Town received grant funds for the installation of numerous electric vehicle charging stations at municipal properties to support statewide greenhouse gas emission reduction goals.

While the cost of EV-charging was initially offered to the public for free as an environmental incentive by the Town, public demand for personal EV charging continues to grow exponentially.

This policy creates a fair and equitable fee strategy for recovering costs associated with providing electric vehicle charging station services to the Nantucket community.

III. Policy.

The Town shall allow public access to municipally-owned EV charging stations for a fee, comprised of the following variables:

1. Cost of electricity (\$/kWh)
2. Cost to maintain vendor(s) network licenses and warranties
3. Cost of the vendor payment processing fees

This policy shall authorize Town Administration to set and adjust the fee on an ongoing basis, as needed. Time-of-use and peak/off-peak pricing mechanisms may be considered. The Town shall post public notices in advance of scheduled pricing changes.

This policy shall also allow the Town to assess and collect additional parking fees and to enforce penalties for privately owned EVs that utilize the charging stations, or designated EV-only parking spots, for longer than their authorized use.

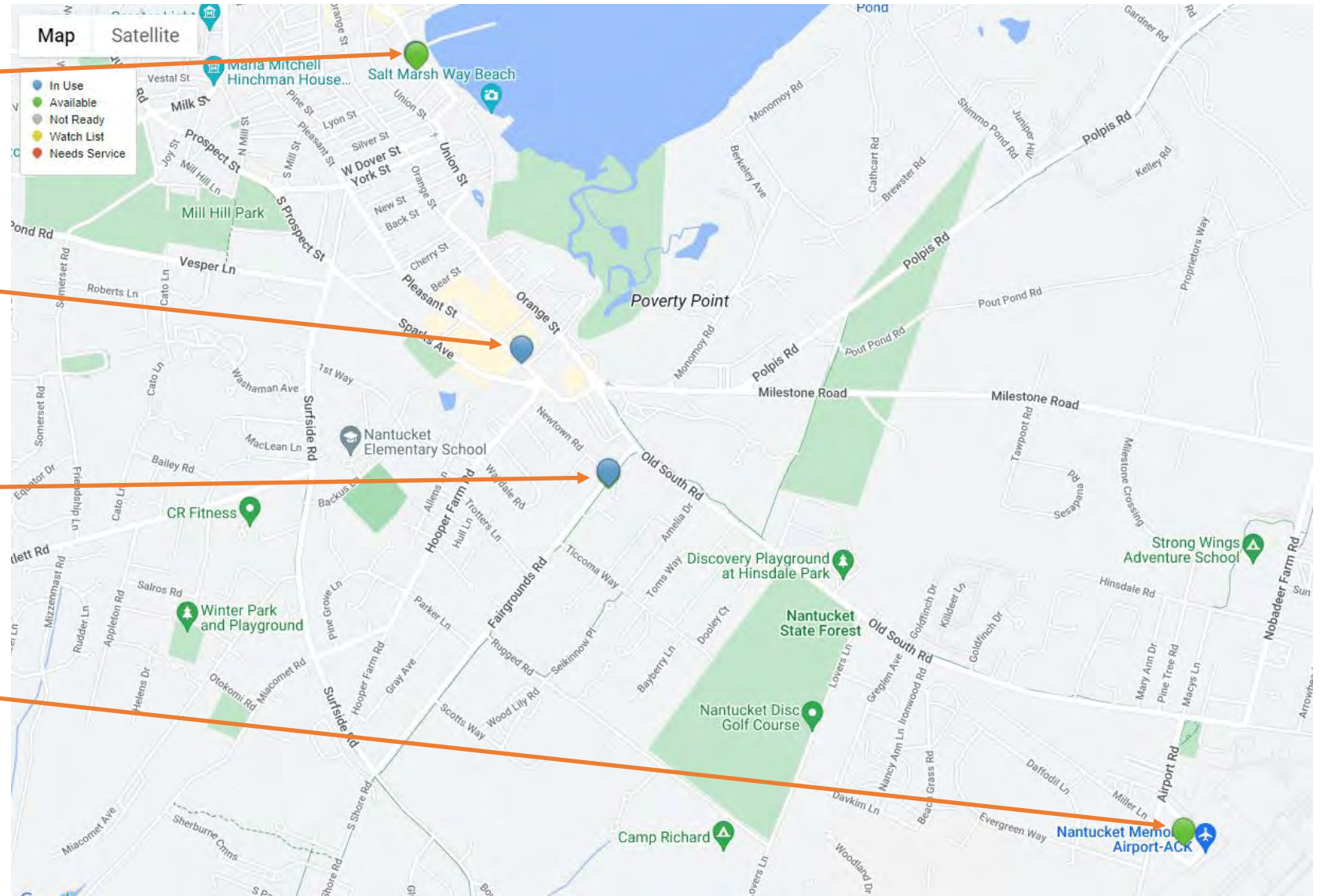
Any EV or non-EV parked in a way that interferes with access to the charging stations is subject to parking violations enforced by the Nantucket Police Department.

The Town of Nantucket will allow Town staff to charge municipally-owned electric vehicles at all public EV charging station locations when necessary.

Town-owned “Chargepoint” EV Chargers available for public use

[Map source: www.chargepoint.com](http://www.chargepoint.com)

- Washington St. Parking Lot
(Behind Finance Building)
2 Charging Stations (4 ports)
- Natural Resources/Public Health
131 Pleasant Street
1 Charging Station (2 ports)
- Public Safety Facility Parking Lot
4 Fairgrounds Road
2 Charging Stations (4 ports)
- Nantucket Memorial Airport
Terminal Parking Lot
1 Charging Station (2 ports)



New EV-charger locations planned for 2024!

Jetties Beach, Surfside Beach, PLUS, Children’s Beach, Nobadeer Farm Playing Fields

**Map does not include locations of unnetworked EV-stations installed at the Nantucket High School and Airport Hanger #2 in 2012, which cannot be programmed to collect user fees.*



PRESS RELEASE

For Immediate Release: January 22, 2021

For More Information Contact:
Lauren Sinatra, Energy Coordinator
(508) 325-5379
LSinatra@nantucket-ma.gov

Town of Nantucket Utilizes Green Community Grant Funding to Expand Public EV-Charging Stations and to Increase Energy Efficiency

NANTUCKET, MA –

In April 2020, the Town of Nantucket received an initial grant of **\$139,340** from the Commonwealth of Massachusetts' Department of Energy Resources by becoming a Massachusetts Green Community. This designation was achieved by the Town of Nantucket last January by demonstrating a firm commitment to reducing energy consumption and greenhouse gas emissions, such as through the adoption of the more stringent Energy Stretch Code, requiring the Town purchase only fuel-efficient vehicles, and producing an Energy Reduction Plan.

These grant funds have allowed the Town to make energy efficiency improvements to the Nantucket High School and Visitor Services building this past fall, as well to install new electric vehicle charging stations across the island, which are now ready for public use.

The Visitor Services building located at 25 Federal Street received a new air-source heatpump ("minisplit") system to improve the building's heating, cooling and dehumidification with greater efficiency and increased comfort and control. The new minisplit units installed within the building's offices and public restrooms are expected to save the Town approximately 7,050 kWh in energy, equivalent to \$1,100 annually.

“The new mini-splits, which were recently installed, have made the colder winter months a lot more comfortable. The heating is consistent and uniform now that we don’t rely on individual plugged-in radiators,” said Janet Schulte, Director of Culture and Tourism. “I anticipate that the quiet units will be a welcome relief from the noisy window air-conditioner during phone calls and Zoom meetings next summer. The unit in the women’s bathroom has kept the space much drier, too.”

The new high-efficiency boiler at the Nantucket High School is expected to reduce annual oil consumption by 5,424 gallons, the equivalent of \$16,272, and is designed to better meet the heating demands of the facility.

In addition, public electric vehicle charging stations have been installed at various municipal locations across the island, including at the Washington Street public parking lot, the Public Safety Facility, the Nantucket Memorial Airport, and the former Fire Station on Pleasant Street, which will provide the public with convenient charging access in the mid-island shopping district. To encourage the transition to cleaner transportation alternatives, public charging will remain free through the end of the year.

“By expanding access to charging infrastructure for electric vehicles, the Town aims to reduce local greenhouse gas emissions and air pollution by making it easy for drivers to charge their vehicles with infrastructure that is convenient, affordable and reliable,” said Town Manager Libby Gibson.

“Being an electric vehicle owner myself, I know what a challenge it is to find charging stations. By increasing the availability of such stations, I hope that we will have done our part in encouraging people to purchase more electric vehicles, which as everyone knows are cheaper to maintain and better for the environment,” said Chief Bill Pittman.

In addition to the Green Community grant funds, the Town also received \$147,566 in National Grid incentives to support the upgrade projects. While the initial grant award was automatic, the Town is already looking ahead to the next available grant round to further assist the Town in meeting its 20% Energy Reduction Plan goal, said the Town’s Energy Coordinator Lauren Sinatra.

To receive the Green Community designation and accompanying grant funds the town had to meet the program’s five criteria. The first two criteria require the town to pass zoning bylaws for renewable or alternative energy generating facilities, research and development facilities, or manufacturing facilities, and to create an expedited application and permitting process. The third criterion requires the town to establish an energy use baseline and subsequent Energy Reduction Plan (ERP), which accounts for a 20 percent reduction in energy consumption. Criterion four requires the town to purchase fuel-efficient vehicles and criterion five requires the town to adopt the stretch code or something comparable.

Each Green Community meeting these criteria is eligible for \$125,000 in base funding plus a formulaic allocation based on the town’s population and income. To access these grant funds the Town was required to submit a project application detailing how the funds will be spent.

The Green Communities Division of the Department of Energy Resources was established through Section 10 of Chapter 25A of Massachusetts General Law. The Division is responsible for the administration of the Green Community designation and grant program which is able to provide up to \$20 million annually to cities and towns. To date, the Division has awarded 271 Massachusetts towns with the Green Community designation.

###



Agenda Item Summary

Agenda Item #	IX. 5.
Date	9/6/2023

Staff

Erika D. Mooney, Operations Administrator

Subject

Robert B. Our Co., Inc. (RBO) Request for Waiver of Town Noise Bylaw

Executive Summary

RBO, the Town's contractor on the Third Sewer Force Main Project is requesting a waiver of the Town Noise Bylaw from 4:00 PM to 3:00 AM, Monday through Thursday nights from September 11, 2023 to December 22, 2023 along Surfside Road to Atlantic Avenue. Work will not be ongoing the entire requested time; it will provide a window for RBO to complete the work.

Staff Recommendation

Approve the Noise Bylaw Waiver as requested.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Construction noise

Board/Commission Recommendation

N/A

Public Outreach

Abutter notification to affected areas will occur prior to the work being done.

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

N/A

Attachments

Waiver request from RBO





September 1, 2023

Ms. Erika Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554

RE: Request to work on Surfside Road Night 4 PM – 3 AM

Dear Ms Mooney

The Robert B. Our Company respectfully requests permission to work on Surfside Road and Atlantic Avenue nights from 4 PM – 3 AM . We are requesting permission for night work , from **September 11, 2023 – December 22, 2023.**

While we will not be working the entire duration, the time frame requested will give us a window to complete the work on the new Sewer Force Main.

Sincerely,

Abigail O. Rose

Abigail Rose
Project Manager



Agenda Item Summary

Agenda Item #	X. 1.
Date	September 6th, 2023

Staff

Tucker Holland, Housing Director

Subject

Approval of Purchase & Sale Agreement for Acquisition of 2-bedroom Duplex Unit at 19B First Way

Executive Summary

This is to approve the Purchase & Sale ("P&S") Agreement for the acquisition of 19B First Way, a newly renovated duplex unit, for the purposes of providing housing to municipal employees. If the transaction is closed on or before October 15, the purchase price is \$950,000. If closed between October 16 and November 15, the purchase price is \$960,000. The transaction must close by November 15, 2023.

We would like to note that we are grateful to Tracy MacDonald and her family for bringing this opportunity to the Town.

Staff Recommendation

Approve the execution of the P&S.

Background/Discussion

The following terms are the key terms for the Offer to Purchase 19B First Way:

1. **Purchase Price:** The Purchase Price is \$950,000 if the Town closes by October 15 and \$960,000 if the closing occurs between October 16 and November 15. There is no deposit required. There is no contingency for a Town Meeting Vote for an appropriation for the funds as the Town will supposedly use funds it has available for the purchase. Therefore, the Town is able to meet the October 15 timetable.
2. **Inspections:** The Town has until September 15 to deliver notice to the Seller if it has any objectionable findings from the inspection of the Premises. An inspection has been ordered and completed. Please see attached report.
3. **Appraisal:** The Town has ordered an appraisal of the property. The appraisal of the Premises must be of a value equal to or less than the purchase price.
4. **Condominium Documents:** We have until September 15 to notify the Seller of any objections to the Condominium Documents, which includes the Master Deed, the Condominium Trust and the site and floor plans. Since the Condominium is being created the Condominium documents are not in final version yet and not recorded with the Registry of Deeds yet.
5. **Insurance:** Since the Premises is a condominium unit the Condominium Trust will purchase the insurance for the Condominium property and will deliver a Certificate of Insurance for the



Condominium at the time of closing. The Town is responsible for obtaining insurance for the Unit itself.

6. Condominium Fees and Working Capital Reserve Fund: The Town will be required to pay a monthly condominium fee. Town Counsel has not yet been provided with the monthly fee, so it is blank in the Purchase and Sale Agreement. In addition, a Condominium Trust usually collects two months fees to put into the working capital fund reserve of the Condominium, so if there are any maintenance charges or repairs for the Condominium property then there are funds in a reserve account to pay for those costs.
7. Smoke Detectors and Carbon Monoxide Detectors: The Seller is required to deliver at closing a Certificate from the Fire Department that the smoke detectors and carbon monoxide detectors are in working order.
8. Credit at Closing: The Seller is giving the Town a credit in the amount of \$5,650.00 for replacement of the existing oil tank in the Premises.
9. Title Examination: The Town will be ordering a title examination of the property.

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

Monies would come from the previously budgeted funds (\$1M) for emergency employee rental assistance which could not be used for original purpose due to lack of agreement by unions.

Board/Commission Recommendation

The Board previously approved the acquisition in Executive Session on July 13, 2023.

Public Outreach

N/A

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

N/A

Attachments

1. Executed Offer to Purchase
2. Purchase & Sale Agreement
3. Inspection Report



Offer to Purchase Real Estate

The Town of Nantucket, a Massachusetts municipal corporation, acting by and through its Select Board (the "Town"), having an address at Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554, hereby offers to purchase from Tracy Reed MacDonald, Trustee of 19 First Way Nominee Trust under a Declaration of Trust dated December 31, 2008 Recorded with Nantucket County Registry of Deeds in Book 1165, Page 219, with a mailing address of 3B Cow Pond Lane, Nantucket, Massachusetts 02554 (the "Seller"), the following described premises:

A Condominium Unit located at 19B First Way, Nantucket, Massachusetts 02554, including two parking spaces for the exclusive use of the Unit. to be described in the condominium documents subject to review and approval by the Town, being a portion of the land and building thereon located at 19 First Way, (the "Premises") being more particularly described in Deed recorded with Nantucket County Registry of Deeds in Book 1165, Page 226, and shown as Lot 121 and Parcel 122C on a plan of land entitled "Plan of Land in Nantucket, Massachusetts," dated June 3, 2008, prepared by Nantucket Surveyors, LLC," recorded with said Deeds as Plan No. 2008-75 and containing 10,112 $\pm$ square feet (the Property") and the portion of the Premises (the "Premises").

The Town's offer is subject to the following terms and conditions:

1. If the Town closes on the purchase of the Premises on October 15, 2023, the Town will pay as consideration Nine Hundred Fifty Thousand and 00/100 (\$950,000.00) Dollars for the portion of the Premises; and alternatively, in the event the Town closes on the Premises between October 16 or on or before November 15, 2023, the Town will pay Nine Hundred Sixty Thousand and 00/100 (\$960,000.00) Dollars, which amount will be paid in full at the time of the delivery of the deed by bank check, municipal treasurer's check or wire transfer at the Seller's option.
2. This Offer is good until 5:00 p.m. on Friday, August 18, 2023, at or before which time a copy of this Offer must be signed by the authorized agent for the Seller and delivered to the Town to the attention of the Town Manager at 16 Broad Street, Nantucket, or else this Offer shall be void and of no force and effect.
3. The Closing shall take place on October 15, 2023, but no later than November 15, 2023, or a date mutually agreed upon at 10:00 a.m. (as the same may be extended in accordance with the Purchase and Sale Agreement, the "Closing Date"), at the Nantucket County Registry of Deeds, a closing by mail, or such other place as agreed to by the parties in writing.
4. If this Offer is accepted by the Seller, then this Offer is subject to and conditioned on the satisfaction of the following conditions (collectively the "Closing Conditions"), which Closing Conditions shall be incorporated into the Purchase and Sale Agreement:

- (a) The Seller and the Town entering into a mutually satisfactory Purchase and Sale Agreement by September 8, 2023 which Purchase and Sale Agreement shall set forth all of the terms and conditions of this transaction and include the conditions set forth herein, which shall then become the agreement of the parties;
- (b) The Seller conveying good and clear record, marketable and insurable fee simple title to the Premises running to the Town or to its nominee, free and clear of all easements, restrictions, and other encumbrances that may affect the Town's use of or access to the Premises for housing purposes. The Premises shall be delivered at closing free and clear of all tenants and occupants substantially in the same condition it is in as of the date of the Purchase and Sale Agreement;
- (c) The Town and its agents and consultants having the right to enter the Premises upon the acceptance of the Offer upon forty-eight (48) hours' notice to Seller, for the purposes of conducting inspections, surveys, and tests of the Premises, including without limitation, environmental site assessments.. The Town shall give written notice to the Seller by September 15, 2023 by 5:00 p.m.(the "Inspection Period") of any objectionable findings to the condition of the Premises and, may in its sole discretion terminate this Agreement, whereupon all rights and obligations of the parties shall cease. Nothing herein shall affect the Town's right to object to environmental conditions arising or occurring on or after the expiration of the Inspection Period. If the Premises are not purchased by the Town in accordance with the terms of the Agreement for any reason other than a breach by Seller, the Town shall restore the Premises to the condition existing prior to the Town's inspections, as closely as practicable. The Town shall, to the extent permitted by law, indemnify the Seller against claims for damages or injury arising from said entry;
- (d) Compliance with the provisions of G.L. c. 30B (the Uniform Procurement Act) for acquisition of real property and filing of a uniqueness determination in the Central Register, without objection or appeal within thirty (30) days of said filing;
- (e) Compliance with any general or special laws or regulations applicable to the acquisition of real property;
- (f) The Town having the right to assign its rights and obligations under this Offer and the Purchase and Sale Agreement, to its nominee;
- (g) The Seller shall deliver to the Town by August 18, 2023 for its review a set of condominium documents, including a Master Deed, Declaration of Trust of the Condominium Trust and a set of plans in compliance with G.L. c. 183A for the creation of a condominium with two (2) condominium units at 19 First Way (the "Condominium Documents"), subject to the Town's satisfactory review and approval of the Condominium Documents. The Town shall notify Seller by September 15, 2023 at 5:00 p.m. . if the Condominium Documents are objectionable, and may in its sole discretion terminate this Agreement, whereupon all rights and obligations of the parties shall cease. In the event that the Seller is delayed in the delivery of the

Condominium Documents to the Town then the Inspection Period for the review of the Condominium Documents will be extended for the time equal to the delay in the delivery of said Condominium Documents.

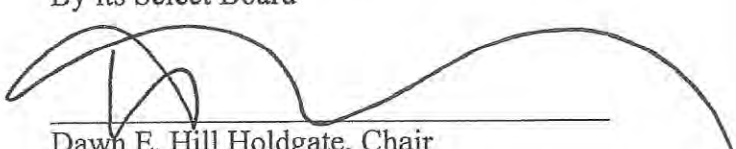
- (h) Seller agrees to provide a credit to the Town at Closing in the amount of \$5,650.00 for the cost for the replacement of the oil tank on the Premises; and
- (i) Town's appraisal of the Premises being valued at a price equal to or less than the purchase price of the Premises as set forth in Paragraph 1 above.

If the above conditions are not satisfied after the acceptance of this Offer, this agreement shall terminate, and neither party shall have further recourse against each other.

- 5. Time is of the essence of this Offer.
- 6. The riders, if any, attached hereto are incorporated by reference.
- 7. The Town and Seller each represent and warrant to each other that no broker, finder, agent or any other person is entitled to any brokerage, finder's or other fee or commission in connection with the transactions contemplated by this Offer.
- 8. Seller shall be responsible for paying any and all outstanding mortgages, liens and other financial encumbrances, including real estate taxes, sewer and water fees if any, utility bills and other charges through the closing date.

The foregoing Offer is made by the Town of Nantucket on this 16th day of August 2023.

TOWN OF NANTUCKET
By its Select Board



Dawn E. Hill Holdgate, Chair

ACCEPTANCE OF OFFER

This Offer is hereby accepted upon the foregoing terms and conditions this 18th day of August, 2023.

SELLER:

By: Jacy Reed MacDonald
Trustee, 19 First Way, Nominee Trust
u/d/t 12/31/2008

Note: This is a legal document. Consult an attorney. Upon acceptance by the Seller, it constitutes a binding agreement on both parties. Both parties acknowledge that they have been offered the opportunity to seek and confer with legal counsel of their choice prior to signing this agreement.

8722780v9NANT19713/0001

PURCHASE AND SALE AGREEMENT

SECTION 1 -- INFORMATION AND DEFINITIONS

1.1 **DATE OF THIS AGREEMENT:** September _____, 2023.

1.2 **PREMISES:** A condominium unit located at 19B First Way, Nantucket, Massachusetts identified as Unit B of the 19 First Way Condominium (the "Condominium") created pursuant to Massachusetts General Laws Chapter 183A (the "Massachusetts Condominium Act") by Master Deed to be recorded with the Nantucket County Registry of Deeds prior to the closing, together with (a) an undivided fifty (50%) percentage interest in the common areas and facilities of the Condominium and the organization of unit owners through which the Condominium is managed and regulated, (b) the exclusive right to use the parking space and storage area, if any, assigned to the Unit, and (c) such other rights and easements appurtenant to the Unit as may be set forth in any documents governing the operation of the Condominium, including without limitation the Master Deed, the By-laws of the organization of unit owners and any administrative rules and regulations adopted pursuant thereto (collectively, the "Condominium Documents") (the "Premises"). See SELLER's Deeds recorded with said Deeds in Book 1165, Page 225, Book 1481, Page 100 and Book 1481, Page 102.

1.3 **SELLER:** Tracy Reed MacDonald, Trustee of 19 First Way Nominee Trust under Declaration of Trust dated December 31, 2008, recorded with Nantucket County Registry of Deeds in book 1165, Page 219

Address: 3 Cow Pond Lane, B
Nantucket, MA 02554

SELLER's Attorney: David J. Buckley, Esq.

Address: The Law Office of David J. Buckley, LLC
12 Main Street, 2nd floor
P.O. Box 5027
Nantucket, MA 02554

Phone: (508) 257-1240 (office) Fax: (508)374-5880
 (508) 221-0750(cell)

- 1.4 BUYER: Town of Nantucket acting by and through its Select Board
- Address: Town & County Building
16 Broad Street
Nantucket, Massachusetts 02554
- BUYER's Attorney: Vicki S. Marsh, Esq.
- Address: KP Law, P.C., 101 Arch Street.
Boston, Massachusetts 02110
- Phone: (617) 654-1768(office) Fax: (617) 654-1735
(978) 821-1409 (cell)
- 1.5 PURCHASE PRICE: The total purchase price for the Premises is Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00) which is to be paid at the time of the delivery of the deed by municipal treasurer's or bank check, attorney's IOLTA check or by wire transfer at SELLER's option. In the event the closing is extended to a date between October 16 and November 15, 2023, then the purchase price for the Premises is None Hundred Sixty Thousand and 00/100 Dollars (\$960,000.00) which is to be paid at the time of the delivery of the deed.
- 1.6 CLOSING DATE: October 15, 2023, at 11:00 a.m. Time is of the essence.
- 1.7 PLACE: Nantucket Registry of Deeds, or a closing by mail, or such Place as agreed to by the parties in writing.

2. Covenant. SELLER agrees to sell and BUYER agrees to buy the Premises upon the terms hereinafter set forth. BUYER represents and Warrants that it has authority to enter into this Agreement and to perform hereunder.

3. Fixtures. Included in the sale as a part of said Premises are the fixtures and appliances belonging to the SELLER and used in connection therewith, if any. The appliances are being sold, "AS IS," and SELLER makes no warranties, express or implied, relative to said appliances.

4. Title Deed. The Premises are to be conveyed by a good and sufficient quitclaim deed running to BUYER, or to the assignee or nominee designated by BUYER by written notice to SELLER at least seven (7) calendar days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;

- (b) Existing rights and obligations in party wall which are not the subject of written agreement;
- (c) (c)Such taxes for the then-current year as are not due and payable on the date of the delivery of the deed;
- (d) Any liens for municipal betterments assessed after the date of this Agreement;
- (e) Easements, restrictions and reservations of record, if any, provided the same do not materially interfere with use of and access to the Premises for residential housing purposes; and
- (f) The provisions of the Massachusetts Condominium Act and the Master Deed of the Condominium to be recorded with said Registry of Deeds, the Declaration of Trust of the 19First Way Condominium Trust to be recorded with said Registry of Deeds the By-Laws, Rules and Regulations, the site plan and the floor plans of the units in the Condominium (collectively referred to as the "Condominium Documents"); and
- (g) Any fee which may be imposed upon the transaction which is the subject of this Agreement and which is required to be paid by the Nantucket Land Bank.

5. Deed; Plans. If said deed refers to a plan necessary to be recorded therewith, SELLER shall deliver such plan with the deed in a form adequate for recording or registration.

6. Registered Title. In addition to the foregoing, if the title to the Premises is registered, said deed shall be in a form sufficient to entitle BUYER to a Certificate of Title of the Premises, and SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. Possession and Control of Premises. Full possession of the Premises, except as herein provided, is to be delivered at the time of the delivery of the deed, the Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in Section 4 hereof. SELLER shall remove all of its personal property from the Premises by the time of closing. Although BUYER has inspected the condition of the Premises and notwithstanding anything herein to the contrary, is satisfied with the conditions thereof as of this date except for the title to the Premises, BUYER shall be entitled personally to inspect the Premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause. BUYER reserves the right to conduct a title examination of the title to the Premises.

8. Extension to Perfect Title or Make Premises Conform. If SELLER shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of the delivery of the deed the Premises do not conform with the provisions hereof, then SELLER shall use reasonable efforts to remove any defects in title, or to

deliver possession as provided herein, or to make the Premises conform to the provisions hereof, as the case may be, and thereupon the time for performance hereof shall be extended for a period of thirty (30) calendar days.

9. Failure to Perfect Title or Make Premises Conform. If at the expiration of the extended time SELLER shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, or if at any time during the period of this Agreement or any extension thereof, the holder of a mortgage on the Premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then all obligations of the parties hereto shall cease and this Agreement shall be void without recourse to the parties hereto, subject to BUYER'S rights under Section 9 below.

10. BUYER'S Election to Accept Title. BUYER shall have the election, at either the original or any extended time for performance, to accept such title as SELLER can deliver to the Premises in their then condition and to pay therefore the purchase price, without deduction, in which case SELLER shall convey such title.

11. Acceptance of Deed. The acceptance of a deed by BUYER, or its assignee or nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

12. Use of Money to Clear Title. To enable SELLER to make conveyance as herein provided, SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the deed or, for institutional mortgages, are recorded in accordance with customary conveyancing practices.

13. Insurance. The SELER represents at the time of the execution of this Agreement the organization of unit owners maintains insurance with respect to the Condominium in accordance with the requirements of the Condominium Documents. SELLER shall deliver to BUYER at Closing a Certificate of Insurance for the Condominium Property as then in effect.

14. Adjustments. Unpaid real estate taxes for the then-current fiscal year shall be adjusted as of the closing date in accordance with G.L. c. 59, §72, and the net amount thereof, shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Any taxes paid by SELLER prior to the closing shall not be refunded. If the amount of said taxes is not known at the time of delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year. Condominium fees and any other utility charges shall be adjusted as of the date of closing. A final paid water bill also shall be delivered at the time of closing unless the water and sewer charges, if any are included in the condominium fees.

15. Warranty as to Broker. The BUYER and SELLER represent and warrant to each other that no broker, finder, agent or any other person is entitled to any brokerage commission finder's fee or other commission in connection with the purchase and sale of the Premises. The

BUYER hereby undertakes and agrees, to the extent permitted by operation of law, to save and hold harmless the SELLER from and against any claims for brokerage commissions or finder's fees which may be asserted against the SELLER in connection with this sale, including all costs and expenses which may be incurred by SELLER in defending against any such claim, as to which the BUYER shall be in breach of such representation and warranty. The SELLER hereby undertakes and agrees to save and hold harmless the BUYER from and against any claims for brokerage commissions or finder's fees which may be asserted against the BUYER in connection with this sale, including all costs and expenses which may be incurred by BUYER in defending against any such claim, as to which the SELLER shall be in breach of such representation and warranty.

16. Contingencies. BUYER'S performance hereunder is, at BUYER'S option, expressly subject to the following conditions:

- (a) BUYER shall have complied with the provisions of G.L. c.30B (the Uniform Procurement Act) for acquisition of real property. For acquisition of real property determined to be unique, thirty (30) days shall have elapsed since the date of publication of BUYER's determination of uniqueness in the Central Register, without objection. BUYER agrees to diligently pursue full compliance with said statute;
- (b) SELLER shall have complied with the disclosure provisions of G.L. c.7C, §38; SELLER hereby agrees to execute a "Disclosure Statement for Transactions with a Public Agency Concerning Real Property Pursuant to G.L. c. 7C, § 38";
- (c) SELLER shall have waived any right to claim relocation benefits under the provisions of G.L. c. 79A and 760 CMR 27.03;
- (d) BUYER shall have inspected the condition of the Premises as set forth in Sections 7 and 19, and, notwithstanding anything herein to the contrary, be satisfied with the conditions thereof, in its sole and absolute discretion; and
- (e) Any other requirements of the Massachusetts General or Special Laws relative to the acquisition of property by BUYER;
- (f) BUYER shall have reviewed and approved of the Condominium Documents. The BUYER shall notify SELLER in writing by September 15, 2023, at 5:00p.m. if it has any objections, and may in its sole discretion terminate this Agreement, whereupon all rights and obligations of the parties shall cease; and
- (g) BUYER's appraisal of the Premises shall be valued at a price equal to or less than the purchase price of the Premises as set forth in this Agreement.

18. Title to Premises. Notwithstanding anything herein contained, the Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

- (a) No building, structure or improvement of any kind belonging to any person or entity encroaches upon or under the Premises from other premises;
- (b) Title to the Premises is insurable, for the benefit of BUYER, by a title insurance company acceptable to BUYER, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use;
- (c) All structures and improvements on the Premises shall not encroach upon or under any property not within the lot lines of the Premises; and;
- (d) The Premises abut a public way, duly laid out and accepted as such by the municipality in which the Premises are located, or SELLER shall have a recorded easement in a private way for unrestricted pedestrian and vehicular access to a public way, subject to the lawful rights of others for such.

19. Inspection Rights. The BUYER and its employees, agents and consultants having the right to enter the Premises upon the acceptance of the Offer to Purchase the Premises, upon From and after the date of this Agreement, at reasonable times upon forty-eight (48) hours' notice, for the purposes of conducting surveys, inspections and tests, including without limitation an environmental site assessment. The BUYER shall give written notice to the SELLER by September 15, 2023, by 5:00 p.m. (the "Inspection Period") of any objectionable findings to the condition of the Premises, and may in its sole discretion terminate this Agreement, whereupon all rights and obligations of the parties shall cease. Nothing herein shall affect the Buyer's rights to object to environmental conditions arising or occurring on or after the expiration of the Inspection Period. If the Premises are not purchased by the Buyer in accordance with the terms of this Agreement for any reason other than a breach by the SELLER, the Buyer shall restore the Premises to the condition existing prior to the Buyer's inspections, as closely as practicable. The Buyer, to the extent permitted by law, indemnify the SELLER against claims for damages or injury arising from said entry.

20. Affidavits, Deliverables; Etc. Simultaneously with the delivery of the deed, SELLER shall execute and deliver: (a) Affidavits and indemnities under oath with respect to parties in possession and mechanic's liens to induce BUYER's title insurance company to issue owner's title insurance policy without exception for those matters, and SELLER shall indemnify and hold harmless the title insurance company for any losses, costs, or damages sustained as a result of issuing a policy without exceptions covered by such representations; (b) An affidavit, satisfying the requirements of Section 1445 of the Internal Revenue Code and regulations issued thereunder, which states, under penalty of perjury, SELLER's United States taxpayer identification number, that SELLER is not a foreign person, and SELLER's address (the "1445 Affidavit"); (c) Internal Revenue Service Form W-8 or Form W-9, as applicable, with SELLER's tax identification number, and an affidavit furnishing the information required for the filing of Form 1099S with the Internal Revenue Services and stating SELLER is not subject to back-up withholding; (d) a certificate issued pursuant to Section 6(d) of the Act, signed on behalf of the Trustees of the Condominium Trust certifying that there are no unpaid Common Expenses with respect to the Unit; and (e) such additional and further instruments and documents as may be

consistent with this Agreement and customarily and reasonably required by BUYER and/or BUYER's title insurance company to complete the transactions described in this Agreement.

21. Title Standards. Any matter or practice arising under or relating to this Agreement which is the subject of a title standard or a practice standard of the Real Estate Bar Association (REBA) at the time for delivery of the deed shall be covered by said title standard or practice standard to the extent applicable and to the extent such title or practice standard does not contradict any expressed term or condition of this Agreement.

22. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and signed by the party or the party's attorney or agent and shall be deemed to have been given: (a) when delivered by hand, or (b) when sent by Federal Express or other similar courier service, or (c) when mailed by certified mail, return receipt requested, or (d) upon electronically confirmed receipt of facsimile delivery (provided that such facsimile delivery is promptly followed by one of the other permitted forms of notice contained herein), to the party with a copy to the party's attorney at the addresses set forth in Section 1.

23. Taking; Casualty. Notwithstanding anything herein to the contrary, in the event of a taking of all or part of the Premises or access thereto by eminent domain by any entity other than BUYER, or in the event that the Premises are damaged or destroyed by fire, vandalism or other casualty, the BUYER may, at its sole option, terminate this Agreement without recourse. All risk of loss shall stay with the SELLER until the recording of the deed.

24. Extensions. BUYER and SELLER hereby authorize their respective attorneys (as the case may be) to execute on their behalf any extensions to the time for performance and any change of location and/or time for delivery of the deed. BUYER and SELLER shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge before the execution or other consent to such extensions, that either party has disclaimed the authority granted herein to bind them. For purposes of this Agreement, facsimile signatures shall be construed as original.

25. Liability of Trustee, Shareholder, Fiduciary, etc. If SELLER or BUYER executes this Agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

26. Construction of Agreement. This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both SELLER and BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. Signatures shall be deemed to be originals and the signature page may be signed in counterpart.

27. Captions. The captions and headings throughout this Agreement are for convenience of reference only and the words contained therein shall in no way be held or deemed to define, limit, explain, modify, amplify or add to the interpretation, construction or meaning of any provisions of, or the scope or intent of this Agreement, nor in any way affect this Agreement, and shall have no legal effect.

28. Smoke and Carbon Monoxide Detectors. SELLER shall deliver to BUYER at the closing a certificate from the Nantucket Fire Department that the Premises have been equipped with approved smoke detectors and carbon monoxide detectors.

29. Lead Paint Law. The parties acknowledge that, under Massachusetts law, whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said Premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age.

30. Default. In the event that SELLER fails to fulfill its obligations hereunder for any reason, BUYER shall be entitled to terminate this Agreement.

31. Condominium Matters. The following representations and warranties are made by SELLER as of the date of this Agreement and also at the time of delivery of the Deed:

- (a) The current monthly condominium fee for the Premises is \$_____. To the best of SELLER's knowledge, there is no additional fee paid to the Condominium association for parking or other expenses.
- (b) In order to provide working capital to the Condominium, at the time of delivery of the Unit Deed, the Buyer shall deposit with the Condominium Trust an amount equal to twice the monthly Common Expenses attributable to the Unit as of such date. SELLER represents that it has deposited with the Condominium Trust an amount of \$_____ representing the initial amount necessary to provide the Working Capital Fund; and
- (c) SELLER has not received notice of and has no knowledge of any pending special assessments for the Premises.

32. The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has the BUYER relied upon any warranties or representations not set forth or incorporated in this Agreement or previously made in writing by the SELLER.

33. Credit at Closing. SELLER agrees to give Buyer a credit at the Time of closing in the amount of \$5,650.00 for the cost of the replacement of the oil tank on the Premises.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

In witness whereof, the parties hereto sign this Agreement under seal as of this _____ day of _____, 2023.

SELLER: 19 First Way Nominee Trust

**BUYER: Town of Nantucket
By its Select Board**

By: _____
Tracy Reed Macdonald, Trustee

Dawn E. Hill Holdgate

Brooke Mohr

Matthew G. Fee

Thomas M. Dixon

Malcolm W. MacNab

879193NANT19713/0084

Report: 082223mg1

Confidential Inspection Report

19B 1st Way
Nantucket, MA 02554

August 22, 2023



Prepared for: Town of Nantucket C/O Tucker Holland

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Inspection Table of Contents

INTRODUCTION	3
EXTERIOR INSPECTION	7
ROOF, CHIMNEY, GUTTERS INSPECTION	13
HEATING SYSTEM & AC INSPECTION	17
ELECTRICAL INSPECTION	24
PLUMBING & HOT WATER HEATER INSPECTION	28
STRUCTURE INSPECTION	33
KITCHEN INSPECTION	37
BATHROOMS INSPECTION	40
LIVING SPACES, FIREPLACE, WOODSTOVE.	42
INSULATION AND VENTILATION	45
TRADESMEN TO CONTACT FOR REAPPRAISAL:	47

INTRODUCTION

Dear Client,

Thank you for choosing me to inspect a home for you. I trust that you found my services to be professional and helpful. Please take the time necessary to read this report and feel free to telephone me or email any questions you have after reading this report.

SCOPE OF SERVICE: This is a limited, non-invasive visual inspection only, conforming to the Commonwealth of Massachusetts 266 CMR Standards of Practice for Home Inspectors, except as modified by the Contract and the limits set forth in the Contract and the Inspection Report. The Company shall perform a visual inspection and report on those systems and components that are listed in the Standards of Practice and are readily accessible and observable at time of inspection. In the event that the Inspection Report or oral statements made by the Inspector supply any information about any of the EXCLUSIONS listed in the Contract, this information shall be deemed to be informational only and supplied as a courtesy to the Client, and shall not be deemed to be an amendment to or waiver of the Exclusions listed in the Contract or Report.

This Report supersedes all previous communications and does not represent an endorsement for or against the purchase of real estate. The Report is intended to provide an overview of the existing conditions at time of inspection only and should not be used as an indicator of future performance. A building and its components are subjected to constantly changing conditions and environment, and problems can develop immediately upon completion of the home inspection. Therefore, we do not issue a guarantee or warranty on our home inspection and Report. **MA Regulations prohibit the home inspector from determining the cost of repairs and from recommending purchase.** It is the Clients sole responsibility to research any and all jurisdictional permits required by the local authorities regarding the property, and to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "adverse condition" was concealed by personal property or stored items, or that any damage occurred as the owner moved out. **Be advised that a home inspector will not find every little problem during the hours spent at the site and that undisclosed problems are often revealed during repairs or after further evaluation by tradesmen.** A home inspector does NOT perform destructive testing, can NOT see through walls, and does NOT move furniture or stored goods or predict the future. Only problems that are readily accessible and observable at time of inspection will be included in the report. If the inspector recommends further investigations, any such investigations shall be at the Client's sole responsibility. Correction or repair of problems or conditions noted in this Report should be done by qualified licensed and insured professionals in accordance with the requirements of the building code.

If the INSPECTION AGREEMENT is unsigned, delivery and payment for the inspection Final Report shall constitute acceptance of all terms on the INSPECTION AGREEMENT.

The contents of this Report are CONFIDENTIAL and are copyrighted for the exclusive use of the Client named in the Inspection Agreement. The Report is not assignable to third parties and is NOT to be forwarded to the owner(s) of the property. Should this Report be sold or transferred to another party, all opinions are null and void and the Company disclaims any and all liability which may result from this Report and the opinions contained therein. The Company reserves the right to institute legal litigation against any party who distributes or shares information contained within this Report with other parties not involved in the sales transaction without our written and/or oral approval. This Report is the copyrighted work product of Marc Gazaille REPRODUCTION OF THIS REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF Marc Gazaille IS PROHIBITED.

DEFINITIONS OF RATING TERMS USED IN THIS REPORT

Please take the time to read this page concerning contingent and limiting conditions and definition of terms so that you can clearly understand the inspector's observations, analysis and recommendations.

FUNCTIONAL: The Inspector did not observe any visible problems where Readily accessible and Observable at time of

inspection. (Note: An item may be *fully depreciated* and still be rated functional. No guaranty on remaining life expectancy, warranty or insurance policy on the property is expressed or implied.)

FUNCTIONAL with EXCEPTIONS: The System/component was inspected where Readily accessible and Observable and was performing ONLY PART, BUT NOT ALL of its intended function. The System/component may be "fully depreciated," or repairs are needed as noted in this report. Consult a qualified professional / tradesman or service technician and request examination, analysis and a cost estimate for needed repairs or replacement NOW to restore complete function and to determine the impact on your budget. This research may include conditions beyond the scope of the home inspection that require destructive investigation, engineering, research or analysis.

NOT FUNCTIONAL: NOT performing its intended function. Repairs, corrections or replacement are needed to restore function. Consult a qualified professional / tradesman or service technician and request examination, analysis and a cost estimate for needed repairs or replacement **NOW** to restore complete function and to determine the impact on your budget. This research includes conditions beyond the scope of the home inspection that require destructive investigation, engineering, research or analysis.

SAFETY HAZARD: **URGENT** repair / replacement are needed. A condition in a **Readily accessible** and **Observable** installed System or Component, which is judged by the Inspector to be unsafe, of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

THIS REPORT WILL LIST EACH OF THE INSPECTOR'S OBSERVATIONS IN THE FOLLOWING FORMAT:

OBSERVATION: A verbal description of what the inspector saw.

ANALYSIS: The inspector's opinion.

RECOMMENDATION: Advice intended to give the client further direction.

1. THIS REPORT IS PREPARED EXCLUSIVELY FOR:

Town of Nantucket.

2. PROPERTY INSPECTED:

Address:

19b First Way ., Nantucket MA 02554.



Date:

8/22/23.

Approximate age or year built:

1999 As attested on the Town GIS listing sheet.

Main entrance faces:

South.

Building Style:

Two family.

State of occupancy:

Vacant and unfurnished.



3. PEOPLE PRESENT:

No one attended the inspection.

4. INSPECTOR(S) PRESENT:

Marc Gazaille- MA Home Inspector #788

The Company Contract was reviewed and was signed by the Client prior to the home inspection.

5. WEATHER CONDITIONS AT TIME OF INSPECTION:

DATA:

Clear sky, soil dry.

Temperature at start of inspection:

At start of inspection, the outside temperature was: 66 degrees F.

6. SYSTEMS OR COMPONENTS THAT WERE NOT INSPECTED OR WERE SHUT-DOWN:

Conditions:

Observation: Often, a mechanical system is found to be in a **shut-down** condition at time of inspection do to a lack of fuel, a pilot that is out, a mechanical defect or simply for the Winter.

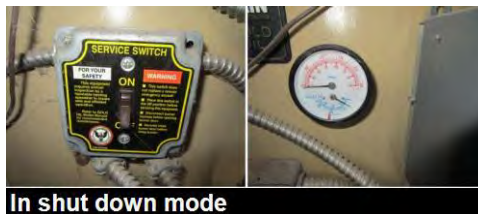
Analysis: Be advised that while such **shut-down** items may appear to have no visual problems, their true operational condition is **UNDETERMINED**, and their inspection is **EXCLUDED** from this report. Further investigation is needed as home inspectors are **prohibited** from operating any system or component in a **shut-down** condition. There is a risk of undetermined problems.

Recommendation: The Company recommends that YOUR due diligence is to request that the Seller and/or the Seller's Representative demonstrate that those **shut-down** systems and/or components are functional or that they be further inspected by a professional prior to expiration of the inspection contingency period.

The following were **SHUT-DOWN** at time of inspection:

*** Heating system was **shut-down**.

*** The hot water heater was shut-down.



In shut down mode

7. OBSTACLES ENCOUNTERED DURING INSPECTION:

Observation: The owner of the home was not present at time of inspection. I had no opportunity to gather important information about the home.

Analysis: **A home inspector will not locate all of the problems during the limited time at the site.** Be advised that the owner of record is a valuable reference source regarding the past history of the home, changes and seasonal problems.

Recommendation: For your protection, you should ask the **Seller/Seller's Representative** if a disclosure form is available and

ask for answers to each of your concerns.

8. TIME IN and OUT:

In: Out:

Time in: 845 Time Out: 935.

9. OPTIONAL FEE BASED SERVICES ELECTED BY CLIENT:

Observation: No optional inspections were elected by the Client or performed by the Company.

Recommendation: I advise that every home be inspected by a pest control company prior to purchase to determine if an infestation is present, if chemical treatment is needed and the cost of treatment.

10. MODIFICATIONS DONE DURING OWNER OCCUPANCY:

Unknown.

Additional modifications by owner:

Recommendation: As a home buyer, your due diligence is to research the history of the home by visiting or telephoning the local building & conservation departments NOW, prior to the expiration of the inspection contingency expiration period.

DISCLAIMER: Clients who fail to heed this advice assume all risk for structural or mechanical systems modifications or additions that may have been done without local approval and permitting. Home inspectors do NOT perform code compliance inspections, as that is the jurisdiction of the local town or city inspectors.

EXTERIOR INSPECTION

DISCLAIMERS: All items listed in 266 CMR 6.04(2)(e) System EXTERIOR plus the following are **EXCLUDED** from this report plus the following: A. Components covered by SNOW. (True conditions are undetermined and require further research by you). B. Paint or stain finishes on siding & trim. C. The condition of unknown underlying siding materials. D. Outbuildings and detached structures such as sheds, barns, pool house, pump house etc., and all associated plumbing / electrical / heating systems leading to and inside these structures. E. The location of property lines. F. Swimming pools and dedicated equipment and recreational facilities. G. Underground oil tanks. H. Lawn irrigation systems. I. Common elements in multi-unit buildings or condominiums. J. Components & conditions within deck and porch crawl spaces that were obstructed not readily accessible and observable. K. Lot boundaries and the presence of easements.

1. GRADING & SITE DRAINAGE:

CONDITION:

* **FUNCTIONAL.**

Observation: Where readily accessible and observable, no evidence of drainage problems was observed at time of inspection. The lot grading appears to direct water away from the home.

NOTICE: The above statement should NOT be interpreted as a guarantee of a dry basement as all basements are below grade and are vulnerable to water infiltration. You need to maintain an exterior "**water management plan**" that directs surface water and roof water away from the home by gravity flow. Gardens along the foundation should be higher in elevation than adjacent lawn and walkways for water to drain away by gravity flow. If a property does not meet this ideal, or if a finished basement lacks a drainage system, I will not endorse it, even though there may be no evidence of moisture intrusion. Your due diligence is to ask the owner if there is an exterior or interior drainage system to protect the basement and finished spaces below grade, and if water has ever entered the basement or crawl space? Drainage problems should be further evaluated by a professional landscape contractor or an engineer.

DRAINAGE PROBLEMS:

Observation: The home was built on a mostly flat lot.

Analysis: Be advised that flat lots drain slowly, making a basement or crawl space more conducive for water infiltration problems.

Recommendation: You should monitor the lot drainage for problem areas, such as water pooling or flowing towards the home. As flat lots drain slowly, you need to establish and maintain a "water management plan" that directs surface water and roof drainage away from the home by gravity flow.

2. VEGETATION:

Condition:

** **FUNCTIONAL with EXCEPTIONS noted:**

Observation: The exterior of the home or the foundation & / or chimney are partly covered with vines that obstructed access for inspection.

Analysis: Exterior components were not readily accessible and observable for inspection due to the vegetation. Be advised that vines are detrimental to the home as the creepers can damage siding, enter and weaken mortar joints, restrict ventilation and provides insect access. Hidden problems may exist that are not documented in this report, further investigation is needed.

Recommendation: I advise that you hire a contractor to remove all vines from the exterior of the building. After removal, all areas that were covered by the vines should be further investigated and repaired as determined. Seek a cost estimate **NOW** in order to determine the impact on your budget.



3. RETAINING WALLS:

Type(s):

Not applicable, no retaining walls with this property.

4. DRIVEWAY:

MATERIALS:

Gravel.

CONDITION:

* **FUNCTIONAL**, no evidence of driveway problems was observed where readily accessible & observable at time of inspection.



DRIVEWAY PROBLEMS:

Observation: The property appears to have a driveway from the street that is commonly shared with a neighbor.

Analysis: Driveway usage may be restricted.

Recommendation: You should carefully research the ownership, maintenance responsibilities, snow removal, parking and deed restrictions with the realtor, owner and your attorney NOW, prior to commitment.

5. WALKS & PATIO:

WALK OR PATIO MATERIALS:

Brick patio present.



Condition:

* **FUNCTIONAL**, no evidence of walkway problems was observed where readily accessible & observable at time of inspection.

PATIO MATERIALS AND CONDITION:

* **FUNCTIONAL**, no evidence of patio problems was observed where readily accessible & observable at time of inspection.

6. ENTRANCE STAIRS, STOOPS, LANDINGS & RAILINGS:

STEPS, STOOPS, LANDINGS & HANDRAILS TO BUILDING:

Pressure treated side steps & stoop with no handrail. Pressure treated wood steps & stoop at the deck, but no handrail.

CONDITION:

* **FUNCTIONAL**, no evidence of entrance problems was observed where readily accessible & observable at time of

inspection.



VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:

Observation: I did not observe any evidence of front entrance problems where **readily accessible** and **observable** at time of inspection.

(Note: A homeowner is responsible to maintain a safe means of egress at all times.)

7. BASEMENT ENTRANCE:

TYPE:

Steel bulkhead. (Note: Steel bulkhead need to be painted on the inside as condensation promotes rust on the underside of the metal doors and framework. You should also periodically caulk the joints between the bulkhead and the home.)

CONDITION:

* **FUNCTIONAL**, no evidence of basement entrance problems was observed where **readily accessible** & **observable** at time of inspection.



BASEMENT ENTRANCE PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.

8. DECKS & PORCHES & BALCONIES:

DECK / PORCH COMPONENT MATERIALS:

No deck present, not applicable.

9. FOUNDATION ABOVE GRADE:

TYPE:

Concrete block (1900 - 1970's)

DISCLAIMER: The exterior surface of the foundation above grade level has been "parge coated," meaning a thin layer of mortar has been applied to the surface to improve its appearance. Be advised that the condition of the foundation beneath the parge coating is undetermined as it is **obstructed**.

CONDITION:

* **FUNCTIONAL**, no evidence of foundation problems above ground level was observed where **readily accessible** &

observable at time of inspection.

FOUNDATION PROBLEMS:

Observation: I did not observe any critical exterior foundation problems above grade level where readily accessible and observable at time of inspection.

(Disclaimer: Unreported problems could exist behind shrubbery or vines or mulch if in contact with the building.)

10. SIDING:

TYPE(S) OF SIDING / WALL CLADDING:

CEDAR SHINGLE SIDING GENERAL EXPLANATION:

Applying vertical cedar shingles to the exterior of a home is an old and time proven method of shedding water from the walls. Vertical grain and clear cedar shingles represent the highest quality because it warps less, takes paint better, looks better and is easier to install. If cedar shingles are allowed to weather naturally, the aging process will produce uneven tones of coloration. The uneven tones only represent a cosmetic appearance problem.

Shrubbery & vines should be kept away from the siding to allow for proper ventilation & maintenance. The siding should also be kept away from soil contact to prevent pest infestation. Generally speaking, the cedar siding on the southern exposed sides of the home will typically age at a faster rate and should be monitored for curling, cracks, weathering and eventual age replacement sooner than other areas. (DISCLAIMER: The type and condition of underlying siding and sheathing materials are undetermined as they are not readily accessible for inspection).

CONDITION:

* **FUNCTIONAL**, no evidence of siding problems was observed where readily accessible & observable at time of inspection. (Disclaimer: The type and condition of underlying siding materials is undetermined.)

SIDING PROBLEMS:

Observation: I did not observe any critical problems where readily accessible and observable at time of inspection.

(Note: Siding with Southern exposure will usually age at a faster rate. Types and condition of underlying siding and sheathing are undetermined as they are not readily accessible.)

11. FLASHING:

Condition:

* **FUNCTIONAL**, no evidence of flashing problems was observed where readily accessible & observable at time of inspection.

Inspection of the flashings revealed the following problems:

Observation: I did not observe any evidence of flashing problems were readily accessible and observable at time of inspection.

12. EXTERIOR FINISH:

CONDITION OF EXTERIOR FINISH:

**** FUNCTIONAL with EXCEPTIONS:**

Observation: Signs of paint rejection, peeling or weathered finish were noted on areas of the siding & trim.

Analysis: The exterior finish is at end of design life or is fully depreciated where peeling, repair is needed. Be advised that finish restoration can quickly involve significant expense.

(Note: Be advised that a functional exterior finish protects underlying components.)

Recommendation: Seek price quotes for the preparation of the surfaces and repainting or staining **NOW**, in order to determine the impact on your budget.



13. WINDOWS:

TYPE(S) OF PRIMARY WINDOWS:

Double hung

Casement windows present. (Be advised that these types of windows are highly prone to opening & closing problems do to expansion and contraction, paint obstructions and hardware failures.)

Insulated, double-glazed windows are present: "Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Unless otherwise noted in the report, no condensation or fogging was present when inspected."

DISCLAIMER: The integrity of self-flashing windows to prevent leakage is undetermined as the flashings are not readily accessible for inspection. Only a representative number of windows (1/room) are inspected. Windows obstructed by furniture or interior ornaments are not operated by the home inspector.

CONDITION:

* **FUNCTIONAL**, no evidence of problems was observed where readily accessible & observable at time of inspection. (Note: Inspectors are only required to test a representative number of windows, one per room.)

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES.

PRIMARY WINDOW PROBLEMS:

(Note: Window screens are missing.)



14. BASEMENT WINDOW CONDITIONS:

BASEMENT WINDOW / AREAWAY PROBLEMS:

* **FUNCTIONAL**, no evidence of problems was observed where readily accessible & observable at time of inspection.

15. ENTRYWAY DOORS:

Were all entry doors operated by the home inspector?

Yes

CONDITION - PROBLEMS:

**** FUNCTIONAL with EXCEPTIONS noted:**

Observation: Home inspectors are NOT required to inspect storm doors. Comments are provided as a courtesy, without consideration. Inspection of a storm door revealed the following evidence of problems in need of repair or updating:

- Missing an optional storm door at an entrance. (Potential for drafts or leakage)

Analysis: The above problems indicate a need for storm door installation.

Recommendation: Ask a contractor for a price to install a storm door.



16. EXPOSED TRIM (eaves, soffits, fascias, rakes & other trim boards):

Exposed trim materials:

- Wood

CONDITION:

* **FUNCTIONAL**, no evidence of trim problems was observed where readily accessible & observable at time of inspection.

Disclaimer: Conditions behind finish materials are undetermined.

ROOF, CHIMNEY, GUTTERS INSPECTION

6.04:(d)1. MA *Home Inspectors* are NOT required to walk on the roof. It is very likely that walking on the roof will cause damage to the roofing components. The method of roof inspection is a judgment call based upon access and the inspector's safety. The Client understands that roof coverings often contain hidden defects and that if this is cause for concern, a professional roofer should be brought in prior to the close of escrow to determine such defects. Unless otherwise stated, all roofing, flashing and chimneys are examined and conditions stated are as visible from ground level. Problems and defects may exist which could not be determined, from ground level, and for which the Company, and its inspectors, cannot and do not assume responsibility. The only way to insure that hidden problems or defects do not exist is to hire a professional roofer to climb and walk on the roof.

Chimney and Fireplace Inspections:

6.04:(d)2.b. "Inspectors shall not be required to Observe and Report On the interior of chimney flues." For that reason, the Company and the National Fire Protection Association, recommend an NFPA 211, **Level II inspection** of any chimney and fireplace when a home is sold. Such an inspection, performed by a qualified chimney sweep, might uncover additional problems that were not readily accessible and observable at time of inspection.

DISCLAIMERS: All items listed in 266 CMR 6.04(1)(d) System ROOFING: plus the following are EXCLUDED from this report, plus the following: A. The true condition of roof components covered by SNOW is undetermined and EXCLUDED from this report. B. The inspector is not required to observe attached accessories including but not limited to solar systems, antennae and lightning arrestors. C. Because of the many factors contributing to the adequacy of a roofing installation, the COMPANY cannot warrant such adequacy and can only comment on those installation features that are readily accessible and observable by visual inspection - inaccessible areas or obstructed areas are EXCLUDED. Any additional investigation would require "destructive testing" of the installation to explore roof decking, underlayments, nailing schedules and many other factors not evident in a visual examination. D. **THIS REPORT IS NOT A GUARANTEE AGAINST ROOF LEAKAGE** as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof. **NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED.** YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions. E. MA HOME INSPECTORS ARE NOT REQUIRED TO INSPECT AND REPORT ON THE INTERIOR OF A CHIMNEY. Any information provided is done so as a courtesy only. We recommend installing proper liners in all unlined chimney flues NOW for modern fire safety. Install chimney caps on all chimneys NOW. F. The suitability of a chimney for the fuel that it vents is EXPRESSLY EXCLUDED from this report. G. The type and condition of roof covering fasteners (nails, staples, etc.) are undetermined as they are not readily accessible and observable without destructive testing.

1. ROOF GEOMETRY:

Style:

Gable & shed roof addition.

2. HOW ROOF(s) WERE VIEWED?

The roofs were viewed from:

Viewed from ground by eye.

Viewed by 10 x 50 Bushnell brand binoculars from the ground.

Recent weather conditions have been:

Rain showers last night.

3. ROOF COVERING AREA #1:

TYPE OF MAIN ROOF COVERING:

ASPHALT / FIBERGLASS SHINGLES PRESENT: As viewed, the roof structure appears to be covered with asphalt and fiberglass composition shingles.

Analysis: This material is the most common roof covering used in this part of the country and typically provides many years of service when installed properly and maintained. However, asphalt shingles are **NOT** designed to last the life of the home and will require eventual routine age replacement. Replacement should be a budgeted item and should be scheduled before leakage occurs. The service life of the material varies and depends on variable such as: the initial shingle weight or quality, the steepness or pitch of the roof, the amount of attic ventilation, the number of roofing layers and the orientation of the home to the sun. (Note: Average weight shingles last approximately 15-20 years, heavy duty shingles last 25-30 years depending on the quality, ventilation, climate and installation. Without knowing the specific manufacturer and model of the shingle, it is impossible to determine the actual expected service life within the scope of this inspection.)

During ownership, you should conduct an annual roofing inspection to make sure that the condition of the roof is functional or fulfilling it's objective of shedding water before leakage occurs. Look for missing or loose materials, split shingles, areas of storm damage, blown-off shingles, curling shingles, loss of granules, exposed felt mat or other age defects and perform repairs as required to extend service life.

Approximate age of roof:

Unknown - further research is advised. You should consult the owner to verify the age of the roof so that a budget can be established for future age replacement.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS as noted below:**

VISIBLE PROBLEMS:

Observation: By the method of access, inspection of the roof covering revealed the following defects:

- Eroded or perforated slots between the shingle tabs.
- Worn granules.
- Brittle, dried out shingles.

Analysis: The above listed defects are part of the expected aging process for this roof covering. No repairs are required at this time.

Recommendation: Monitor the roof for continued age wear during the remaining years of it's design life, then have it reappraised by a roofer for budgeted age replacement.



7. EXPOSED ROOF DRAINAGE SYSTEM:

TYPE OF GUTTERS:

Aluminum gutters. (Note: All gutters should be cleaned annually to protect the home from moisture caused decay, paint failure, soil erosion and wet basement problems.)

TYPE OR LEADERS OR DOWNSPOUTS:

Aluminum downspouts are present.

CONDITION:

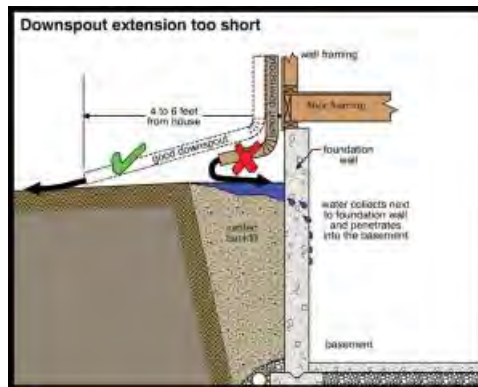
**** FUNCTIONAL with EXCEPTIONS NOTED:**

GUTTER & LEADER PROBLEMS:

Observation: The downspouts empty roof run-off water near or adjacent to the foundation.

Analysis: Dumping excessive water near the home may cause wet basement problems, foundation problems or soil erosion. Drainage control repairs are needed **NOW**.

Recommendation: I advise that each downspout be studied and corrected as required to discharge all roof drainage by gravity flow away from the building. Downspouts should have properly directed elbows, extensions and splash blocks that complement the natural grade of the property.



11. ROOF PENETRATIONS:

TYPES OBSERVED:

- PVC Vent Pipe
- Roof Vent (top hat vent)

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

VISIBLE PROBLEMS:

Observation: I did not observe any critical problems where readily accessible and observable at time of inspection. (Note: Be advised that roof penetrations represent a weak link in any roof. Flashings or seals at such points should be monitored for deterioration caused by age and exposure, and repaired as required.)

12. FLASHINGS where exposed readily accessible & observable:

TYPE OF FLASHINGS: (Note: Flashings are partially concealed.)

- Flashing boot at vent pipe.
- Metal flashing at roof vent.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

FLASHING PROBLEMS:

Observation: I did not observe any critical flashing problems where readily accessible and observable at time of inspection. (Note: Complete flashing evaluation can not be determined without destructive testing as it is partly hidden beneath the roof covering.)

13. SKYLIGHTS:

N/a, no skylights observed on the roof.

14. SIGNS OF PREVIOUS OR ACTIVE LEAKS ON BUILDING COMPONENTS:**ROOF LEAKS OR AREAS OF POTENTIAL PROBLEMS:**

Observation: I did not observe any evidence of previous leaks where readily accessible and observable at time of inspection.

(Note: This report is **NOT A GUARANTEE** against roof leakage as climactic conditions, high winds, winter ice dams and normal sun degradation can cause unpredictable leakage with any roof covering. YOU should ask the owner if the home has any previous history of water penetration.)

15. OVERALL CONDITION / RECOMMENDATIONS:*Opinions of inspector:*

In my opinion, visible conditions indicate that the roof covering is nearing end of lifespan or is fully depreciated. (More than 2/3 of the expected lifespan of the product has been used) You should seek a replacement estimate and establish a budget accordingly.

Add downspout extensions

In my opinion, metal flashings at the points of roof penetration appear **functional** where readily accessible on this date. No major problems were observed.

HEATING SYSTEM & AC INSPECTION

DISCLAIMERS: All items listed in 266 CMR 6.04(6)(e)1-7 System HEATING and 6.04(7)(e)1-7 System Central Air Conditioning plus the following are **EXCLUDED** from this Report: A. The Inspector is not required to operate systems when weather conditions or other circumstances may cause equipment damage. B. The Inspector is not required to operate automatic safety controls. Systems shall be operated using normal operating controls and shall be observed via readily openable access panels. C. The Inspector is not required to ignite or extinguish fires or pilots. D. The Inspector is not required to observe non-central air conditioners. E. The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. F. No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. G. The Inspector does not check the electric draw (current) or the system. H. Testing is only performed on those systems that will respond to user controls during appropriate prevailing temperature, humidity and climate conditions. I. Systems known to be or appearing to be faulty, defective, unsafe or shut-down are not tested. J. The Inspection and Report do NOT include determination of adequacy of any system with regard to personal comfort needs, nor do the Inspection and Report include any determination of the efficiency of any system with regard to energy usage. K. Except where otherwise noted, we do not judge compliance with manufacturers instructions or regulatory codes, test specialized accessories, determine clearance to combustibles, or verify adequacy of combustion air. L. Product recalls are excluded. M. The determination of combustion efficiency, heating capacity cooling system tonnage and their compatibility are excluded as being "engineering services" that exceed the scope of this limited visual home inspection. N. **THE INSPECTION AND REPORTING ON LATENT DEFECTS, SUCH AS RECALLED SYSTEMS AND COMPONENTS IS EXCLUDED FROM THIS REPORT.**

DISCLAIMER: THE EVALUATION OF OIL TANKS AND HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT PER MA RULES & REGULATIONS AS STATED ABOVE, AS THEY ARE NOT READILY ACCESSIBLE FOR COMPLETE VISUAL INSPECTION. OIL TANKS CAN BE INSPECTED BY ULTRASONIC TESTING BY SPECIALISTS.

DISCLAIMER: PER 266 CMR 6.00 (6)(E)1. STANDARDS OF PRACTICE, "the Inspector shall not be required to Observe and Report On the following: Test and or inspect the heat exchanger. This requires dismantling of the furnace Cover and possible removal of controls. (Engineering services/Heating services)." THE EVALUATION OF A FURNACE HEAT EXCHANGER IS EXPRESSLY EXCLUDED FROM THE INSPECTION AND REPORT AS IT IS NOT READILY ACCESSIBLE AND OBSERVABLE. THE COMPANY ADVISES THAT YOU HIRE A HVAC SYSTEM PROFESSIONAL TO PERFORM DIAGNOSTIC TESTING OF THE HEAT EXCHANGER PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD. IF YOU FAIL TO HEED THIS ADVICE, THEN THERE IS A POSSIBILITY THAT THE UTILITY COMPANY WILL DISCOVER A FAILED HEAT EXCHANGER DURING A CHANGE OF OWNERSHIP AND "RED TAG" THE APPLIANCE AS BEING UNSAFE AND IN NEED OF COSTLY TOTAL APPLIANCE REPLACEMENT. (Note: A furnace may be rated at functional by the home inspector and still have a defective heat exchanger.)

1. TYPE OF FUEL / ENERGY SOURCE:

TYPE OF FUEL:

Oil.

2. OIL TANK OR GAS PIPING:

TYPE:

As of January 1st, 2021 At time of property transfer all aboveground tanks (any tank used to store fuel oil for the purpose of heating) shall be required to be replaced with double-walled fuel oil storage tanks or shall be required to provide 110% containment capacity to prevent contamination from leaks that may occur. Exterior fuel oil storage tanks must be covered with substantial impermeable construction material to prevent water accumulation within containment in such a way that it satisfies the Board of Health and the Fire Department. The area beneath the exterior tank shall be a four-inch-thick continuous concrete slab. All aboveground elements of a fuel storage system shall be maintained free of leaks and visible rust.

All new construction where aboveground fuel storage tanks are installed (inside and outside) shall be required to provide a

double-walled fuel oil storage tank or shall be required to provide 110% containment capacity to prevent contamination from leaks that may occur. Exterior fuel oil storage tanks must be covered with substantial impermeable construction material to prevent water accumulation within containment in such a way that it satisfies the Board of Health and the Fire Department. The area beneath the exterior tank shall be a - inch thick[2] continuous concrete slab. All aboveground elements of a fuel storage system shall be maintained free of leaks and visible rust.

Observation: There is a steel oil tank in the basement (approximate capacity = 275 gallons).

Analysis: The type of tank & capacity are industry standard for residential installations. **Be advised that steel oil tanks tend to corrode from the inside outward, telltale signs of problems may not always be visible, and no one can predict the exact design life; but after 20 years of age, the tank should be considered as fully depreciated. 266 CMR Rules & Regulations for home inspectors "EXCLUDES the inspection and reporting on buried or active oil tanks."**

Recommendation: I advise that you ask the owner to disclose the age of the oil tank **NOW**. If the tank is older than 20 years then you should seek a replacement cost estimate **NOW** in order to determine the impact on your budget. **Fully depreciated** tanks should be replaced as precaution against leakage, environmental contamination and uninsured major expenses for cleanup. Replacement should also include any old oil line that is not enclosed in a protective sleeve that shunts any oil leakage to the head of the pipe where the homeowner can see the leakage. Be advised that there are companies that perform "ultrasonic testing" as an option to determine the thickness of the remaining steel in an oil tank.

NOTICE: As oil leaks can reach the soil and groundwater beneath your house and can cost between \$15,000 - \$250,000 (per MA DEP), your home owners insurance policy may NOT cover such claims unless you purchase optional coverage for oil remediation costs.



LOCATION OF MAIN FUEL SHUT-OFF VALVES:

The main oil fuel shut-off valve is located at the oil tank.

CONDITION OF TANK OR GAS PIPING:

* **FUNCTIONAL**, no evidence of problems where **readily accessible & observable** at time of inspection and reported free, as a courtesy and without consideration. Notice: 266CMR 6.00: Standards of Practice state "that a home inspector is NOT required to **Observe, Describe or Report** on Oil tanks." As oil tanks are not readily accessible for complete inspection, and as they corrode from the inside, true conditions cannot be determined during a home inspection. If you want assurance of condition, then you should hire a specialist to perform an ultrasonic test on the tank. **Comments on the oil tank are provided as a free courtesy only.**

TANK OR OIL PIPING PROBLEMS:

Observation: The exterior of the tank was inspected as a free courtesy, without consideration and no evidence of problems was observed where exposed and **readily accessible** and **observable** at time of inspection.

Analysis: The true condition of the interior of the tank and any buried oil lines is undetermined.

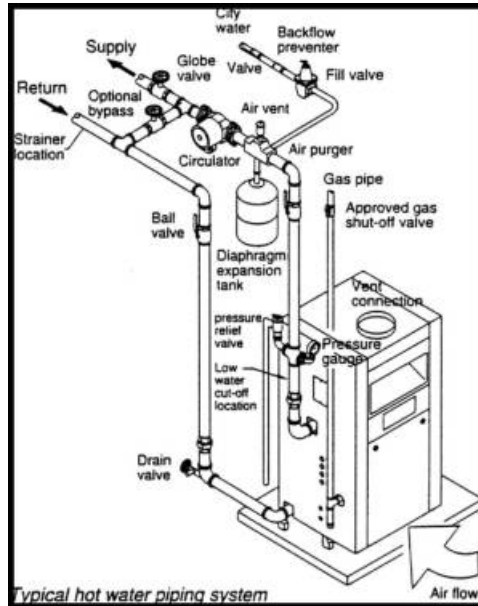
Recommendation: If you want assurance of condition, then you should hire a specialist to perform an ultrasonic test on the tank.

3. HEATING SYSTEM EQUIPMENT:

TYPE(S) OF HEATING SYSTEMS PRESENT:

Mid-efficiency boiler EXPLANATION: A mid-efficiency boiler is present. Such systems may be fueled by oil or gas and require little owner maintenance, but each should be inspected and serviced annually by a licensed technician.

Analysis: The heart of the system is the boiler, which may be composed of steel or cast iron. (Note: A cast iron boiler is preferable as the service life is far superior to a steel boiler.) The boiler provides the hot water when a thermostat calls for heat. The heated water is distributed through small diameter piping until it reaches wall convectors or baseboard heaters. The hot water continues to flow until the thermostat is satisfied, then the water is recirculated back to the boiler for re-use again. One of the greatest features of a forced hot water heating system is that the home can easily be divided into different thermostatically controlled comfort zones.



APPROXIMATE AGE(S):

Observation: The estimated age = 24 years: (Boiler)

Brand: Weil McLain

Model: P-WGO-3

Serial: CP3698115

Btu rating: 115000

Analysis: The precise age of the heating appliance is determined by the data plate on the unit.

Recommendation: If you have any questions about the age you should verify the age of this appliance with the owner & your heating service company.

(Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



CONDITION OF HEATING SYSTEM:

**** Observation:** The heating system was **FUNCTIONAL**, but with exceptions as noted below:

Observation: The heating system was in a **SHUT-DOWN** condition as there was either no fuel or the pilot was out at time of inspection.

Analysis: True operational conditions are undetermined. The inspector does NOT provide fuel or light pilots; therefore, no functional evaluation was possible. Further investigation is needed.

Recommendation: The Company recommends that **YOUR** due diligence is to request that the Seller and/or the Seller's Representative demonstrate that the **shut-down** heating system(s) and/or components are functional. Consult with the owner **NOW** on any known deficiencies, request written assurance that the item / system is functional or place money in an escrow account for an agreed upon time period.

For your protection, your realtor and attorney should be informed and you should request protective language in your purchase agreement until such time that all **shut-down** systems can be activated and inspected for operational condition and unknown defects. **As with any binding obligation of such significance, it is recommended that you consult an attorney of your**

own choice to represent you before entering into a contract for the purchase of a home, and that any contract entered into be made expressly contingent upon your attorney's approval of all terms and conditions contained in the contract. If you fail to heed this advice, you may suffer from the cost of unknown repairs or replacement. If you desire a return visit by the home inspector, contact this office when the systems have been repaired or seasonally activated. Note: A return visit fee will be charged.



4. DISTRIBUTION SYSTEM:

TYPE OF DISTRIBUTION SYSTEM:

Observation: The home has copper pipes leading to finned tube baseboard convectors.

Analysis: This type of distribution system represents modern technology.

DISCLAIMER: The inspection and reporting on heating pipes that are obstructed by finished floor, walls and ceilings is **EXCLUDED** as they are not readily accessible and observable.

Recommendation: Remove covers and vacuum annually.

CONDITION:

**** FUNCTIONAL with exceptions noted below:**

Observation: The heating system was shut-down or **NOT FUNCTIONAL** at time of inspection.

Analysis: It's true condition is undetermined. Further investigation is needed **NOW**.

Recommendation: You should discuss this problem with your realtor and attorney. Ask the owner to have a HVAC technician restore the heating system function and provide you with written documentation of condition.

DISTRIBUTION SYSTEM PROBLEMS:

Observation: Inspection of the readily accessible and observable baseboard heaters revealed evidence of the following problems:

- Shut-down at time of inspection, operational condition undetermined.
- Missing covers at baseboard covers, sharp edged heating fins are exposed. This is a **Safety Hazard** that poses a risk of personal injury, repair is needed.
- **Safety Hazard** -sharp edges are exposed that pose a risk of personal injury, repair is needed.
- Missing end trim caps at baseboard heaters

Analysis: Intact, clean and functional baseboard heaters are needed to properly heat the home. Each problem reported above needs repair.

Recommendation: You should ask a HVAC contractor or a plumber to further investigate the baseboard heaters and to provide a repair / replacement cost estimate **NOW**, in order to determine the impact on your budget.



5. NORMAL OPERATING CONTROLS:

WAS THE HEATING SYSTEM OPERATED USING NORMAL OPERATING CONTROLS?

NO.



CONDITION OF CONTROLS:

Observation: The normal operating controls are present, but as the heating system was **SHUT-DOWN** at time of inspection, the controls were not tested.

Analysis: The true condition of the operating controls is undetermined.

Recommendation: Further research is advised when the system or equipment is operational.

6. AUTOMATIC SAFETY CONTROLS:

CONDITION OF SAFETY CONTROLS:

Massachusetts Standards of Practice prohibit a home inspector from testing automatic safety controls. While the safety controls are present and may appear to be functional, their true operational condition is undetermined and requires further investigation. You are advised to ask your service company to test all automatic safety controls during regular annual cleaning & tune-ups.

LOCATION OF EMERGENCY SHUT-OFF SWITCH:

Observation: The emergency shut-off switch is located in the kitchen.

7. VENTING:

METHOD OF VENTING:

Observation: The heating system is vented via a metal flue pipe connected to a masonry chimney.

CONDITION OF VENTING:

* **FUNCTIONAL**, no evidence of problems where **readily accessible** & **observable**.

Note: Annual safety inspection is recommended.

VENTING PROBLEMS:

Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.

Recommendation: Annual safety inspection of all venting systems is advised as metal parts and chimney components can fail causing deadly combustion gases to enter any home.

8. COOLING SYSTEM:

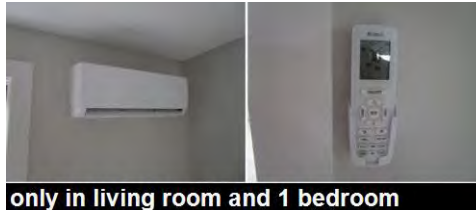
Type of equipment:

Observation: **DUCTLESS AIR CONDITIONING EXPLANATION** - the home has a ductless split-system central air conditioning system for cooling limited areas.

Analysis: The two prime components of the system include the outside compressor unit and the evaporator unit located in the wall. (Notice: The outside compressor unit has an average ten year service life with proper maintenance.) Two refrigerant lines run between the compressor and evaporator. The larger line (vapor line) should always be insulated to maintain temperature and prevent it from sweating. A condensate drain line runs from the indoor evaporator to a drainage point. This drain line may be connected to a device called a condensate pump if the installation elevation requires lifting the condensate to an outside drain. The system does NOT service the entire home.



DISTRIBUTION SYSTEM:
DUCTLESS.



only in living room and 1 bedroom

WAS THE CENTRAL AIR CONDITIONING SYSTEM OPERATED?

YES, the central AC system responded to thermostatic controls. The differential temperature between the supply and return registers provided a "snap shot" indication of functional condition. Duct cleaning, improvements in duct runs, cleaning of coils and refrigerant charging may change differential temperatures.

Is a service disconnect present in the area of the condenser and air handling equipment?

Yes.

Is the cold gas line insulated?

Yes, the cold gas line is insulated and there were no visible problems where **readily accessible**.

AC CONDITION & PROBLEMS:

Observation: Inspection revealed that the following room(s) lacks central air conditioning:

- Kitchen
- 1st floor bathroom
- 2nd floor bathroom
- 2nd floor left rear bedroom

Analysis: There is no requirement that every room be air conditioned, but when present it does help to maintain consistent cooling comfort levels.

Recommendation: At your election, consult a licensed and insured HVAC contractor to further investigate the possibility of expanding the existing system where AC is missing, or the cost of installing another system as determined by a cooling calculation study. You should perform this research NOW, in order to determine the impact on your budget.

Brand, Model and Estimated Age:

Brand: Gree
Model: Multi24HP
Serial: 0922G15836
Est. age: 2022



new unit from 2022

9. OVER-ALL CONDITION / RECOMMENDATIONS:

HEATING SYSTEM / COOLING SYSTEM SUMMARY:

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home-reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call MassSAVE at 866-527-7283 or go to

www.mass.gov/ocabr/docs/dpl/boards/hi/energy-eff-handout.pdf for more information or to schedule your home energy audit.

Recommendation: I advise that you seek a cost estimate for fuel conversion TO PROPANE.

Observation: At the time of inspection, the heating system was **SHUT-DOWN**.

Analysis: The true operational condition of the heating system is undetermined. Further investigation is needed.

Recommendation: The Company recommends that YOU request that the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional prior to the expiration of your inspection contingency. For your protection, your attorney should be informed and you should request protective language in your purchase agreement until such time that all **shut-down** systems can be activated and inspected for operational condition and unknown defects. You should discuss this problem with your real estate agent and attorney immediately to reach a solution that protects your interests. You might request the owner to have the system repaired, activated or replaced by a heating contractor, and that you be provided with written work sheets describing repairs completed and restored function of the heating system.

The central cooling system responded to normal operating controls and was fully functional at time of inspection. No evidence indicating a need for repair was observed. (Average compressor warranty = 10 years) Secure an annual service contract with a HVAC contractor.

ELECTRICAL INSPECTION

Repairs attempted by untrained or unlicensed individuals to any electrical component may result in injury or death from electric shock or create a future and/or hidden safety hazard. It is recommended that all repairs or improvements be performed by a licensed electrician.

DISCLAIMER: All items listed in 266 CMR 6.04(4)(e) System ELECTRICAL plus the following are **EXCLUDED** from this report: low voltage systems, smoke & CO detectors, telephone systems, security systems & alarms, cable TV systems, intercoms, landscape lighting, outside pole lamps or other ancillary wiring that is not part of the primary electrical distribution system. The Home Inspector will NOT test all switches, receptacles or fixtures; only a representative number are tested. The Inspector will NOT remove switch or outlet cover plates, nor will he trace wiring origins or destinations.

DISCLAIMER: Per 266 CMR 6.00 STANDARDS OF PRACTICE 6.04(6)(e)6.d the inspection of smoke & carbon monoxide detectors is EXCLUDED from the inspection and report as the requirement is the "Sellers responsibility, M.G.L. c. 148 § 26E and 577 CMR 31.06)."

Web Resource: **A Guide to the Massachusetts Smoke & Carbon Monoxide Requirements**

<http://www.mass.gov/eopss/docs/dfs/osfm/pubed/flyers/consumers-guide-w-sell-1-and-2-fam.pdf>

1. TYPE OF SERVICE:

Type:

Observation: The home has an underground or lateral Edison 3-wire service.

Disclaimer: Evaluating the integrity of under ground feeder wires is **EXCLUDED** from this report as they are not readily accessible and observable.

Analysis: Both ends of an underground service raceway couplings are required to be sealed to prevent water infiltration and condensation from exposure to different temperatures, but the evaluation of the obstructed buried components is beyond the scope of a limited visual home inspection. There is a risk of concealed problems.

Recommendation: At your election, hire an electrician to evaluate the underground service equipment.

2. SERVICE EQUIPMENT:

EXPOSED CABLE OR RACEWAY:

Observation: The service wires are encased in a plastic pipe raceway (conduit) leading to the meter box. (Note: The service raceway, service wires & meter box belong to the home owner.) In my opinion, a plastic raceway is a sign of better quality electrical service installation.

METER LOCATION:

Observation: The electrical meter for this unit is located in a common multi-meter box at one end of the building.



MATERIAL OF SERVICE LINES:

The service entry materials are copper. (Note: Copper service wires indicate a quality service installation.)

LOCATION & TYPE OF MAIN SERVICE DISCONNECT:

Observation: The main circuit breaker disconnect is located at the top of the circuit breaker panel. The main panel is **Readily Accessible** and **Observable**.

(Note: The main service switch was NOT tested during the home inspection so as not to disturb the owner's timers, appliances, computers and lifestyle. You should test the main disconnect when you move into the home.)

AMPERAGE & VOLTAGE RATING OF MAIN DISCONNECT:

125 amps - 115 / 230 volts (Note: 100 amps is the required minimum service size.)



125 amp service to home

AMPERAGE RATING OF MAIN CIRCUIT PANEL:

125 amps. (Note: A 100 amp service equals modern minimum requirements for single family homes.)

LOCATION OF SERVICE PANEL:

Basement.

OVERLOAD PROTECTION DEVICES (fuses or circuit breakers):

Circuit breakers. (Note: Circuit breakers are a sign of a newer electrical panel. Be advised that circuit breakers should be manually switched on & off twice a year to lubricate the internal parts.)

GROUNDING EQUIPMENT: (All conductive materials should be bonded.)

* **FUNCTIONAL** grounding electrode conductor to one grounding rod, plus grounding to the city side of the water service piping, and bonded to the water piping within the first five feet of entry through the foundation.

Notice: New construction requirements for the grounding electrode conductor have changed and include two driven ground rods six feet apart, plus connection to the water service before and after the meter. Optional upgrading should be considered.

ANY SIGNS OF UNDERSIZED SERVICE?

Analysis: In my opinion, the electrical service size appears appropriate for this home. (Note: The determination of precise service needs can only be done by a licensed electrician, by performing a "load profile," adding up all of the electrical needs and figuring out a 30% need for the home.)

ELECTRICAL SERVICE CONDITIONS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection. The electrical service equipment appeared functional where **readily accessible** at time of inspection. No visible problems or safety defects were observed. The neutral and equipment-ground terminal bars are bonded to the panel enclosures.

(Note: Any minor electrical defects noted should NOT be taken lightly. Repairs are advised for fire and personal safety.)

OUTDOOR SERVICE PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.

DISTRIBUTION PANEL PROBLEMS:

* **FUNCTIONAL** where **readily accessible** & **observable**. No evidence of distribution problems observed where **readily accessible**. The overload protection devices (fuses or circuit breakers) appear to be compatible with the size of the conductors reported and neutral equipment-ground terminal bars are properly attached (bonded) to the panel enclosures.



3. SUB-PANELS:

LOCATION & CONDITION:

Observation: The home has a sub-panel that is located remotely from the main panel.

Analysis: This is not be a problem, but you should know where each fuse or breaker is located for future reference. *

FUNCTIONAL where readily accessible & observable.

Observation: The electrical subpanel cover was removed for interior inspection and appeared **FUNCTIONAL** with no evidence of problems. Overload devices (fuses or breakers) appear to be compatible in size for the protected conductor wires.

Observation: Both the service conductor from the main panel to the subpanel and the branch circuit conductors are copper.



4. BRANCH CIRCUIT CONDUCTORS:

NUMBER OF OVERCURRENT DEVICES IN THE PANEL(S):

Observation: The existing service equipment has room for future expansion.

Analysis: This is a positive feature as additional circuitry can be added if needed.

TYPES OF EXPOSED BRANCH CONDUCTOR MATERIALS:

Observation: Copper wiring (non-metallic sheathed (NM) cable, (1985-present) leading from the main panel to branch circuits was observed.

Analysis: Copper is a desirable type of branch wiring.

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. (Please understand that the inspector can NOT fully evaluate the "concealed" wiring within finished walls, floors & ceilings as it is inaccessible.)

BRANCH CIRCUIT WIRING HAZARDS:

Observation: I did not observe any critical problems where readily accessible and observable at time of inspection.

Analysis: Where readily accessible, the overload protective devices (fuses / breakers) appear to be compatible with the size of the attached conductors (wires). The condition of concealed wiring is undetermined.

Overcurrent devices in OFF position

Observation: Overcurrent devices were in the "OFF" position.

Analysis: Home inspectors cannot energize a shut-down overcurrent device and it may be shut-down for a reason. The condition of the shut-down overcurrent device is undetermined, further investigation is needed.

Recommendation: You should **ASK THE SELLER** of the **SELLER'S REPRESENTATIVE** to demonstrate those shut-down circuits as functional.

5. INTERIOR OUTLETS, SWITCHES, FIXTURES:

TYPES OF RECEPTACLES:

Observation: The home has modern U-type 3 hole receptacles, but not modern "tamper resistant receptacles."

Analysis: By new construction standards, the old receptacles are potential **safety hazards** as children can easily insert foreign objects and suffer a shock. As of 2008, all new or renovated construction must have "tamper resistant receptacles (marked TR)." The new TR receptacles have built-in shutters that prevent anything but a plug from being inserted.

Recommendation: While pre-existing and no repair is required, you may elect to hire an electrician to install new "**tamper resistant receptacles**" to prevent children from the dangers of electrical injury.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where **readily accessible** & **observable**. (Note: Inspectors are only required to test a **representative number** of receptacles, switches and fixtures.)

PROBLEMS:

Observation: I did not observe any critical interior outlet, light or switch problems where **readily accessible** and **observable** at time of inspection. A **representative number** (one component per room) of receptacles, switches & fixtures tested by random sampling (1 / room) were tested.

Analysis: No visible problems were observed at those outlets tested. As there is an incurred risk of a defective or mis-wired outlet behind furniture or stored goods.

Recommendation: You should consider the optional purchase an inexpensive outlet tester and further investigate all outlets for peace-of-mind.

6. EXTERIOR OUTLETS, SWITCHES, FIXTURES:

TYPES OF RECEPTACLES:

Observation: GFCI protected exterior outlets are present.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where **readily accessible** & **observable**. (Note: Inspectors are only required to test a **representative number** of receptacles, switches and fixtures.)

PROBLEMS:

Observation: I did not observe any critical exterior outlet problems where **readily accessible** and **observable** at time of inspection.

7. GFI & AFCI DEVICES:

GFCI TYPE & CONDITION:

* **FUNCTIONAL** GFCI outlet devices where **readily accessible** & **observable**. (Note: Test each device monthly.)

- * 1st floor bathroom
- * 2nd floor bathroom
- * Kitchen countertop outlets
- * Basement outlet near main panel
- * Exterior

AFCI DEVICES:

Observation: The older home lacks modern arc-fault-circuit-interrupters (AFCI) devices.

Analysis: An AFCI device is designed to prevent a fire. As of 2008, the National Electrical Code requirement for AFCI protection has been expanded for new construction: "Dwelling Units: All 120 volt, single-phase, 15- and 20- amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by listed arc-fault-circuit-interrupter, combination-type, installed to provide protection of the branch circuit."

Recommendation: Consider **optional** updating.

8. OVERALL CONDITION / RECOMMENDATIONS:

ELECTRICAL SUMMARY:

In my opinion, the electrical system appears to be in an over-all functional condition. I did not observe any critical problems where **readily accessible** and **observable** at time of inspection.

PLUMBING & HOT WATER HEATER INSPECTION

Disclaimer: The determination and inspection of private waste disposal systems is excluded from this inspection and report. If the home has a private waste disposal system, then the owner is required to give you a complete copy of the Title 5 inspection report. If well water is present, the Company advises that you have the water tested **NOW** for its chemistry, bacteria and radon levels. **Fixtures are only briefly tested for functional flow and drainage. There is a risk that prolonged fixture use could reveal undetermined leaks or drainage problems. I advise that you ask the owner / occupant about any known current or prior plumbing problems in the home NOW.**

Important Note: Repairs attempted by untrained or unlicensed individuals to any plumbing component may result in malfunctions in the supply and waste piping or water leaks that can lead to hidden damage, including mold. It is recommended that any of the listed repairs or improvements below be performed by a licensed plumber in accordance with the requirements of the plumbing code.

EXCLUSIONS: All items listed in 266 CMR 6.04(5)(e)1-6 System PLUMBING are EXCLUDED from this Report.

1. PROBABLE TYPE OF WATER SERVICE:

TYPE:

Observation: A water meter indicates that the home has a public water service connection to a street main. NOTE: Massachusetts has a "**sunshine law**" that allows you to go to the water supplier and ask for a copy of the most recent water test near the home your are purchasing. The report does not necessarily indicate the quality of the water at the home site, but it may help in determining if a private filtration system is needed and what type of filtration may be helpful.

TYPE OF SERVICE/ SUPPLY PIPING:

Observation: The home has a modern plastic water (polyethylene) service pipe.

Analysis: This is a desirable and corrosion resistant type of water service piping material that is now often used in place or copper.

Recommendation: Monitor pipe connections near the water meter for leakage.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS noted:**

WATER SERVICE PROBLEMS:

Observation: Inspection of the water service revealed evidence of the following problems:

- Corrosion is present on the piping, significant expense repairs may be needed.

Analysis: The above listed water service problems need repair.

Recommendation: You should ask a licensed and insured plumbing contractor to further inspect the plumbing system **NOW**, prior to the expiration of the inspection contingency period in order to determine a cost estimate and the impact on your budget.

Note: Further professional inspection of the plumbing system may reveal additional problems not present in this limited inspection report. All repairs must be done in accordance with the requirements of the present plumbing code.



2. MAIN VALVE:

LOCATION:

@ a utility meter pit in the front yard. (A secondary shut-off valve is located within the home.)

CONDITION / PROBLEMS:

Observation: The main valve was NOT **readily accessible** and **observable** at time of inspection.

Analysis: The condition of the main shut-off valve is undetermined. It should be accessible at all times for emergency use.

Recommendation: Correct clearances or remove obstructions and test the main valve.

3. WATER DISTRIBUTION PIPING MATERIALS:

TYPE OF DISTRIBUTION PIPING MATERIAL/S:

Observation: The home has copper distribution piping as observed in the unfinished spaces.

Analysis: Copper is a sign of modern pressure piping. However the copper piping will still need to be monitored for corrosion and future maintenance repairs.

DISCLAIMER: The inspection and report make no distinction between the type of copper piping being "Type M or Type L," as the legend identification marks are often oxidized and not legible for reading.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Disclaimer: The condition of piping concealed within walls or finished ceilings is undetermined as they are not readily accessible and observable. Renovations may reveal problems that are not documented in this limited visual inspection report.

PRESSURE PIPING PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

Water pressure was functional at the three highest fixtures during simultaneous testing.

Analysis: While no problems were observed at time of inspection, future leaks can occur in any home. The condition of piping concealed within walls, floors and ceilings is undetermined.

Recommendation: All plumbing systems should be monitored for wear and periodic maintenance repairs.

Disclaimer: Water pressure may vary depending on time of day and public usage.

Are hot water pipes insulated?

Observation: Where accessible, the hot water pipes are only partly insulated.

Analysis: Non-insulated pipes will allow heat loss.

Recommendation: Additional pipe insulation is advised to prevent heat loss.

4. OUTSIDE FAUCETS:

Condition:

Observation: At time of inspection, the outside faucets and water pipes were drained and **SHUT-DOWN** for the winter. (Note: Home inspectors are not required to inspect exterior faucets or hose bibs. Faucets are reported as a courtesy only, without consideration.)

Analysis: As the faucets & pipes were shut-down to prevent freeze-ups, their true operational condition is undetermined. Further investigation is needed.

Recommendation: Each outside faucet should be tested when seasonal temperature permits.

(Note: Consider optional retirement of the old type faucets and upgrading to new antifreeze, self-draining faucets with check valves. Such new valves will eliminate the need for winter maintenance while better protecting the public water supply from contamination.)

5. DRAIN, WASTE & VENT PIPING (DWV):

Types of DWV materials visible:

Plastic. (Note: Plastic PVC piping is now the most common material used in DWV piping. For your knowledge, plastic waste pipes are a little more noisy but are much more corrosion resistant.)

Condition:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Observation: No waste piping leaks observed as fixtures drained.

Analysis: While readily accessible DWV piping appears functional at time of inspection, the condition of waste piping concealed by floors, walls and ceilings is undetermined.

Recommendation: All plumbing systems must be monitored for maintenance repairs and parts replacement.

Drain, Waste or Vent piping problems:

Observation: I did not observe any critical drain, waste or vent piping problems where readily accessible and observable at time of inspection.

Analysis: Be advised that future leaks can occur in any piping system.

Recommendation: Plumbing systems should be monitored for needed maintenance repairs.

6. HOT WATER SYSTEMS:

FUEL & TYPE OF EQUIPMENT:

Observation: The hot water is produced by a **COMPANION** storage tank attached to the heating boiler. Hot boiler water is circulated through a large coil within a super-insulated tank, creating a reserve of hot water for your needs. (This is a modern state-of-the-art type of hot water production.)

APPROXIMATE CAPACITY:

45 gallons capacity.

Approximate age:

Observation: As indicated by the data plate, the water heater appears to be approximately 9 years old:

Brand: HTP

Model: SSU-45

Serial: (21)060714D1101130

(Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



45 gallon unit from 2014

CONDITION / PROBLEMS:

Observation: The fuel supply to the water heater was in a **shut-down** condition at time of inspection.

Analysis: The true operational condition of the hot water heating appliance is undetermined. Further investigation is needed.

Recommendation: You should request that the water heater be made operational prior to purchase and return to verify its true operational condition. If through your negotiations access becomes possible, components become **readily accessible**, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge.

EXTERIOR OF THE CHIMNEY, THIMBLES AND VENTS:

Not applicable, this type of water heating appliance does not require venting.

7. SECONDARY FIXTURES:

Type & condition:

Observation: No secondary fixtures present. Toilet, tub / shower & sink fixtures will be evaluated under kitchen and bathroom headings.

8. LAUNDRY FACILITIES:

TYPES:

Washer hook-ups are present.

[Note: In new construction, a washing machine must now have a dedicated 20-amp circuit, separate from all other circuits.]

Disclaimer: Laundry appliances are NOT operated and are NOT evaluated as the requirement is EXCLUDED in the MA Standards of Practice.

CONDITION / PROBLEMS:

** Observation: Laundry facilities are **FUNCTIONAL with exceptions noted:**

Observation: The washing machine hook-ups presently consist of older, separate hot and cold type gate valves.

Analysis: Be advised that the rubber hoses running from the supply valves the washing machine are not designed to be under constant pressure as they can burst and cause flooding. You should close each valve when not in use. Newer laundry installations have one modern ball type shut off valve which is more conveniently used (ex. Watts Regulator Co. No. 2 Duo-cloz).

Recommendation: While not required, you may want to update the washing machine supply valves as described above.

Insurance companies recommend that all washing machine hoses be replaced every five years as preventative maintenance.



9. SIGNS OF VISIBLE LEAKS: (DISCLAIMER: The condition of concealed piping is undetermined.)

CONDITIONS:

Observation: No active pressure piping, waste piping or gas piping leaks were visible where readily accessible and observable at time of inspection.

Analysis: All piping systems are subject to varying rates of age deterioration.

Disclaimer: The condition of concealed piping is undetermined.

Recommendation: You should monitor each piping system for future maintenance repairs.

ANY SIGNS OF SUBSTANDARD WORKMANSHIP OR CROSS CONNECTION?

Observation: No signs of amateur workmanship or cross connections were visible where readily accessible and observable at time of inspection.

10. WATER FLOW & DRAINAGE:

WATER FLOW:

* **FUNCTIONAL.** Observation: I did not observe any evidence of water flow problems where readily accessible and observable at time of inspection. The water flow was **FUNCTIONAL** at all fixtures and during simultaneous brief testing of the three highest fixtures.

Disclaimer: Prolonged fixture use may reveal plumbing leaks that were not visible during brief flow testing.

Note: Water pressure varies widely. On a well system, the normal pressure is 20 to 60 psi, with a delta pressure of approximately 20 psi. The delta is determined by the pressure difference between when the pump comes on and when it is switched off again. City water pressure is normally 40 to 60 psi.

DRAINAGE:

* **FUNCTIONAL.** Observation: I did not observe any evidence of drainage problems where readily accessible and observable at time of inspection.

(Disclaimer: The drainage was only evaluated by running water briefly at each fixture. There is a risk that prolonged fixture use may reveal drainage problems, leaks or back-ups that were not visible during the short duration of drainage evaluation. The evaluation of appliance drainage is beyond the scope of this limited home inspection.)

11. WERE ALL FIXTURES AND FAUCETS OPERATED?

YES. All readily accessible and observable fixtures and faucets were operated by the inspector, that were turned on at the time of inspection.

12. OVER-ALL CONDITION / RECOMMENDATIONS:

Plumbing system summary:

In my opinion, where readily accessible & observable, the plumbing system appears to be in an over-all **FUNCTIONAL** condition. I did not observe any evidence of adverse conditions at time of inspection. Nevertheless, all home owners must monitor their plumbing system for needed maintenance repairs as local water quality can be corrosive to copper piping, fittings, valves, boilers & hot water heaters.



STRUCTURE INSPECTION

DISCLAIMERS: All items listed in 266 CMR 6.04(3)(a)5.a-d, plus 6.04(3)(b)5a-e. System STRUCTURE plus the following are EXCLUDED from this Report:

A. This report does NOT GUARANTEE A DRY BASEMENT.

B. The Inspector is not required to enter under-floor crawl spaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.

C. The Client understands that the inspection does not include invasive inspection or exploratory demolition. Structural components or mechanical systems concealed by finished surfaces or stored goods are inaccessible for visual inspection and are therefore EXCLUDED from this Report. Be advised that hidden problems may exist.

D. The Client understands that the inspection & final report do not provide an engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.

E. The Client understands that the Home Inspection & Report do NOT INCLUDE A TERMITE OR WOOD BORING INFESTATION REPORT. No inspection was made by this COMPANY to detect past or present insect or rodent activity. Wood boring insects that can appear anytime, even if there were no signs of infestation or damage at time of inspection. This Company is NOT a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition.

I ADVISE THAT EVERY HOME BE INSPECTED BY A LICENSED PEST CONTROL COMPANY NOW, PRIOR TO THE CLOSE OF ESCROW to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that your only assurance of arresting or preventing infestation, whether concealed or discovered, is to obtain treatment and a warranty from a state licensed pest control company.

1. DESCRIPTION OF BUILDING:

STYLE OF ARCHITECTURE:

Wood framed cape.

TYPE OF SPACE BENEATH BUILDING:

Full basement unfinished.



2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:

TYPE OF OBSTACLE:

Observation: The basement ceiling is insulated.

Analysis: While this is a good feature, the insulation obstructed complete access for evaluation of the floor frame. The true condition of structural elements, mechanical systems and distribution systems that are not readily accessible and observable is undetermined. Hidden defects may exist beneath the insulation that are not documented in this report. If through your negotiations access becomes possible, components become readily accessible, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

3. SIGNS OF PREVIOUS AND/OR ACTIVE WATER PENETRATION :

SIGNS OF BASEMENT / CRAWL SPACE WATER PENETRATION:

Observation: Where readily accessible and observable at the basement / crawl space level at time of inspection, I did not observe any evidence of prior and/or active water infiltration.

Analysis: **A BEST EFFORT WAS USED TO OBSERVE AND INFORM YOU OF VISIBLE DAMPNESS PROBLEMS WITHIN THE READILY ACCESSIBLE PARTS OF THE BASEMENT. HOWEVER, THIS REPORT DOES NOT INSURE NOR GUARANTEE AGAINST FUTURE BASEMENT WATER INFILTRATION.** All basements are a hole in the ground that may suffer from dampness or seepage depending on seasonal weather conditions, ground saturation and drainage control measures employed or neglected. If ground water tables saturate soil near the foundation, or if negative drainage directs surface water towards the foundation, or if roof drainage lingers near the foundation; then hydrostatic water pressure can overcome foundation water resistance and infiltrate the basement.

To prevent false expectations regarding the home inspection, please understand that the inspection only took place on one day of the year. The inspector can NOT anticipate all climatic conditions and drainage conditions and predictions of wet basement difficulties. Stored goods and finished surfaces prevent complete access for viewing symptoms of past seepage.

Recommendations: Due to the above reasons, **YOU** should ask the owner **NOW** to disclose any past history of basement dampness or seepage. He or she is legally obligated to be honest and has the benefit of having experienced seasonal ownership of the home. The use of a dehumidifier is advised in every basement.

To reduce the possibility of wet basement difficulties a number of drainage issues should be understood. Firstly, all soil, lawn and garden areas along the perimeter of the foundation should have a positive slope away from the home to direct surface water away by gravity flow. If any negative drainage areas exist, then the basement is highly vulnerable for seepage. Secondly, all gutters & downspouts must be kept in a functional condition with downspout extensions or splash blocks that direct water away from the home. Once again, faulty gutters & downspouts make the basement vulnerable to seepage.

If wet basement difficulties are disclosed or discovered after occupancy, then each of the above outside drainage control measures should be re-evaluated and repaired as required. Annual drainage inspection is recommended as conditions will change with the passage of time. Remember, no home inspector can guarantee a dry basement. You should try to avoid an expensive waterproofing job by common sense drainage control measures at the source of the water outside. Eliminate or reduce the water near the foundation and the potential for wet basement problems will be reduced.

Lastly, if there is continued seepage after drainage improvements, then a sump pump installation should be considered or other control measures. Finished rooms below grade level should be protected by a drainage system beneath the foundation. As dampness can migrate through concrete without causing visible puddles of water, storage should be done with care by elevating important possessions. The use of a dehumidifier during summer months is advised. **If you want a guaranty of a dry basement, then you should hire a basement waterproofing contractor to install a perimeter French drain system along the perimeter of the basement walls and connected to a sump pump with battery back-up.**

SUMP PUMP:

No evidence of a sump pump was observed where readily accessible and observable at time of inspection. You should ask the owner if there is a concealed sump pump in the home.

4. DEHUMIDIFIER:

No - not present:

Observation: A portable dehumidifier is not present and is recommended for every house

Analysis: Be advised that a dehumidifier is simply advised as preventative maintenance. Dampness can cause mold, fungi, mildew and respiratory problems.

Note: Maintain the humidity at about 35% to retard mold.

Recommendation: I advise that you ask the owner if the basement has had moisture problems.

5. EXPOSED FOUNDATION SYSTEM:

TYPE OF EXPOSED FOUNDATION MATERIALS:

Concrete block. (1900 - 1970's) (Note: Be advised that a block foundation is more vulnerable to water infiltration problems and hidden insect infestation due to the many mortar joints between blocks and hollow cores within the blocks. The mortar joints should be monitored for signs of erosion and needed re-pointing maintenance. Exterior drainage control and maintenance spraying for insects are important. You should consider an annual service contract with a local pest control company for peace of mind. The presence, absence and condition of any steel reinforcement within the foundation is undetermined as it is not readily accessible and observable.)

TYPE OF EXPOSED BASEMENT FLOOR SYSTEM:

Observation: Small random cracks are present in the basement concrete floor.

Analysis: While not of a critical nature, such cracks can allow hydrostatic water infiltration and radon gas entry.

Recommendation: I advise that all basement floor cracks be sealed for the above stated reasons.

CONDITION OF EXPOSED FOUNDATION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Observation: The exposed foundation and basement floor appear to be **FUNCTIONAL** where readily accessible & observable above grade level and as viewed from unfinished basement areas. The condition of the foundation at concealed areas is undetermined. This is **NOT A GUARANTEE OF A DRY BASEMENT**. All basements are vulnerable to water infiltration. Responsible owners must direct both surface water and roof run-off away from the home.

FOUNDATION PROBLEMS:

Observation: I did not observe any evidence of foundation problems where readily accessible and observable at time of inspection. Be informed that the foundation is a critical part of the building system and that obstructions such as shrubbery, finished basement surfaces and storage may have obstructed the home inspection. If any areas become accessible and you have a concern, please contact the Company for further consultation. (Note: The foundation and basement floor should be re-examined for hidden defects when the basement is empty.)

7. EXPOSED COLUMNS AND POSTS:

TYPES:

Steel (fixed) columns are present.

CONDITION OF EXPOSED COLUMNS:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

COLUMN PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

8. EXPOSED BASEMENT SUPERSTRUCTURE SYSTEM:

TYPE OF EXPOSED FRAMING:

Observation: Modern platform & box sill floor frame construction present, wood sills, wood joists, wood beams.

DISCLAIMER: NO ENGINEERING OR LOAD CALCULATIONS ARE EXPRESSED OR IMPLIED BY THE IDENTIFICATION OF THE STRUCTURE OR MATERIALS.



No issues seen with structure

CONDITION OF EXPOSED SILLS, GIRDERS, HEADERS, JOISTS, SUBFLOOR:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

Observation: INSULATION between the floor joists or along the sills restricted access for visual inspection of the floor frame.

Analysis: The true condition of hidden components is undetermined. While the insulation is a positive feature, hidden problems could exist.

Recommendation: If through your negotiations access becomes possible, components become readily accessible, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

VISIBLE PROBLEMS OBSERVED:

Observation: Where readily accessible, the floor frame(s) appeared **FUNCTIONAL** and did not exhibit any evidence of problems at time of inspection.

9. EXPOSED WALL FRAMES:

TYPE:

Wood.

CONDITION WHERE EXPOSED:

Observation: There were no exposed or readily accessible areas for inspection and evaluation of the wall frame and substrate.

Analysis: **Disclaimer: Be advised that while there may be no visible signs of problems as viewed from the living spaces, the true condition of the wall structure and substrate behind finished surfaces is undetermined.** Most residential wall structures are composed of wood 2 x 4 or 2 x 6 studs or metal studs, and plywood, OSB or boards as substrate.

10. EXPOSED INTERIOR STAIRS, RAILS & GUARD RAILS:

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

INTERIOR STAIRCASE PROBLEMS:

* **FUNCTIONAL**. Observation: I did not observe any evidence of staircase, railing or guard railing problems where readily accessible and observable at time of inspection.

11. EXPOSED ROOF STRUCTURE AND CEILING FRAMES:

Type of roof framing and roof sheathing:

Observation: A wood framed roof is suspected, but there was no attic access for further determination of materials or condition.



Hatch is sealed shut

12. Did the inspector probe exposed and readily accessible structural components where deterioration is suspected?

NO - There were areas that were NOT probed for deterioration. Further investigation is needed.

13. Did the inspector enter readily accessible under floor crawl spaces and attic spaces?

NO attic access was observed or the attic was not readily accessible and observable for inspection. There is a risk of concealed problems with the obstructed structure, mechanical systems, insulation and ventilation. Further investigation is needed. The Massachusetts Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector."

14. OVER-ALL CONDITION / RECOMMENDATIONS:

Structural summary:

Observation: The over-all condition of the building appears FUNCTIONAL and normal for the age & style of the home. Where readily accessible and observable, I did not observe any evidence of problems with the foundation, floor frames, wall frames and roof frames at time of inspection.

KITCHEN INSPECTION

SCOPE OF THE KITCHEN INSPECTION: The Inspector shall observe: countertops and a representative number of installed cabinets, plumbing fixtures, lights and outlets, walls, floor and ceiling. **266 CMR 6.00 STANDARDS OF PRACTICE, 6.09 Interior System (8) (e) c: General Interior Conditions: Home inspectors are NOT required to inspect household appliances.** In the event that the Inspection Report or oral statements made by the Inspector supply any information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Client without consideration, and shall not be deemed to be an amendment to or waiver of the exclusions listed in the Contract or Report.

NOTICE: As the inspection company cannot guaranty the service life and the operational condition of kitchen appliances and each of their options, you should ask the owner or the owners representative to demonstrate that each is functional during your pre-passing walk-through inspection.

DISCLAIMERS: All items listed in 266CMR 6.04(8)(e) System GENERAL INTERIOR CONDITIONS plus the following are **EXCLUDED** from this report: A. Household appliances, appliance timers & thermostats. B. Water filtration devices, ice makers and instant hot water makers. C. Clothes washer & dryer operation. D. Areas obstructed by storage. E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and **EXCLUDED** from this report. F. MA home inspectors are NOT required to report on "venting equipment which is integral with household appliances." G. Fixture over-flow devices. H. Central vacuum systems. I. Lawn irrigation & house fire sprinkler systems and controls. J. Product recalls. K. Microwave ovens. L. The structural capacity of the floor frame and cabinets to support the weight of heavy granite or other stone countertops (requires engineering). M. **Oven function is EXCLUDED due to the time needed to pre-heat the appliance and to evaluate timed baking and broiling options.** N. An appliance rated as functional at time of inspection is not a guaranty or warranty of future performance.

1. KITCHEN SINK:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any critical problems where readily accessible and observable at time of inspection. Both water flow & drainage were functional at time of inspection.

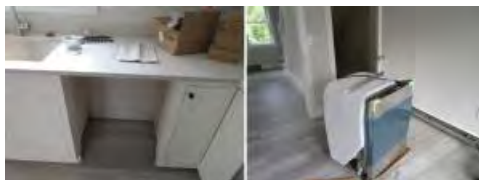
(Note: Stored items within the sink base cabinet may have obstructed inspection of the sink base cabinet itself, piping and the wall. During the pre-passing walk through after the owner have removed all possessions from the home, all sink base cabinets should be re-inspected for problems that may have been concealed by storage.)



3. DISHWASHER:

CONDITION:

Not installed yet.



4. RANGE:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: Ovens, timers & self-cleaning features were not evaluated due to the limited nature of the home inspection. Further testing is advised. The range was briefly inspected as a courtesy only and without consideration and Inspectors are not required to report on appliances.)

5. HOOD OR EXHAUST FAN:

CONDITION:

Observation: The hood or fan is not functional.
Analysis: Undetermined mechanical problem. Further investigation is needed.
Recommendation: Clean, lubricate and re-test. Repair or replace the appliance as determined.



6. CABINETS:

CONDITION:

* **FUNCTIONAL.** Observation: I inspected a representative number of cabinets and did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: The inspector did not inspect every cabinet and is not required to move stored goods to evaluate the inside of cabinets. After the owner has moved out and prior to passing, you should inspect the interior of all cabinets for potential hidden defects not documented in this report.)

7. COUNTER TOPS:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: Small appliances, clutter and condiments may have obstructed access for inspection. You should reinspect the countertops during your pre-passing inspection.)

8. ELECTRICAL OUTLETS & LIGHTS:

CONDITION:

* **FUNCTIONAL,** no evidence of problems where readily accessible & observable U-type outlets and GFCI shock protection devices at outlets above the kitchen countertops.

9. FLOOR, WALLS, CEILING:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

10. OVER-ALL CONDITION / RECOMMENDATIONS:*Kitchen summary:*

Inspection of the kitchen(s) revealed that minor repairs are needed, A licensed appliance repair man is needed to further evaluate and fix the above listed appliance as needed to restore function.

BATHROOMS INSPECTION

SCOPE OF THE BATHROOM INSPECTION: The Inspector shall observe: Plumbing fixtures, means of ventilation, functional flow & drainage, and readily accessible and observable floor, walls, ceiling lights & outlets and cabinets.

DISCLAIMERS: A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are not readily accessible and observable for visual inspection. B. If the water service or service to any fixture was shut-down at time of inspection, then the true function of that fixture is undetermined and is **EXCLUDED** from this report. C. No warranty against leakage is offered regarding the condition of a shower stall pan as it is not readily accessible and observable for inspection. D. **All items listed in 266CMR 6.04(8)(e) System GENERAL INTERIOR CONDITIONS plus the following are EXCLUDED from this report:** **DISCLAIMER:** The inspection and reporting on fixture overflows is **EXCLUDED** as being beyond the scope of this limited visual inspection. To accurately test fixture overflows for leakage, it is necessary to "flood test" each sink, tub and shower stall fixture, placing the Company at risk of a claim for interior water damage. Your due diligence is to ask the owner or the owners representative or the builder to demonstrate that each fixture overflow device is functional, or otherwise assume all risk for concealed problems.

1. BATHROOMS:

Number of bathrooms:

Two.

2. WATER FLOW & DRAINAGE CONDITIONS:

Water flow & drainage:

Observation: No evidence of problems at time of inspection, the water flow & drainage were FUNCTIONAL at readily accessible and observable fixtures during simultaneous fixture testing.

3. BATHROOM HEAT SOURCE:

Condition of HEAT source:

Observation: The bathroom heat source was SHUT-DOWN at time of inspection.

Analysis: True function is undetermined.

Recommendation: You should request that the bathroom heat source be restored and then return to test it prior to the expiration of the inspection contingency. If through your negotiations access becomes possible, components become readily accessible, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

4. BATHROOM VENTILATION:

Ventilation methods & conditions:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

(Note: Investigate the fan discharge point; it should discharge outside and not into the attic.)

5. TOILETS:

Condition of toilets:

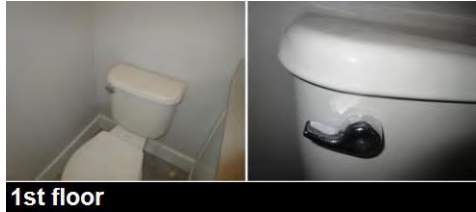
** **FUNCTIONAL with EXCEPTIONS noted:**

Observation: The fill device inside the toilet tank top did not function properly.

Analysis: Repair is needed.

Recommendation: Hire a licensed plumber to install new fill device parts to restore the function of the toilet.

Web Resource: <http://www.toiletology.com/index.shtml>



6. SINKS:

Condition sinks-faucets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of sink problems where readily accessible and observable at time of inspection.

(Note: The inspector could not fully examine the interior of the sink base cabinet(s) do to stored goods. All sink base cabinet interiors should be re-examined during the pre-passing walk through inspection, after the owner has moved.)

7. TUBS & SHOWERS:

Condition tubs-showers:

* **FUNCTIONAL,** I did not observe any evidence of problems where readily accessible and observable at time of inspection. The tub / shower fixtures were **FUNCTIONAL** with adequate water flow & drainage at time of inspection.

8. CABINETS & CLOSETS:

Condition cabinets-closets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

(Note: Sink base cabinets & closets containing stored goods were not fully accessible for inspection - hidden problems could exist. You would be wise to re-examine all such area during the pre-passing walk-through inspection after the owner has moved out.)

9. LIGHTS & ELECTRICAL OUTLETS:

Condition lights-outlets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

10. WALLS, FLOOR, CEILING:

Condition walls-floors-ceiling:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

11. OVER-ALL CONDITION / RECOMMENDATIONS:

Bathroom summary:

Observation: Inspection of the bathroom(s) revealed problems which need repairs to restore proper function (see notes above).

LIVING SPACES, FIREPLACE, WOODSTOVE.

Not all problems will be found as the inspector is NOT required to move furniture, stored goods or other obstructions to view interior spaces. When the owner has removed the obstructions, it is imperative that YOU return and examine the entire home for concealed problems that were obstructed at time of inspection. You should consult the home inspector if problems are found that were not readily accessible and observable at time of inspection. Consultation is free, but a fee will be charged for a optional "return visit."

The Company recommends "indoor air quality testing" NOW, if you have the slightest concern about mold, mildew or any other potential respiratory irritant. Any potential contaminant or environmental hygiene problem that may effect health is a deeply personal responsibility that requires further investigation by specialists. Such testing is beyond the scope of this limited visual inspection.

EXCLUSIONS: All items listed in 266 CMR 6.04(8)(e) System GENERAL INTERIOR CONDITIONS plus the following are EXCLUDED from this Report: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. B. The condition of walls & floors beneath wall or floor coverings or where hidden by furniture. C. Carpeting. D. Draperies, blinds, or other window treatments. E. Portable appliances. F. Recreational facilities. G. Alarm, security, intercom and stereo systems. H. Fire sprinkler or alarm systems & smoke & CO detectors. I. Inaccessible fireplace or chimney flue spaces. J. Central vacuum systems. K. Determining odors or stains. L. Determining the condition of thermopane window & exterior glass door seals when the glass is dirty. M. Determination of type or brand of drywall, gypsum wall board or paneling materials and the condition of concealed floor, wall or ceiling coverings and framing. N. Firewall rating. O. Household appliances. P. INSPECTION, IDENTIFICATION AND REPORTING ON MOLD, INDOOR AIR QUALITY and bed bugs.

NOTICE: Please understand that the inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Hidden defects could exist that were not readily accessible and observable at time of inspection. For that reason, you should schedule a "pre-passing walk through inspection" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. (Call for fee schedule.) If concealed problems are found, please call the inspector for free consultation.

1. FLOOR COVERINGS:

TYPES OF EXPOSED FLOOR MATERIALS:

Areas of wood laminate.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

FLOOR PROBLEMS:

Observation: Other than normal wear & tear, I did not observe any visible floor covering problems where readily accessible and observable at time of inspection.

(Note: The inspector is **NOT** required to move furniture, carpeting or stored goods to examine the floors - hidden or concealed problems could still exist. **Your due diligence is look for problems that were obstructed at time of inspection by scheduling a pre-passing return visit to examine the home after the owner has moved out and removed area carpets, furniture and storage.)**

2. WALL COVERINGS:

TYPES OR EXPOSED MATERIALS:

Gypsum board (drywall - brand undetermined).

CONDITION:

* **FUNCTIONAL**, no evidence of wall covering problems where readily accessible & observable at time of inspection.

WALL COVERING PROBLEMS:

Observation: I did not observe any evidence of wall covering problems where readily accessible and observable at time of inspection.

DISCLAIMER: CONDITIONS BEHIND FURNITURE, STORAGE AND OTHER OBSTRUCTIONS ARE UNDETERMINED. BE SURE TO EXAMINE ALL WALLS DURING YOUR PRE-PASSING WALK-THROUGH INSPECTION AS THERE IS A RISK OF CONCEALED PROBLEMS.

3. CEILINGS:

TYPES OF EXPOSED CEILING MATERIALS:

Gypsum wallboard (brand undetermined).

CONDITION:

* **FUNCTIONAL**, no evidence of ceiling problems where readily accessible & observable at time of inspection.

CEILING PROBLEMS:

* **FUNCTIONAL**, no evidence of ceiling problems where readily accessible & observable at time of inspection.

(Note: Cosmetic defects may not be documented in this report.)

Disclaimer: Per contract, the Company makes no guarantee expressed or implied against future roof leaks, water penetration and interior damage. Make sure that you ask the Seller or the Seller's Representative to disclose any known prior water penetration problems NOW.

4. HALLWAYS:

PROBLEMS OBSERVED

No hallway problems were observed where readily accessible at time of inspection.

5. CLOSETS:

CONDITION & PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of closet problems where readily accessible and observable at time of inspection.

(Note: Inspectors are not required to move stored goods, there is a risk of concealed problems. Be sure to examine all closets when empty during your pre-passing inspection.)

6. INTERIOR DOORS:

CONDITION & PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of interior door/ trim problems where readily accessible and observable at time of inspection.

WAS AT LEAST ONE INTERIOR DOOR PER ROOM OPERATED?

YES.

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

7. WINDOW TRIM:

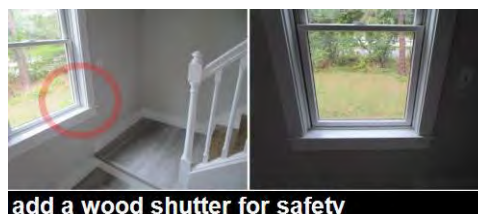
CONDITION & PROBLEMS:

**** FUNCTIONAL with EXCEPTIONS noted:**

Observation: A window has glass that is closer than 18 inches to the floor or is located in a hazardous location such as within a staircase or bathtub / shower area.

Analysis: **Per MA Standards of Practice: "Home inspectors are NOT required to determine "Safety Glazing."** Tempered safety glass should be present in hazardous areas to prevent personal injury, however not all windows are marked or labels are removed by homeowner; thus a precise determination is not possible. The label on the glass should read: **16 CFR 1201 II** Further investigation is needed.

Recommendation: Ask if the home owner if tempered safety glass is present and if not, consider replacement for safety.



WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

10. SIGNS OF WATER PENETRATION:

Signs of water penetration on interior surfaces?

Observation: Where exposed and **readily accessible** and **observable**, there were no evidence of water penetration within the general interior living spaces at time of inspection.

Analysis: The above statement should NOT be considered as a guaranty against water penetration problems as not all surfaces are **readily accessible** for inspection and all homes are vulnerable to water penetration from roof leaks, ice dam leaks, flashing leaks, chimney leaks, skylight leaks, window leaks, door leaks, siding leaks, plumbing leaks and heating system leaks.

Recommendation: Each of the above listed components or systems, along with the interior surfaces of each room should be monitored for signs of water penetration. Areas that were concealed by furniture should be investigated by YOU during a "pre-passing walk-through inspection." YOU should also ask the owner to disclose any knowledge or past water penetration problems prior to purchase.

11. OVER-ALL CONDITION / RECOMMENDATIONS:

Interior summary:

Recommendation: Minimal interior maintenance or replacement repairs as required.

INSULATION AND VENTILATION

DISCLAIMERS: All items listed in 266 CMR 6.04(3)(b)5. System INSULATION and VENTILATION plus the following are EXCLUDED from this report: A. The types(s) of/or amounts of insulation and/or its material make-up. B. Concealed insulation and vapor retarders. C. Venting equipment that is integral with household appliances. D. The venting of kitchens. E. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services.) F. Attic/eaves spaces that had no safe access insufficient lighting, unsafe flooring or were not readily accessible and observable. G. Inspection for MOLD. I. NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED.

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home-reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

1. PRIMARY ATTIC ACCESS:

METHOD USED TO OBSERVE ATTIC:

Observation: The attic space was not readily accessible and observable as no hatch was observed. Inspection was limited to the living spaces and roof.

Analysis: Conditions within the attic are undetermined. An attic hatch is not required if the clear head room does not exceed 30 inches.

The inspector was NOT able to enter all attic spaces. There is a potential for concealed damage, **further investigation is needed**. The Massachusetts Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector."

Recommendation: I recommend that attic hatch be installed and that the space be inspected by a professional roofer prior to the expiration of the inspection contingency period. If you would like us to examine the attic in total, we can make suitable arrangements after the owner of the property has signed a waiver allowing us access and waiving all liability for property damage and claims. You may desire to have an attic hatch installed so that the space can be further evaluated and to ease future changes. The size of the hatch opening should not be less than 22 inches x 30 inches. Things to investigate within the attic include: condition of the roof & ceiling structure, signs of leakage or abnormal condensation, condition of flashings, condition of roof penetrations, condition of insulation & vapor retarder, condition of wiring & plumbing and condition of the ventilation system. If through your negotiations access becomes possible, components become readily accessible, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

3. SIGNS OF PREVIOUS AND/OR ACTIVE WATER PENETRATION:

EVIDENCE OF LEAKS OR CONDENSATION PROBLEMS:

Observation: There was no access to the attic space at time of inspection. The inspector was not able to look for signs of roof leakage, condensation, ice dams, insulation and ventilation.

Analysis: Conditions within the attic are undetermined, and there is a risk of concealed problems. Further investigation is needed.

Recommendation: You should ask the owner to make the attic accessible for inspection, then you should hire a professional of your choice and hire to inspect the area for concealed problems.

4. VENTILATION:

CONDITION OF FOUNDATION / CRAWL SPACE VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of basement ventilation problems where readily accessible and observable at time of inspection.

CONDITION OF KITCHEN VENTILATION:

** **FUNCTIONAL with EXCEPTIONS noted:**

*** **NOT FUNCTIONAL:**

Observation: The kitchen exhaust fan was not operational at time of inspection.

Analysis: A kitchen must have a functional means of ventilation. Repair is needed.

Recommendation: Hire an electrician to repair or replace the exhaust fan as required.

CONDITION OF BATHROOM VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of bathroom ventilation problems where readily accessible and observable at time of inspection.

CONDITION OF DRYER VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of dryer problems where readily accessible and observable at time of inspection.

5. INSULATION IN UNFINISHED SPACES:

ATTIC:

Observation: The unfinished attic spaces were not readily accessible and observable at time of inspection.

Analysis: Conditions within the unfinished attic spaces are undetermined. Further investigation is needed to evaluate the presence, type and condition of the insulation, plus any signs of water penetration. An attic hatch measuring 22" x 30" minimum is required when the attic is more than 30 inches high.

Recommendation: Consider installing an attic hatch regardless of the attic height to aid inspection and maintenance.

BASEMENT / CRAWL SPACE:

Types of insulation where exposed and readily accessible:

- Fiberglass batt type insulation is present.

* **FUNCTIONAL.** Observation: I did not observe any evidence of basement / crawl space insulation problems where readily accessible and observable at time of inspection.

WALLS where exposed:

Observation: There were no unfinished wall spaces readily accessible or observable at time of inspection.

Analysis: The presence and condition of any insulation within the wall spaces is undetermined.

Recommendation: You should question the owner about any known wall insulation.

6. VAPOR BARRIERS IN UNFINISHED SPACES:

VAPOR BARRIER PRESENT OR ABSENT IN UNFINISHED SPACES?

* **FUNCTIONAL**, no evidence of vapor barrier problems where readily accessible and observable at time of inspection.

(Note: The type and condition of vapor barriers concealed by finished surfaces or insulation is undetermined.)

7. OVER-ALL CONDITION / RECOMMENDATIONS:

Insulation / ventilation summary:

Observation: The insulation and ventilation appear to be **FUNCTIONAL** where exposed and readily accessible and observable at time of inspection. Consider contacting the local utility company for a free or inexpensive "energy audit" to see what additional improvements are suggested and what the projected fuel savings may be anticipated.

Web Resource: <http://www.masssave.com/>

TRADESMEN TO CONTACT FOR REAPPRAISAL:

IMPORTANT FINAL COMMENTS: As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price. The task of a home inspector is to function as a "general practitioner" who identifies visible problems, adverse conditions, needed repairs, areas of suspected concealed problems and then refers clients to applicable tradesmen to determine the scope and estimated repair cost. **(NOTE: 266 CMR 6.06 PROHIBITIONS: (6) HOME INSPECTORS ARE PROHIBITED FROM DETERMINING THE COST OF REPAIRS ON ANY ITEM NOTED IN THEIR REPORT AND/OR INSPECTED BY THEM AND/OR THEIR FIRM.**

I advise that YOU perform the following research at the local town of city offices NOW.

- [x] Visit the local building department **NOW** and research the permit history of the home.
- [x] Visit the local conservation commission **NOW** and ask if any portion of the property is considered to be on or near wet lands as the presence of wet lands could seriously effect the present & future use of the property.
- [x] If any suspected MOLD was observed, then you should hire a microbiology laboratory to take swaps and air samples for analysis prior to commitment. Many homes have excessive moisture issues which might lead to mold, but the ability to detect mold is beyond the scope of this home inspection and is **EXCLUDED** from this report.

The inspection of all **EXCLUDED** items in our Contract and in the Standards of Practice should be performed, directed and evaluated by other specialists of your choice of hire prior to commitment. Since this inspection company does not dismantle equipment or perform invasive inspections the contractor's subsequent examination and repairs may reveal additional required repairs. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. **Based on my observations during the home inspection, YOUR DUE DILIGENCE should include interpreting the data in this report, contacting the Company for any needed clarification and contact the following specialists for further investigation of the ENTIRE APPLICABLE SYSTEM and /or components NOW in order to determine the cost of repairs or replacement and the impact on your budget:**

Disclosure Statements/Mass Standards of Practice/ Definitions

To see a list of the rules and regulations governing the licensing of home inspectors, please visit the following web page.
<http://www.mass.gov/ocabr/licensee/dpl-boards/hi/regulations/rules-and-regs/266-cmr-600.html#6.06>

To see a list definitions pertaining to home inspections please visit the following web page.
<http://www.mass.gov/ocabr/licensee/dpl-boards/hi/regulations/rules-and-regs/266-cmr-200-definitions.html>

1. TRADESMAN OR PROFESSIONALS TO CONSULT FOR REPAIR / REPLACEMENT COST ESTIMATES NOW:

Trade or specialty:

Plumber, Carpenter, Roofer, Heating contractor,

Expert to consult for further inspection:

Recommendation: As a home buyer, your due diligence is to research the history of the home by visiting or telephoning the local building & conservation departments **NOW**, prior to commitment.

Clients who fail to heed this advice assume all risk for structural or mechanical systems modifications or additions that may have been done without local approval and permitting.

CLOSING STATEMENTS

Dear Client,

This impartial **report** provides you with documentation of the **readily accessible** & **observable** problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process. To prevent any surprises, you should consult applicable licensed tradesmen regarding each concern **NOW**. Request that the **entire** system or concern be further investigated for additional problems not included in this **report**, and that repair or replacement cost estimates be provided in order to determine the impact on your budget. **Gather all the facts NOW, prior to commitment!**

I hope that my services have been helpful and educational.

Thank you for hiring me as your home inspector.

Sincerely,

Marc Gazaille
10 Doc Ryder Dr
Nantucket, Ma 02554

1-508-901-3946

END REPORT



TOWN OF NANTUCKET

*Quarterly Financial Report
Fourth Fiscal Quarter Ended
June 30, 2023*



Table of Contents

Financial Highlights.....	1
General Fund Revenues.....	2
Results for most recent quarter.....	3
Results for six months ended.....	4
General Fund Expenses.....	5
Results for most recent quarter.....	6
Results for six months ended.....	7
Capital Investments.....	8
Financing Activity.....	9
Investment Report.....	10

Financial Highlights

General Fund Revenues

For FY2023, General Fund ⁽¹⁾ revenues were \$133.8M, representing a \$8.8M increase over FY2022. Real Estate Taxes collected were up \$5,465,914 (+6%) and Personal Property Taxes collected were down \$22,451 (-1%). In the local receipts category, Other – including Penalties & Interest increased \$1M (+20%) and Local Meals Tax increased \$1.5M (+13%) compared to last year. Revenue from Fees & Rentals was up as well \$113K (+6%). Licenses & Permits decreased \$40K (-2%) over last fiscal year. State Local Aid revenue collected was up \$480K (+12%). Investment income increased with \$2,109,958. Other Departmental Revenue decreased over FY2022 with \$651,759 (-53%). The Revenue collected ended the year at 108% of the estimated budgeted revenue for the year.

General Fund Expenses

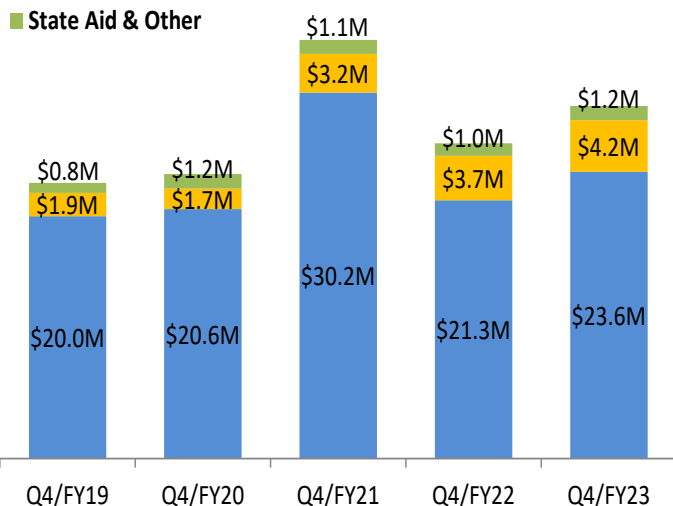
General Fund expenses ended the year at \$114,718,258 with an increase of \$13,133,446 (+13%) over FY2022, when we ended at \$101,584,812. General Government expenses increased by \$2,614,357 (+28%). School spending was up \$3,525,581 (+12%) over last year. Safety & Protection expenses were up as well with \$654K (+6%). Marine & Coastal Resources ended increased \$81,803 (+8%). There was an increase in Maintenance of \$585,216 (+13%), the main drivers are Public Works and Park & Rec. Health & Human Services were up \$392,109 (+39%) over FY2022. Debt Service Principal and Debt Service Interest increased with +16% and +17%, respectively. Overall, the General Fund Expenses ended the year at 95% of the Annual Budget.

Fourth Quarter General Fund Revenues

5-Yr History
(in millions of dollars)

Real Estate & Property Taxes Local Receipts

State Aid & Other



Fourth Quarter General Fund Expenditures ⁽²⁾

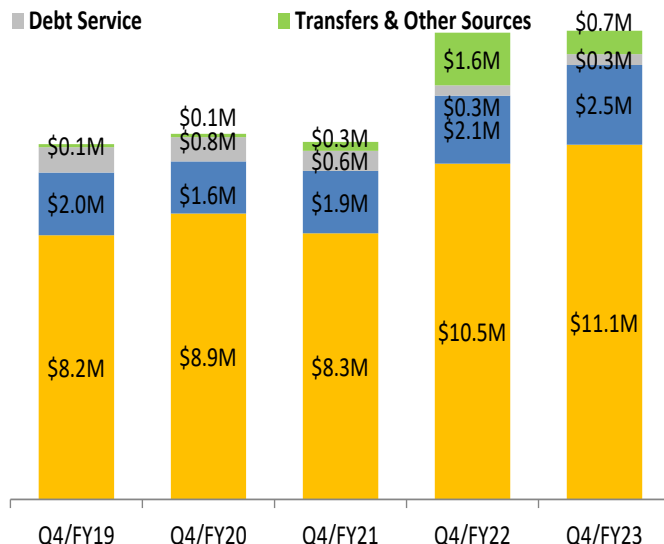
5-Yr History
(in millions of dollars)

Salaries & Benefits

Debt Service

Operational Expenses

Transfers & Other Sources

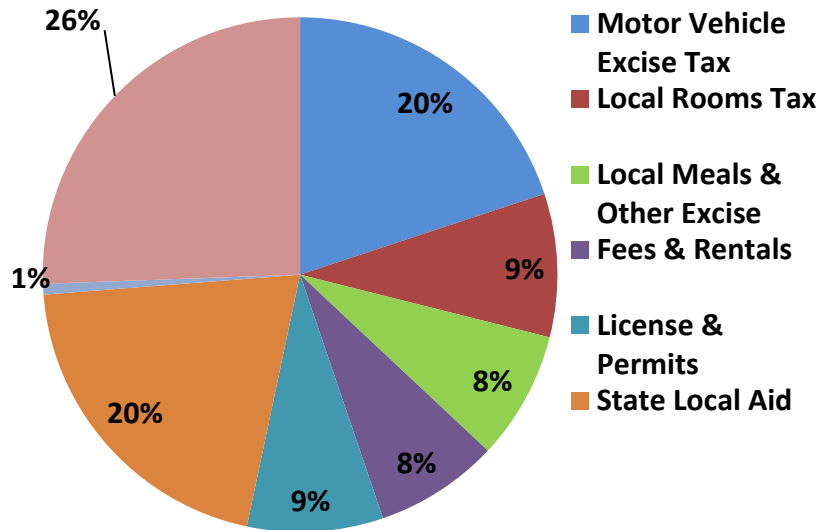


(1) General Fund: general government, safety & protection, marine department, maintenance, human services, culture & recreation, and contractual obligations.

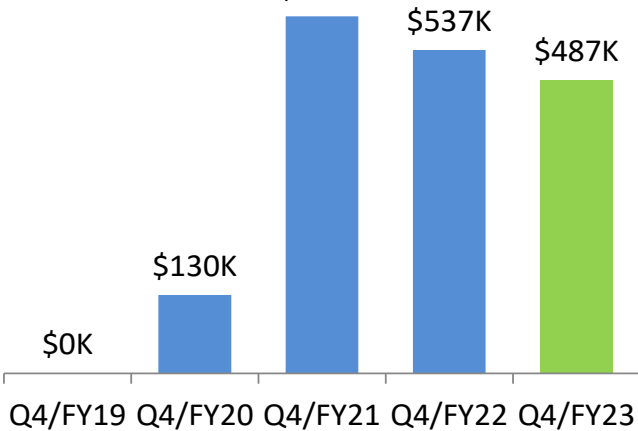
General Fund Revenues

Where does the money come from?

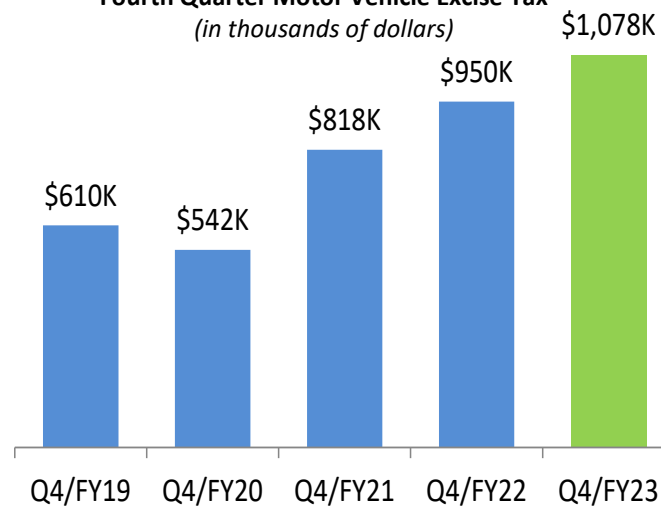
General Fund Revenues ⁽¹⁾
For Fiscal Quarter Ended June 30, 2023



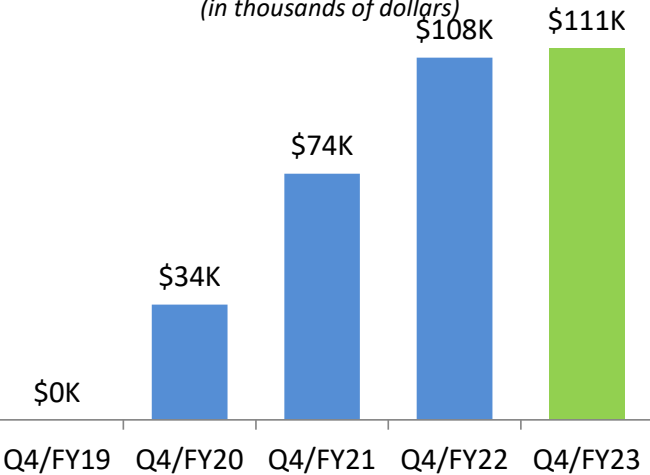
Fourth Quarter Rooms Tax
(in millions of dollars)



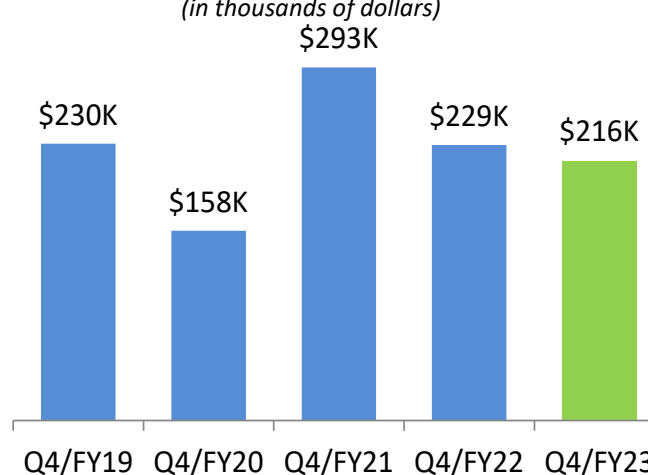
Fourth Quarter Motor Vehicle Excise Tax
(in thousands of dollars)



Fourth Quarter Meals Tax
(in thousands of dollars)



Fourth Quarter Building Permits
(in thousands of dollars)



⁽¹⁾ Excludes real estate and personal property tax revenue

General Fund Revenues

Results for most recent quarter

	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	% Change	\$ Change	Quarter
Real Estate Taxes	\$ 23,100,678	\$ 20,644,176	12%	\$ 2,456,502	\$ 24,526,162
Personal Property Taxes	531,861	636,366	(16%)	(104,505)	623,208
Excise Taxes					
Motor Vehicle Excise Tax	1,077,886	949,833	13%	128,053	725,000
Local Rooms Tax	486,903	537,433	(9%)	(50,530)	2,437,500
Local Meals Tax	110,994	108,201	3%	2,794	237,500
Other - Includes Penalties & Interest	325,652	302,792	8%	22,860	192,174
Subtotal - Excise Taxes	2,001,436	1,898,259	5%	103,177	3,592,174
Charges for Services	8,959	11,012	(19%)	(2,053)	12,563
Fees & Rentals					
Planning Board Filing Fees	35,250	25,600	38%	9,650	31,250
Plumbing & Wiring Inspection Fees	104,240	83,280	25%	20,960	92,000
HDC Filing Fees	72,607	78,528	(8%)	(5,921)	88,575
Concession Rental Fees	-	-	na	-	43,653
Marine Moorings & Docking Fees	52,070	44,000	18%	8,070	51,813
Other	157,528	142,868	10%	14,660	111,460
Subtotal - Fees & Rentals	421,695	374,276	13%	47,419	418,750
License & Permits					
Building Permits	215,841	228,654	(6%)	(12,814)	260,246
Liquor Licenses	110,900	73,850	50%	37,050	54,750
Other	135,536	124,692	9%	10,844	60,350
Subtotal - License & Permits	462,276	427,196	8%	35,080	375,346
State Local Aid					
School Aid	989,344	912,537	8%	76,807	989,343
Other	116,839	89,703	30%	27,135	83,577
Subtotal - State Local Aid	1,106,183	1,002,240	10%	103,942	1,072,920
Fines & Forfeits					
Parking Fines	27,436	30,035	(9%)	(2,598)	68,250
Other	8,923	7,860	14%	1,063	6,750
Subtotal - Fines & Forfeits	36,359	37,895	(4%)	(1,536)	75,000
Investment Income	1,177,983	98,483	1,096%	1,079,500	56,250
Other Departmental Revenue					
Town Gas Sales	14,131	25,254	(44%)	(11,124)	13,500
Off Duty Police and Fire Personnel	33,376	19,904	68%	13,471	22,875
Other Departmental Revenue	85,524	764,603	(89%)	(679,079)	76,125
Subtotal - Other Dept'l Revenue	133,030	809,762	(84%)	(676,732)	112,500
Miscellaneous			na	-	-
Transfer & Other Sources					
Debt Premium	-	-	na	-	-
Indirect Costs	63,575	30,575	108%	33,000	145,575
Other	-	-	na	-	-
Subtotal - Transfer & Other Sources	63,575	30,575	108%	33,000	145,575
Total General Fund Revenue	\$ 29,044,034	\$ 25,970,239	12%	\$ 3,073,795	\$ 31,010,448

General Fund Revenues

Results for 12 Months Ended June 30, 2023

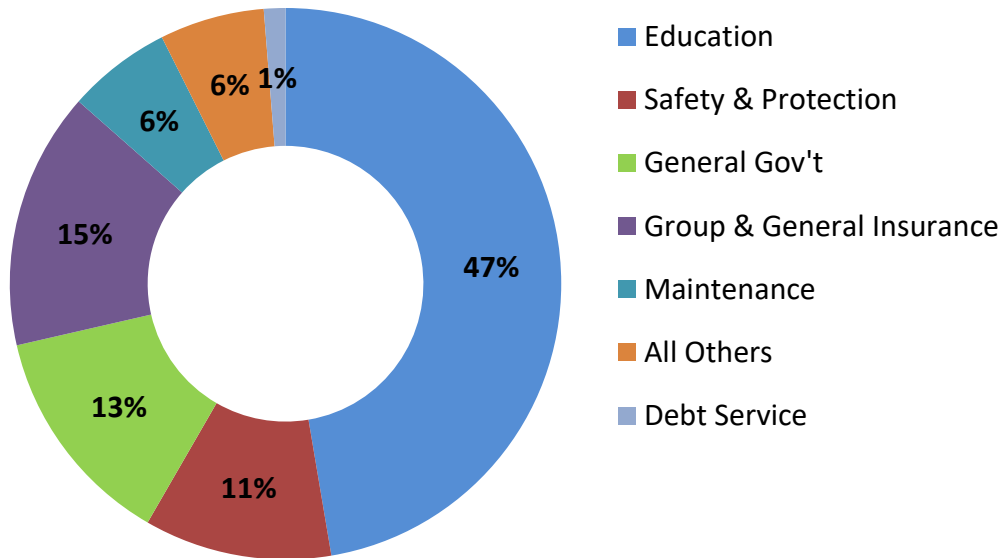
	Twelve Months Ended Jun 30		YTD/YTD		FY2023	% of
	FY2023	FY2022	% Change	\$ Change	Budget	Budget
Real Estate Taxes	\$ 98,546,830	\$ 93,080,916	6%	\$ 5,465,914	\$ 98,104,649	100%
Personal Property Taxes	2,468,220	2,490,671	(1%)	(22,451)	2,492,834	99%
Excise Taxes						
Motor Vehicle Excise Tax	4,397,378	4,228,648	4%	168,730	2,900,000	152%
Local Rooms Tax	13,237,514	12,498,515	6%	738,998	9,750,000	136%
Local Meals Tax	1,638,059	1,445,562	13%	192,497	950,000	172%
Other - Includes Penalties & Interest	1,284,419	1,071,177	20%	213,243	768,695	167%
Subtotal - Excise Taxes	20,557,370	19,243,902	7%	1,313,468	14,368,695	143%
Charges for Services	70,462	76,048	(7%)	(5,586)	50,250	140%
Fees & Rentals						
Planning Board Filing Fees	83,543	81,437	3%	2,106	125,000	67%
Plumbing & Wiring Inspection Fees	444,958	413,550	8%	31,408	368,000	121%
HDC Filing Fees	262,685	298,935	(12%)	(36,250)	354,300	74%
Concession Rental Fees	330,191	210,592	57%	119,599	174,610	189%
Marine Moorings & Docking Fees	231,154	234,500	(1%)	(3,346)	207,250	112%
Other	571,703	571,767	(0%)	(64)	445,840	128%
Subtotal - Fees & Rentals	1,924,233	1,810,781	6%	113,453	1,675,000	115%
License & Permits						
Building Permits	1,240,869	1,336,303	(7%)	(95,434)	1,040,982	119%
Liquor Licenses	373,800	321,450	16%	52,350	219,000	171%
Other	294,513	291,544	1%	2,970	241,400	122%
Subtotal - License & Permits	1,909,182	1,949,297	(2%)	(40,115)	1,501,382	127%
State Local Aid						
School Aid	3,957,373	3,650,139	8%	307,234	3,957,373	100%
Other	467,302	294,252	59%	173,050	334,308	140%
Subtotal - State Local Aid	4,424,675	3,944,391	12%	480,284	4,291,681	103%
Fines & Forfeits						
Parking Fines	365,983	358,704	2%	(2,598)	273,000	134%
Other	31,781	32,823	(3%)	1,063	27,000	118%
Subtotal - Fines & Forfeits	397,764	391,526	2%	6,238	300,000	133%
Investment Income	2,371,278	261,320	807%	2,109,958	225,000	1,054%
Other Departmental Revenue						
Town Gas Sales	86,648	78,319	11%	8,330	54,000	160%
Off Duty Police and Fire Personnel	122,374	78,335	56%	44,039	91,500	134%
Other Departmental Revenue	375,695	1,079,823	(65%)	(704,129)	304,500	123%
Subtotal - Other Dept'l Revenue	584,717	1,236,477	(53%)	(651,759)	450,000	130%
Miscellaneous			na	-		na
Transfer & Other Sources						
Debt Premium	-	-	na	-	-	na
Indirect Costs	500,300	467,300	7%	-	582,300	86%
Other	-	-	na	-	-	na
Subtotal - Transfer & Other Sources	500,300	467,300	7%	33,000	582,300	86%
Total General Fund Revenue	\$ 133,755,032	\$ 124,952,629	7%	\$ 8,802,403	\$ 124,041,791	108%

General Fund Expenses

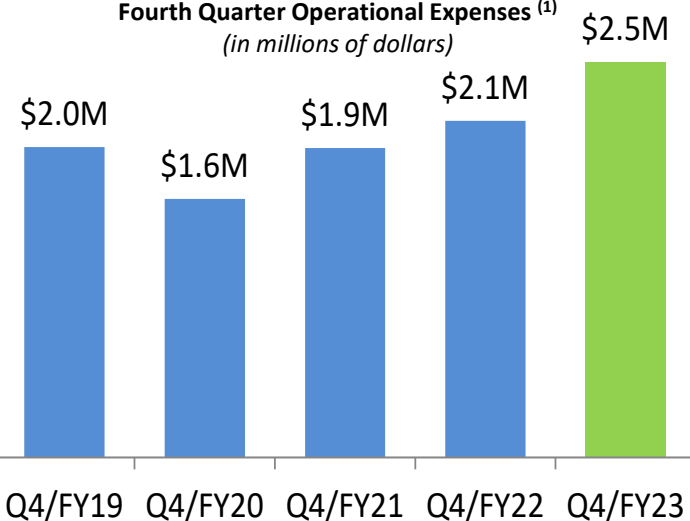
Where does the money go?

General Fund Expenses

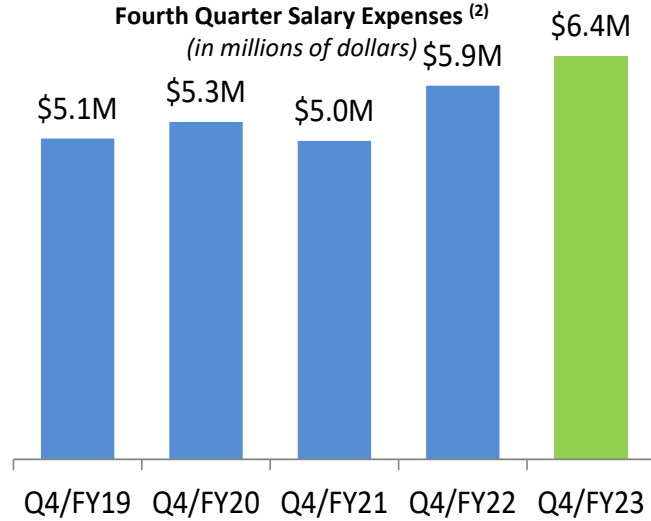
For Fiscal Quarter Ended June 30, 2023



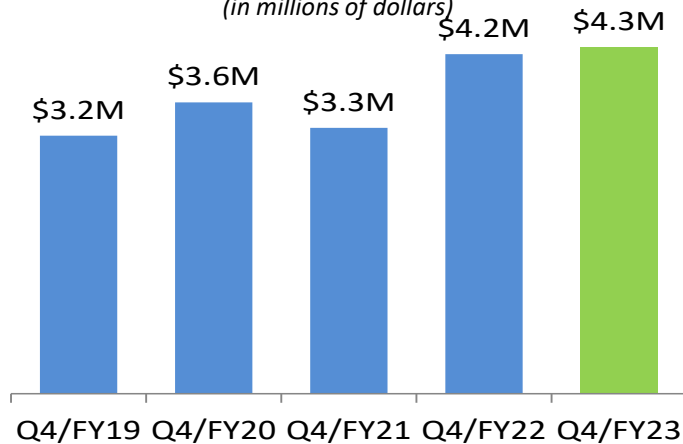
Fourth Quarter Operational Expenses ⁽¹⁾
(in millions of dollars)



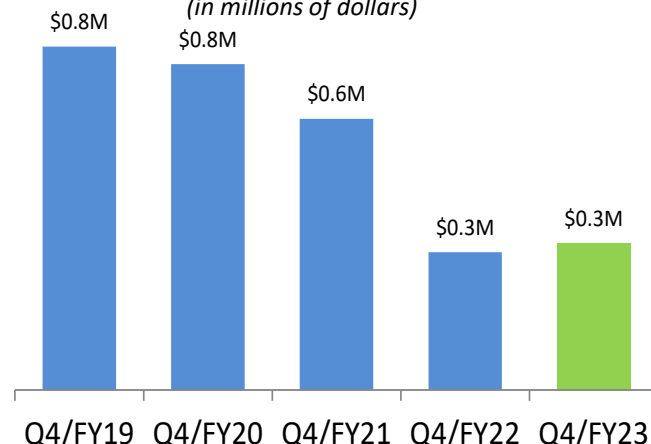
Fourth Quarter Salary Expenses ⁽²⁾
(in millions of dollars)



Fourth Quarter Health & Other Group Insurance
(in millions of dollars)



Fourth Quarter Debt Service (P&I)
(in millions of dollars)



⁽¹⁾ Excludes Debt Service, Transfers and State Assessments, which are subject to timing differences

⁽²⁾ Excludes Health Insurance & Other Group Insurance, Pension Costs and Contractual Obligations.

General Fund Expenses

Results for most recent quarter

	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	% Change	\$ Change	Quarter
General Government					
Finance Committee	\$ 23,111	\$ 20,894	11%	\$ 2,217	\$ 4,670
Finance & Operations	806,895	644,924	25%	161,971	634,709
Human Resources	171,688	169,911	1%	1,776	154,540
Information Systems / GIS	445,608	313,959	42%	131,649	427,758
Legal / Town Counsel	180,869	157,296	15%	23,572	113,008
Moderator	178	178	-	-	421
Planning & Land Use Services	524,088	496,020	6%	28,069	583,606
Town Administration	763,464	537,110	42%	226,353	580,975
Housing Office	75,808	47,034	61%	28,774	370,032
Natural Resources	357,974	350,281	2%	7,693	290,757
Town Clerk	167,445	120,497	39%	46,948	91,945
Subtotal	\$ 3,517,126	\$ 2,858,103	23%	\$ 659,023	\$ 3,252,420
Safety & Protection					
Emergency Management	\$ 8,000	\$ -	na	8,000	2,000
Fire Department	913,195	1,004,143	(9%)	(90,948)	826,898
Police & Animal Control	1,978,554	1,969,710	0%	8,844	1,981,601
Street Lighting	57,741	36,543	58%	21,198	41,250
Subtotal	\$ 2,957,490	\$ 3,010,396	(2%)	\$ (52,905)	\$ 2,851,749
Marine & Coastal Resources					
Marine Department	\$ 320,271	\$ 347,547	(8%)	(27,276)	271,284
Subtotal	\$ 320,271	\$ 347,547	(8%)	\$ (27,276)	\$ 271,284
Maintenance					
Gas / Town Vehicles	\$ 125,959	\$ 141,340	(11%)	(15,382)	93,750
Mosquito Control	25,250	24,200	4%	1,050	44,258
Public Buildings	373,971	475,169	(21%)	(101,198)	321,395
Public Works	941,820	877,042	7%	64,778	902,758
Park & Rec	135,979	27,567	393%	108,411	87,883
Snow & Ice Removal	37,448	42	89,962%	37,406	20,650
Subtotal	\$ 1,640,426	\$ 1,545,360	6%	\$ 95,066	\$ 1,470,695
Health & Human Services					
Health & Human Services	\$ 507,047	\$ 191,694	165%	315,353	358,421
Subtotal	\$ 507,047	\$ 191,694	165%	\$ 315,353	\$ 358,421
Culture & Recreation					
Atheneum	\$ -	\$ 191,521	(100%)	(191,521)	196,309
Town Clock	308	1,333	(77%)	(1,025)	1,175
Visitor Services	125,143	92,966	35%	32,177	121,768
Subtotal	\$ 125,451	\$ 285,821	(56%)	\$ (160,370)	\$ 319,253
Other Expenditures					
Debt Service Principal	\$ (250,000)	\$ (250,000)	-	-	1,821,043
Debt Service Interest	589,247	568,467	4%	20,779	976,325
Group Insurance	4,283,894	4,197,616	2%	86,278	4,108,220
General Insurance	(226,384)	(234,035)	(3%)	7,652	737,977
Retirement Assessment	-	-	na	-	1,574,792
Cherry Sheet Assessments	275,319	274,644	0%	675	293,601
Contractual Obligations	423,127	393,863	7%	29,264	113,750
Intergovernmental-SWEF	-	-	na	-	2,011,577
Intergovernmental-OIH	-	-	na	-	1,281,250
Intergovernmental-Community School	-	-	na	-	137,500
Education	12,731,406	10,158,319	25%	2,573,088	8,606,747
Subtotal	\$17,826,610	\$15,108,874	18%	\$ 2,717,736	\$ 21,662,781
Total General Fund Expenses	\$26,894,420	\$23,347,794	15%	\$ 3,546,626	\$ 30,186,602

General Fund Expenses

Results for 12 Months Ended June 30, 2023

	Twelve Months Ended Jun 30		YTD/YTD		FY23 Budget	% of
	FY2023	FY2022	% Change	\$ Change	Annual	Budge
General Government						
Finance Committee	\$ 23,457	\$ 26,842	(13%)	\$ (3,385)	\$ 18,680	126%
Finance & Operations	2,629,207	2,154,551	22%	474,656	2,538,837	104%
Human Resources	561,781	489,816	15%	71,965	618,159	91%
Information Systems / GIS	1,668,589	1,299,970	28%	368,619	1,711,030	98%
Legal / Town Counsel	543,504	379,460	43%	164,045	452,032	120%
Moderator	178	178	-	-	1,683	11%
Planning & Land Use Services	2,302,917	1,808,754	27%	494,163	2,334,424	99%
Town Administration	2,234,348	1,590,965	40%	643,383	2,323,902	96%
Housing Office	308,721	129,094	139%	179,626	1,480,127	21%
Natural Resources	1,092,670	920,323	19%	172,347	1,163,029	94%
Town Clerk	430,596	381,657	13%	48,939	367,778	117%
Subtotal	\$ 11,795,967	\$ 9,181,610	28%	\$ 2,614,357	\$ 13,009,680	91%
Safety & Protection						
Emergency Management	\$ 8,000	\$ 3,633	120%	4,367	8,000	100%
Fire Department	3,554,597	3,233,155	10%	321,441	3,307,592	107%
Police & Animal Control	7,098,012	6,839,543	4%	258,469	7,926,403	90%
Street Lighting	185,372	115,632	60%	69,739	165,000	112%
Subtotal	\$ 10,845,980	\$ 10,191,963	6%	\$ 654,017	\$ 11,406,995	95%
Marine & Coastal Resources						
Marine Department	\$ 1,112,682	\$ 1,030,879	8%	81,803	1,085,137	103%
Subtotal	\$ 1,112,682	\$ 1,030,879	8%	\$ 81,803	\$ 1,085,137	103%
Maintenance						
Gas / Town Vehicles	\$ 372,816	\$ 349,614	7%	23,202	375,000	99%
Mosquito Control	122,050	93,700	30%	28,350	177,032	69%
Public Buildings	1,256,223	1,246,242	1%	9,981	1,285,581	98%
Public Works	2,976,152	2,748,143	8%	228,008	3,611,032	82%
Park & Rec	345,082	49,292	600%	295,790	351,534	98%
Snow & Ice Removal	108,532	108,648	(0%)	(116)	82,600	131%
Subtotal	\$ 5,180,855	\$ 4,595,639	13%	\$ 585,216	\$ 5,882,779	88%
Health & Human Services						
Health & Human Services	\$ 1,409,807	\$ 1,017,698	39%	392,109	1,433,684	98%
Subtotal	\$ 1,409,807	\$ 1,017,698	39%	\$ 392,109	\$ 1,433,684	98%
Culture & Recreation						
Atheneum	\$ 785,237	\$ 766,085	2%	19,152	785,237	100%
Town Clock	2,385	3,420	(30%)	(1,035)	4,700	51%
Visitor Services	438,426	318,907	37%	119,519	487,074	90%
Subtotal	\$ 1,226,048	\$ 1,088,412	13%	\$ 137,636	\$ 1,277,011	96%
Other Expenditures						
Debt Service Principal	\$ 7,283,627	\$ 6,289,971	16%	993,656	7,284,172	100%
Debt Service Interest	4,032,094	3,443,832	17%	588,262	3,905,298	103%
Group Insurance	14,566,692	13,402,221	9%	1,164,471	16,432,879	89%
General Insurance	2,062,029	1,803,379	14%	258,650	2,951,910	70%
Retirement Assessment	5,846,976	5,666,710	3%	180,265	6,299,169	93%
Cherry Sheet Assessments	1,169,579	959,730	22%	209,849	1,174,402	100%
Contractual Obligations	423,127	393,863	7%	29,264	455,000	93%
Intergovernmental-SWEF	8,046,306	6,502,995	24%	1,543,311	8,046,306	100%
Intergovernmental-OIH	5,125,000	5,000,000	2%	125,000	5,125,000	100%
Intergovernmental-Community School	550,000	500,000	10%	50,000	550,000	100%
Education	34,041,489	30,515,909	12%	3,525,581	34,426,987	99%
Subtotal	\$ 83,146,920	\$ 74,478,611	12%	\$ 8,668,309	\$ 86,651,123	96%
Total General Fund Expenses	\$ 114,718,258	\$ 101,584,812	13%	\$ 13,133,446	\$ 120,746,408	95%

Capital Investments

Maintaining and improving the infrastructure

FY2023 YTD Top 15 Capital Projects

Expenditures for Twelve Months Ended June 30, 2023

ACCOUNT DESCRIPTION	YTD EXPENDED
A15'23 SCHOOL ATHLETIC FACILIT	4,826,714.19
A19'23 10-12 WASHINGTON ST	4,750,000.00
A13'20 IMPROVE TOWN PIER	3,560,983.73
A10'23 ROAD IMPROVEMENTS	1,594,061.17
A10'22 REPLACE ENGINE #4	636,459.78
A10'23 WATER MAINS NMA DESIGN	469,403.67
A10'22 SIDEWALK IMPROVEMENT PR	423,068.82
A10'20 INFRA 6FG&WAITT	421,719.53
A10'23 SIDEWALK IMPROVEMENT PL	413,788.46
A10'22 REPAIR F ST BULKHEAD	357,291.67
A10'22 LORAN SEWER CONNECTION	313,447.50
A10'22 GRNDWATER PFAS FIND&FIX	277,068.81
A10'23 NPS BUILDING IMPROVEMEN	274,200.00
A13'22 CHILDREN'S STORMWATER	268,160.82
A10/'19 REPAIR TOWN PIER	250,617.17

Financing Activity

How much do we owe?

The Town's Credit Rating

- External credit ratings have a direct influence on the Town's ability to:
 - Minimize borrowing costs
 - Successfully borrow funds to complete the improvement and construction of long-term assets and the Town's infrastructure
- In October 2018, Moody's affirmed the Town's rating of AAA the highest rating on the municipal credit rating scale - and reaffirmed a positive outlook.
- In October 2016, Standard & Poor's initiated coverage on the Town of Nantucket's general obligation debt in a report establishing a AA rating. There has been no new rating since this initial report.

Type of Bond Issued	Moody's Rating	Standard & Poor's Rating
General Obligation	AAA	AA

Investment Report

How safe is our money?

Equity Markets - Review

In the final quarter of the Fiscal Year, U.S. Equity markets continued an impressive run higher.

Recent market momentum was based off additional economic stimulus and the expectation for economic recovery.

During the quarter, GDP, unemployment and corporate earnings data showed the recovery had arrived.

Overall for the quarter the S&P 500 returned 8.4%. The 21 Legal List stocks returned 3.1%.

Fixed Income - Review

During this recovery, one ongoing area of concern for investors has been the risk of rising inflation, which increased significantly throughout the quarter.

The Fed has acknowledged recent inflationary data and is continuing to adjust their outlook for future interest rate policy.

Ironically, while short-term interest rates have risen, the longer-term 10 Year Treasury rate has actually fallen since March.

The 10 Year Treasury ended the fiscal year at 1.44% as of June 30th.

Strategy Outlook

As we've seen throughout the Fiscal Year, portfolios with an allocation to Equities benefited from the continued economic recovery. We continue to favor making allocations to Legal List equities for Long Term funds.

Although we saw the 10 Year Treasury rate fall throughout the final quarter, our expectation is for rates to resume their trend higher driven by continued economic improvement, inflationary pressure and eventual changes in the Fed's interest rate outlook.

Advisory Fees - 4/1/2021 – 6/30/2021

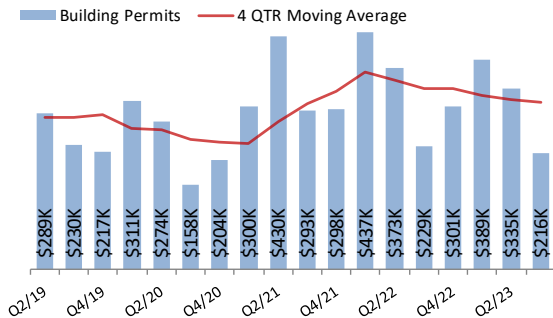
- Pooled Trust: \$7,589.08
- OPEB: \$3,104.14
- Airport Stab: \$109.13

Outlook

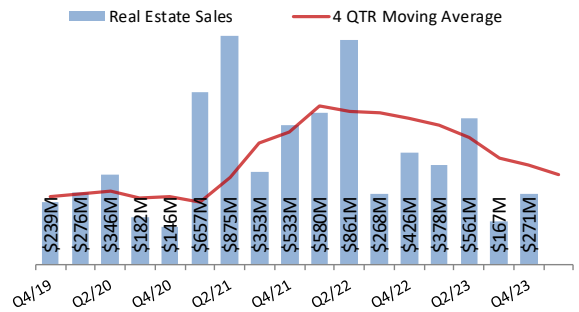
The Muni Watch as of June 30, 2023

Local Receipts	Periods based on fiscal calendar ⁽¹⁾				Trend ⁽²⁾		Details
	Last Qtr	Qtr/Qtr	LTM	Yr/Yr	3-Mo	LTM	
Building Permits	\$215,841	(6%)	\$1.2M	(7%)			<i>For Local Receipts categories:</i> - Green if trend is 5% or above - Yellow if trend is between +5% and -10% - Red if trend is below -10%
Rooms Tax	\$486,903	(9%)	\$13.2M	6%			
Meals Tax	\$110,994	3%	\$1.6M	13%			
Motor Excise Tax	\$1,077,886	13%	\$4.4M	4%			
Local Indicators (3)							
Real Estate - Sales (\$M)	\$271M	(36%)	\$1,377M	(36%)			<i>Real Estate categories:</i> - Green if trend ≥ 0%, Yellow if between 0% and -10%, Red if trend is < 10%
Real Estate - Transactions	77	(37%)	356	(42%)			
SSA Freight Revenue (\$M)	\$8.4M	14%	\$40M	5%			<i>SSA categories:</i> - Green if trend ≥ 0%, Yellow if between 0% and -3%, Red if trend is < 3%
SSA Nantucket Passengers	41,260	6%	578,689	9%			
GA Airport Landings ⁽⁴⁾	8,166	68%	23,554	7%			<i>Airport:</i> Private aircraft activity. Green if trend ≥ 5%, Yellow if 0% to 5%, Red if < 0%
Nat'l Leading Indicators	Current	3-Mo	12-Mo		3-Mo	LTM	
LIBOR T-Bill Yield Spread	0.34	0.29	0.14%				- Difference between 3mth LIBOR & 3 mth treasury bill (< 0.5% signals stability).
Sr Loan Officer Survey	46.00	44.80	-1.50%				- Fed Reserve: % of loan officers seeing loan standards tightening for med/large firms (< 10% is positive).
S&P 500 Performance	4,450	4,109	3,784				- S&P 500 index as proxy of performance of risky equity assets. Level > 1950 is positive.
Weekly Initial Claims	256,750	242,000	231,750				- 4-wk average of unemployment insurance initial claims, < 300,000 is positive.

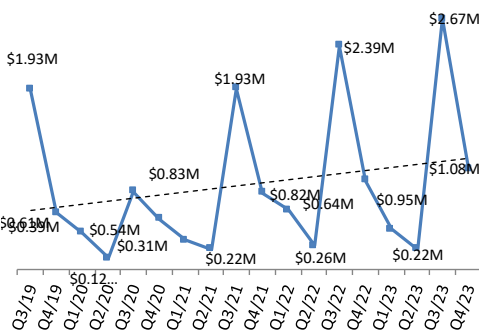
Building Permits - Historicals and Moving Average



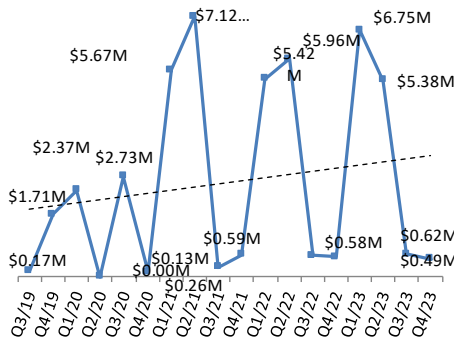
Real Estate Sales - Historicals and Moving Average



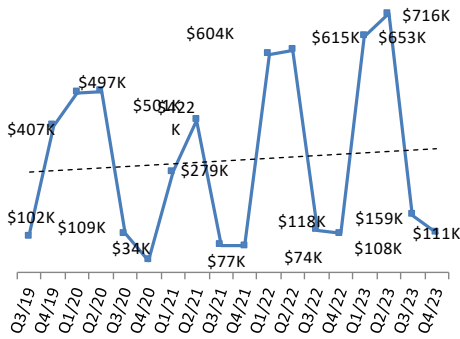
Motor Excise Tax (in millions)



Rooms Tax (in millions)



Meals Tax (in thousands)





Airport Enterprise Fund

Quarterly Financial Report

Fourth Fiscal Quarter

Ended June 30, 2023



Table of Contents

Airport Financial Highlights.....	1
Airport Summary.....	2
Airport Revenue Charts.....	3
Airport Revenue Detail.....	4,5
Airport Expense Detail.....	6,7

Airport Financial Highlights

Airport Revenues

As of Q4 FY23, total revenue YTD (total without other funding sources) is up 10% (\$2.4M) over YTD FY22. A major driver of this increase is the increase in fuel revenue. Total fuel sales have increased by \$1.8M (13%) over FY22 (\$13.8M in Q4 FY22 to \$15.6M in Q4 FY23). Revenue has also increased in other income categories such as Rental Income, Fee Income, and Vehicle Income as a result of the continued economic strength of the Nantucket visitor economy.

Total operations are down 10% over the previous year. Passenger enplanements are stable over the previous year (a difference of 300 enplanements). The results are initially paradoxical, as fewer aircraft operating through the Airport generates less aeronautical revenue. The Airport, however, remains financially stable. This is due to the Airport's non-aeronautical business development and capitalization on quality aeronautical opportunity. The Airport is producing more revenue per aircraft operation, which results in reduced noise and emission impact on the Island.

Airport Expenses

As of Q4 FY2023, total expenses (excluding debt service) are up 22% (\$3.0M) over Q4 FY22. This increase appears larger than it truly is, due to the anomaly in payroll expenses for FY22, not including the expenses that were reimbursed using the CARES Act Reimbursements.

The payroll expenses are an anomaly as they are still reflecting CARES Act reimbursements. Q4 FY23 are the true payroll expenses to date as the Cares Act funding has been exhausted. However, in Q4 FY22, the operating budget shows \$2.9M in payroll expenses, however there were \$2.17M in payroll expenses reimbursed via CARES Act funding, totaling \$5.1M in true payroll expenses for Q4 FY22. Overall, true payroll expenses for Q4 FY23 are up \$207k (4%) over Q4 FY22. This is mainly due to employee retirement payouts in FY23.

According to the analysis, total fuel expenses are up \$705k (11%) over this time last year. However, not reflected in the analysis is the receipt of an ARPA Grant which reimbursed \$2.1M of fuel purchases in FY23. This brings the true fuel purchases for Q4TD FY23 to \$9.5M. Additionally, FY22, NMA received a similar grant (ACRGP) which reimbursed \$1.5M of fuel purchases FY22, bringing the true fuel purchases for Q4TD FY22 to \$8.2M. Comparing true fuel purchases, fuel purchases are up \$1.3M (16%) in Q4 FY23 over Q4 FY22, reflective of actual market conditions.

The main driver in expenses is the increase in fuel price from Q3 FY23 over Q3 FY22. The average price per gallon during July through June increased from \$3.91 in FY22 to \$4.23 in FY23: a \$0.32 per gallon (8% increase). Overall, there was less than a 1% decrease (difference of 8k gallons) in gallons sold from Q4TD FY22 to Q4TD FY23.

Airport Summary

TOWN OF NANTUCKET AIRPORT - ENTERPRISE FUND

Operating Revenues and Expenses for the Twelve Months Ended June 30, 2023

	Budget	Twelve Months Ended Jun 30	
	FY2023	FY2023	FY2022
Revenue - Includes Airport Revolving Fund	\$ 19,902,600	\$ 26,925,642	\$ 24,536,434
Expenses - Includes Airport Revolving Fund	20,329,021	18,350,148	15,405,679
Net Earnings	(426,421)	8,575,494	9,130,755
Transfer from Retained Earnings	-	-	-
Net Earnings after Retained Earnings Transfer	\$ (426,421)	\$ 8,575,494	\$ 9,130,755
Net Sources / (Uses):			
Article #- GF Subsidy	\$ -	\$ -	\$ -
Encumbrance Carryforwards	26,421	26,421	19,861
Fuel Revolver Fund Balance Unavailable for Retained Earnings Calculation	-	(2,076,003)	(2,463,846)
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	400,000	400,000	250,000
Transfer from Stabilization Fund	-	100,000	-
Surplus(Deficit)	(0)	\$ 6,925,913	\$ 6,936,771

Certified Retained Earnings As of July 01, 2022	\$ 8,300,025
Less: Passenger Facility Charge - Actual FY23 Revenue	(615,347)
Less: Amount allocated at May 6, 2023 ATM, A23	(2,100,000)
Less: Amount allocated at May 6, 2023 ATM, A3	(4,942,500)
Plus: Current Surplus as of Jun 30, 2023	\$ 6,925,913
Projected Balance as of June 30, 2023 ⁽¹⁾⁽²⁾	\$ 7,568,091

(1) Revenues remain a projection, until certified by the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

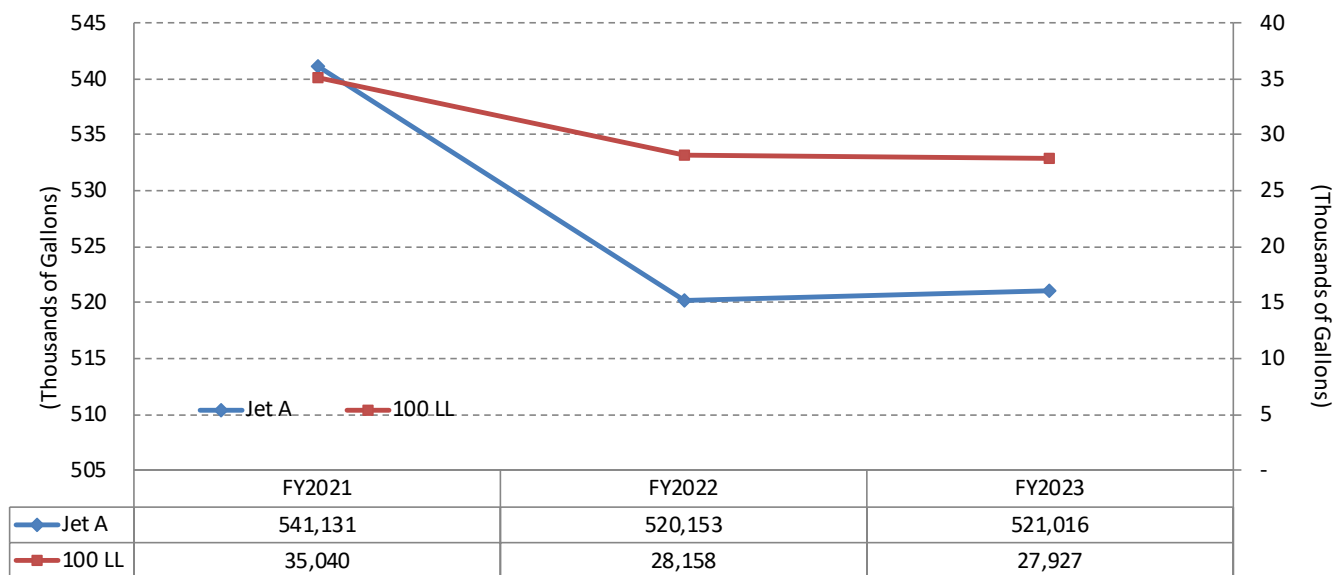
(2) Actual balance will be lower due to encumbrances that are carried forward

Airport Revenues

Where does the money come from?

Aviation Fuel Revolving Fund - FY2023 vs. FY2022

	FY2023	FY2022
Fuel Sales	\$ 15,567,960	\$ 13,766,287
Less: Fuel Purchases	(7,382,986)	(6,677,556)
Less: Non Fuel Purchases	(41,011)	(358,599)
Gross Profit	8,143,963	6,730,133
Revolver Revenue Only *	9,500,000	9,500,000
Less: Fuel Purchases	(7,382,986)	(6,677,556)
Less: Non Fuel Purchases	(41,011)	(358,599)
Unallocable Portion of Gross Profit	2,076,003	2,463,846
Profit to be Applied to Op Budget	\$ 6,067,960	\$ 4,266,287





Airport Revenues

Operating Revenue for the Quarter Ended Jun 30, 2023

REVENUE	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget Quarter
	FY2023	FY2022	\$ Change	% Change	
Fixed Base Operations (FBO)	\$ 983,648	\$ 915,158	\$ 68,490	7%	\$ 806,250
Revolver: Fuel Sales	-	75,424	(75,424)	(100%)	2,375,000
Jet Fuel Sales in Excess of Revolving Fund	3,421,292	4,266,287	(844,995)	(20%)	625,000
Passenger Facility Charge	122,016	100,337	21,679	22%	112,500
Rental Income	793,233	705,557	87,676	12%	606,500
Fee Income	167,545	174,549	(7,004)	(4%)	336,950
Vehicle Income	81,761	62,003	19,758	32%	29,000
Interest on Investments	222,755	15,932	206,823	1,298%	6,250
Other Income	60,377	56,579	3,798	7%	78,200
Total Revenue*	\$ 5,852,628	\$ 6,371,827	\$ (519,199)	(8%)	\$ 4,975,650
OTHER FINANCING SOURCES					
	FY2023	FY2022	\$ Change	% Change	Quarter
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -
FinCom Transfer	-	-	-	na	-
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-	na	-
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	-	-	-	na	-
Transfer from Stabilization Fund	(100,000)	-	(100,000)	na	-
Encumbrance Carryforward	-	18,500	(18,500)	(100%)	-
Fuel Revolver Fund Balance Unavailable for R/E Calculation (YTD Only)	-	-	-	na	-
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-
Total Other Financing Sources	\$ (100,000)	\$ 18,500	\$ (118,500)	(641%)	\$ -
TOTAL REVENUE AND OTHER FINANCING SOURCES	\$ 5,752,628	\$ 6,390,327	\$ (637,699)	(10%)	\$ 4,975,650



Airport Revenues

Operating Revenue for the Twelve Months Ended Jun 30, 2023

REVENUE	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Fixed Base Operations (FBO)	\$ 4,161,864	\$ 4,227,567	\$ (65,703)	(2%)	\$ 3,225,000		129%
Revolver: Fuel Sales	9,500,000	9,500,000	-	0%	9,500,000		100%
Jet Fuel Sales in Excess of Revolving Fund	6,067,960	4,266,287	1,801,673	42%	2,500,000		243%
Passenger Facility Charge	615,347	629,009	(13,662)	(2%)	450,000		137%
Rental Income	3,088,028	2,541,713	546,315	21%	2,426,000		127%
Fee Income	2,205,935	2,037,244	168,691	8%	1,347,800		164%
Vehicle Income	380,090	262,225	117,864	45%	116,000		328%
Interest on Investments	444,601	63,203	381,398	603%	25,000		1,778%
Other Income	461,817	1,009,186	(547,368)	(54%)	312,800		148%
Total Revenue*	\$ 26,925,642	\$ 24,536,434	\$ 2,389,208	10%	\$ 19,902,600		135%

OTHER FINANCING SOURCES	FY2023	FY2022	\$ Change	% Change	FY2023 Budget	Budget Used
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -	na
FinCom Transfer	-	-	-	na	-	na
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-	na	-	na
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	400,000	250,000	150,000	60%	400,000	100%
Transfer from Stabilization Fund	100,000	-	100,000	na	-	na
Encumbrance Carryforward	26,421	19,861	6,560	33%	26,421	100%
Fuel Revolver Fund Balance Unavailable for R/E Calculation (YTD Only)	(2,076,003)	(2,463,846)	387,843	(16%)	-	na
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-	na
Total Other Financing Sources	\$ (1,549,581)	\$ (2,193,985)	\$ 644,403	(29%)	426,421	(363%)

TOTAL REVENUE AND OTHER FINANCING SOURCES	\$ 25,376,060	\$ 22,342,449	\$ 3,033,611	14%	\$ 20,329,021	125%
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Airport Expenses

Operating Expenses for the Quarter Ended Jun 30, 2023

OPERATING EXPENSES WITHOUT DEBT	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	Quarter
Payroll - Salary	\$ 1,038,919	\$ 1,119,026	\$ (80,107)	(7%)	\$ 955,425
Medicare P/R Tax Expense	14,673	15,846	(1,173)	(7%)	13,850
Medical Insurance	232,238	233,459	(1,221)	(1%)	280,500
Barnstable County Retirement	-	-	-	na	221,250
Fixed Based Operations	237,067	253,720	(16,652)	(7%)	174,155
Revolver: Cost of Fuel	1,947,816	3,287,476	(1,339,660)	(41%)	2,375,000
Revolver: Fuel Storage Facility Maintenance	-	358,599	(358,599)	(100%)	-
Jet Fuel Expense in Excess of Revolving Fund	-	-	-	na	-
Operations	37,581	59,473	(21,891)	(37%)	25,675
Service & Maintenance	147,449	214,890	(67,441)	(31%)	216,395
Administration	480,103	526,866	(46,763)	(9%)	414,630
General Insurance	119,372	120,481	(1,109)	(1%)	51,925
Indirect Costs	50,000	50,000	(0)	(0%)	50,000
Other	735,621	735,621	-	0%	83,905
Total Expenditures - Excluding Debt Service	\$ 5,040,839	\$ 6,975,455	\$ (1,934,616)	(28%)	\$ 4,862,710
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Quarter
Principal	\$ 150,000	\$ 150,000	\$ -	0%	\$ 139,525
Interest	28,300	22,245	6,055	27%	60,021
Issuance Costs	-	-	-	na	-
BAN Costs, Principal, Interest	73,865	120,625	(46,760)	(39%)	20,000
Other	-	-	-	na	-
Total Debt Service	\$ 252,165	\$ 292,870	\$ (40,705)	(14%)	\$ 219,546
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 5,293,004	\$ 7,268,325	\$ (1,975,321)	(27%)	\$ 5,082,255



Airport Expenses

Operating Expenses for the Twelve Months Ended Jun 30, 2023							
OPERATING EXPENSES WITHOUT DEBT	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget Used
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Payroll - Salary	\$ 3,668,141	\$ 1,904,478	\$ 1,763,663	93%	\$ 3,821,699		96%
Medicare P/R Tax Expense	51,684	27,065	24,620	91%	55,400		93%
Medical Insurance	862,892	443,064	419,829	95%	1,122,001		77%
Barnstable County Retirement	678,889	506,992	171,896	34%	885,000		77%
Fixed Based Operations	1,098,780	1,039,917	58,863	6%	696,620		158%
Revolver: Cost of Fuel	7,382,986	6,677,556	705,431	11%	9,500,000		78%
Revolver: Fuel Storage Facility Maintenance	41,011	358,599	(317,588)	(89%)	-		na
Jet Fuel Expense in Excess of Revolving Fund	-	-	-	na	-		na
Operations	97,071	90,460	6,611	7%	102,700		95%
Service & Maintenance	811,799	582,000	229,799	39%	865,579		94%
Administration	1,551,311	1,527,291	24,019	2%	1,658,519		94%
General Insurance	222,365	212,379	9,986	5%	207,700		107%
Indirect Costs	200,000	200,000	-	0%	200,000		100%
Other	735,621	735,621	-	0%	335,620		219%
Total Expenditures - Excluding Debt Service	\$ 17,402,550	\$ 14,305,420	\$ 3,097,130	22%	\$ 19,450,838		89%
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		% of Budget Used
Principal	\$ 558,100	\$ 590,000	\$ (31,900)	(5%)	\$ 558,100		100%
Interest	240,083	233,488	6,595	3%	240,083		100%
Issuance Costs	-	-	-	na	-		na
BAN Costs, Principal, Interest	149,414	276,771	(127,356)	(46%)	80,000		187%
Other	-	-	-	na	-		na
Total Debt Service	\$ 947,597	\$ 1,100,258	\$ (152,661)	(14%)	\$ 878,183		108%
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 18,350,148	\$ 15,405,679	\$ 2,944,469	8%	\$ 20,329,021		90%



Our Island Home Enterprise Fund

*Quarterly Financial Report
Fourth Fiscal Quarter Ended
June 30, 2023*



Table of Contents

Our Island Home Financial Highlights.....	1
Our Island Home Summary.....	2
Our Island Home Revenue Charts.....	3
Our Island Home Revenue Detail.....	4
Our Island Home Expense Chart.....	5
Our Island Home Expense Detail.....	6

Our Island Home Financial Highlights

Our Island Home Revenues

Total revenue for FY2023 was \$6,259,238, representing an increase of \$2,640,104 over last year. The main drivers behind the increase are Prior Year CPE Receipts and Medicaid Patient Revenue with \$1,523,766 and \$599,833, respectively. Private Patient Revenue increased as well with \$440,170 (+40%) over FY2022. The Total Revenue collected without General Fund Subsidy and Encumbrance Carryforwards ended the quarter at 205% of the estimated budgeted revenue for the year.

Our Island Home Expenses

Total expenses for FY2023 were up \$1,140,927 (+15%) compared to last fiscal year and represent 88% of annual budgeted expenses. The main reason behind the increase is Professional Services with \$1,332,301 (+152%). Medical Supplies were up as well with \$57,270 (+45%) over FY2022. Salary expenses and Utilities decreased by \$472,924 (-12%) and \$4,926 (-3%), respectively.

Our Island Home Summary

**TOWN OF NANTUCKET
OUR ISLAND HOME - ENTERPRISE FUND
Operating Revenue and Expenditures for Twelve Months Ended Jun 30, 2023**

	Budget	Twelve Months Ended Jun 30			
	FY2023	FY2023	Actuals	FY2022	Actuals
Revenue	\$ 3,060,403	\$	6,259,238	\$	3,619,134
Expenses	9,722,517		8,528,149		7,401,083
Net Earnings	(6,662,114)		(2,268,911)		(3,781,950)
Transfer from Retained Earnings	1,216,191		1,216,191		
NET EARNINGS	\$ (5,445,923)	\$	(1,052,720)	\$	(3,781,950)
Retained Earnings					
OTHER SOURCES/USES:					
General Fund Subsidy	\$ 5,125,000	\$	5,125,000	\$	5,000,000
Encumbrance Carryforwards	320,923		62,559		18,932
FinCom GF Reserve Fund Transfer	-		-		-
Surplus(Deficit) Including Debt Service and Other Financing Sources	\$ (0)	\$	4,134,839	\$	1,236,982
Certified Retained Earnings as of July 01, 2022		\$	5,882,535		
Plus: Current Surplus as of Jun 30, 2023			4,134,839		
Less: Amount allocated at May 6, 2023 ATM, A22			(197,000)		
Projected Balance as of Jun 30, 2023 ⁽¹⁾⁽²⁾		\$	9,820,374		

(1) Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

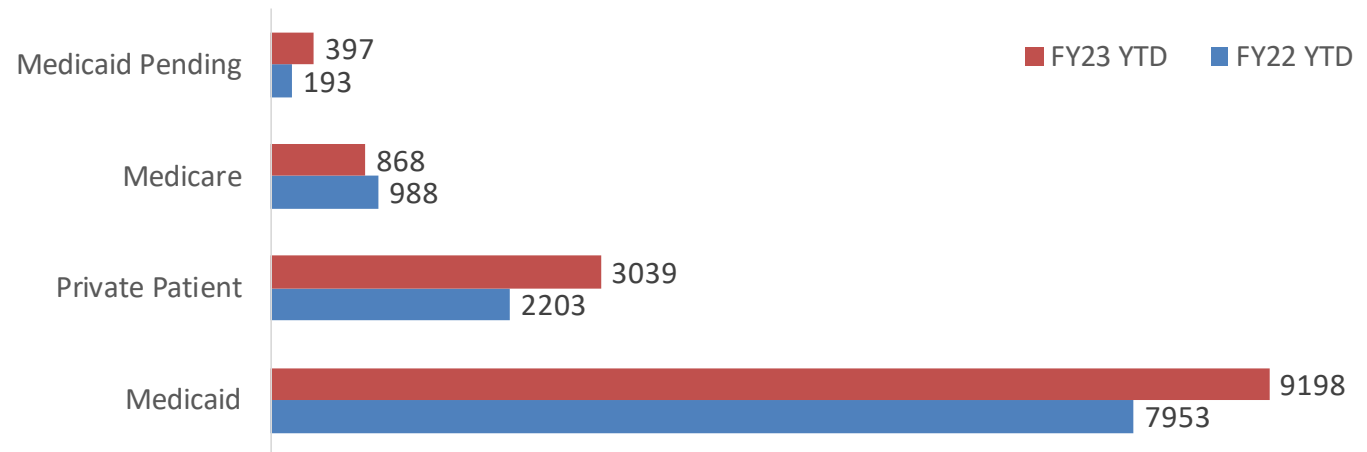
(2) Actual balance will be lower due to encumbrances that are carried forward

Our Island Home Revenues

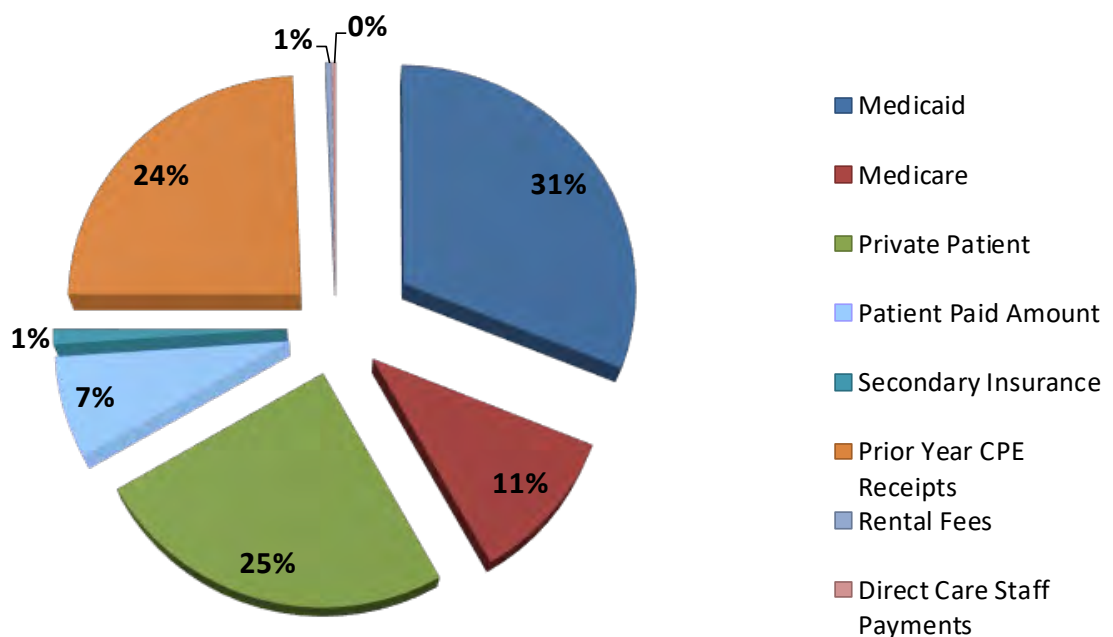
Where does the money come from?

Census Data Per Payor Source

YTD/YTD



FY2023 Revenue Breakdown - YTD Actuals





Our Island Home Revenues

Results for most recent quarter

OIH Revenue for Quarter Ended Jun 30, 2023

REVENUE	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Quarter
Medicaid Patient Revenue	\$ 556,951	\$ 310,271	80%	\$ 246,679	\$ 273,214
Medicare Revenue	230,214	438,738	(48%)	(208,524)	112,140
Private Patient Income	432,140	218,215	98%	213,925	242,115
Patient Paid Amount	111,354	103,128	8%	8,226	125,036
Secondary Insurance	27,847	2,788	899%	25,059	12,596
Rental Fees	9,750	-	na	9,750	-
Direct Care Staff Payments	-	-	na	-	-
Prior Year CPE Receipts	-	-	na	-	-
Bounced Checks	-	-	na	-	-
Interest Earned	-	-	na	-	-
Total Revenue*	\$ 1,368,255	\$ 1,073,141	28%	\$ 295,115	\$ 765,101

OTHER FINANCING SOURCES	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	QTR Budget
General Fund Subsidy	\$ -	\$ -	na	-	-
Voted Use of Certified Retained Earnings - Operations	-	-	na	-	-
FinCom Transfer	-	-	na	-	-
FY2022 Encumbrance Carryforward	-	-	na	-	-
Total Other Financing Sources	\$ -	\$ -	na	\$ -	\$ -

TOTAL REVENUE AND OTHER FINANCIAL SOURCES	\$ 1,368,255	\$ 1,073,141	28%	\$ 295,115	\$ 765,101
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Our Island Home Revenues

Results for 12 Months Ended June 30, 2023

OIH Revenue for Twelve Months Ended Jun 30, 2023

REVENUE	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget Used
	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Annual w/ Carryfwd		
Medicaid Patient Revenue	\$ 1,947,481	\$ 1,347,648	45%	\$ 599,833	\$ 1,092,854		178%
Medicare Revenue	675,594	668,172	1%	7,422	448,561		151%
Private Patient Income	1,548,044	1,107,874	40%	440,170	968,460		160%
Patient Paid Amount	455,113	421,910	8%	33,203	500,143		91%
Secondary Insurance	68,602	54,926	25%	13,677	50,385		136%
Rental Fees	26,550	18,604	43%	7,946	-		na
Direct Care Staff Payments	14,087	-	na	14,087	-		na
Prior Year CPE Receipts	1,523,766	-	na	1,523,766	-		na
Bounced Checks	-	-	na	-	-		na
Interest Earned	-	-	na	-	-		na
Total Revenue*	\$ 6,259,238	\$ 3,619,134	73%	\$ 2,640,104	\$ 3,060,403		205%

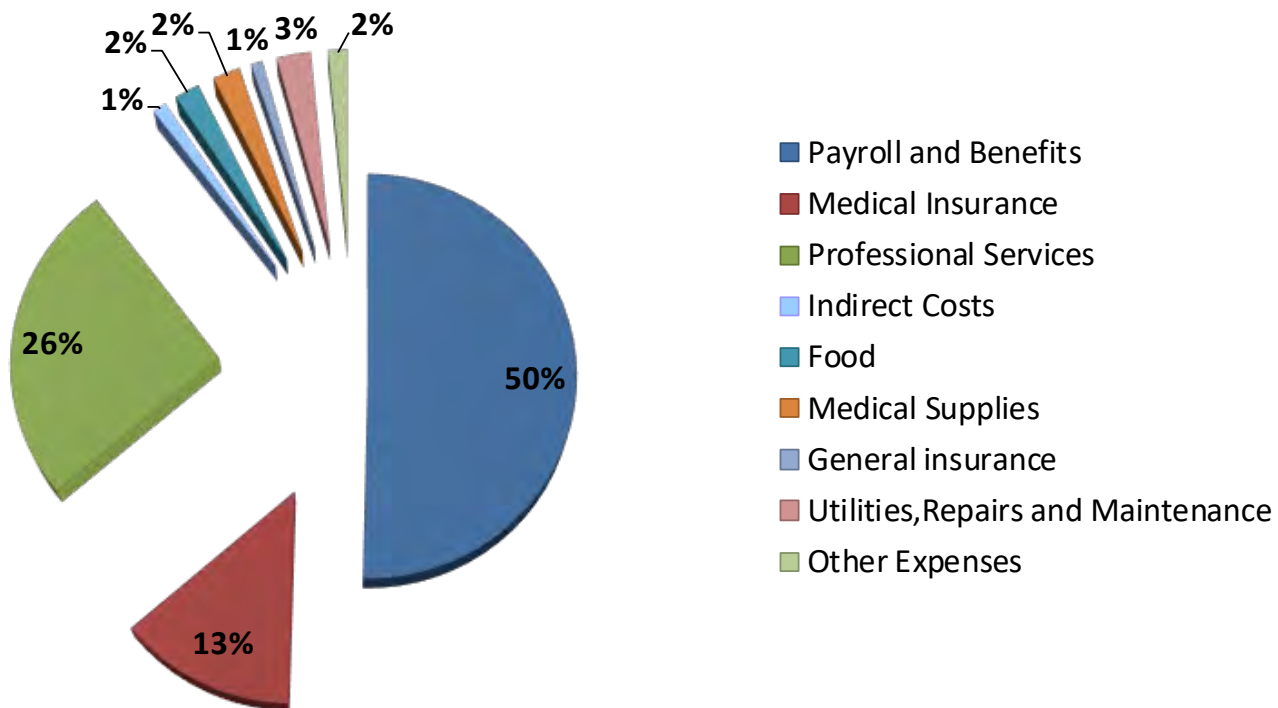
OTHER FINANCING SOURCES	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Annual Budget	Budget Used
General Fund Subsidy	\$ 5,125,000	\$ 5,000,000	2%	\$ 125,000	\$ 5,125,000	100%
Voted Use of Certified Retained Earnings - Operations	-	-	na	-	-	na
FinCom Transfer	-	-	na	-	-	na
FY2022 Encumbrance Carryforward	62,559	18,932	230%	43,627	320,923	19%
Total Other Financing Sources	\$ 5,187,559	\$ 5,018,932	3%	\$ 168,627	\$ 5,445,923	95%

TOTAL REVENUE AND OTHER FINANCIAL SOURCES	\$ 11,446,797	\$ 8,638,066	33%	\$ 2,808,731	\$ 8,506,326	135%
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Our Island Home Expenses

Where does the money go?

FY2023 Expenses Breakdown - YTD Actuals





Our Island Home Expenses

Results for most recent quarter

OIH Operating Expenses for Quarter Ended Jun 30, 2023

OPERATING EXPENSES WITHOUT DEBT	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Quarter
Payroll - Salary \$	986,309	\$ 1,051,138	(6%)	\$ (64,829)	\$ 1,263,807
Medicare P/R Tax Expense	13,559	14,561	(7%)	(1,002)	16,107
Medical Insurance	314,565	296,255	6%	18,311	349,712
Barnstable County Retirement	-	-	na	-	173,580
Contractual Obligations	-	-	na	-	72,472
Utilities	36,438	41,512	(12%)	(5,074)	41,948
Repairs & Maintenance	32,225	19,870	62%	12,355	16,390
Food	57,657	42,274	36%	15,383	36,563
Professional Services	765,819	447,724	71%	318,095	279,828
Medical Supplies	60,357	37,219	62%	23,138	39,466
General Insurance	36,711	69,517	(47%)	(32,806)	53,899
Other Supplies	13,793	11,285	22%	2,508	17,718
Indirect Costs	23,075	23,075	(0%)	(0)	23,075
Other	52,655	11,469	359%	41,186	46,065
Total Expenditures - Excluding Debt Service	\$ 2,393,164	\$ 2,065,899	16%	\$ 327,266	\$ 2,430,629
DEBT SERVICE	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	QTR Budget
Principal \$	-	\$ -	na	-	\$ -
Interest	-	-	na	-	-
Issuance Costs	-	-	na	-	-
BAN Costs, Principal, Interest	-	-	na	-	-
Other	-	-	na	-	-
Total Debt Service	\$ -	\$ -	na	\$ -	\$ -
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 2,393,164	\$ 2,065,899	16%	\$ 327,266	\$ 2,430,629



Our Island Home Expenses

Results for 12 Months Ended June 30, 2023

OIH Operating Expenses for Twelve Months Ended Jun 30, 2023

OPERATING EXPENSES WITHOUT DEBT	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget Used
	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Annual w/ Carryfwd		
Payroll - Salary	\$ 3,528,041	\$ 4,000,965	(12%)	\$ (472,924)	\$ 5,055,227		70%
Medicare P/R Tax Expense	48,836	55,796	(12%)	(6,961)	64,429		76%
Medical Insurance	1,138,844	1,039,083	10%	99,761	1,398,847		81%
Barnstable County Retirement	720,717	663,618	9%	57,098	694,322		104%
Contractual Obligations	-	-	na	-	289,886		0%
Utilities	155,863	160,789	(3%)	(4,926)	167,790		93%
Repairs & Maintenance	76,061	57,473	32%	18,589	65,561		116%
Food	169,443	140,755	20%	28,688	146,250		116%
Professional Services	2,206,480	874,179	152%	1,332,301	1,119,313		197%
Medical Supplies	185,637	128,367	45%	57,270	157,866		118%
General Insurance	76,219	104,603	(27%)	(28,384)	215,594		35%
Other Supplies	58,079	42,316	37%	15,763	70,872		82%
Indirect Costs	92,300	92,300	0%	-	92,300		100%
Other	71,630	26,978	166%	44,652	184,260		39%
Total Expenditures - Excluding Debt Service	\$ 8,528,149	\$ 7,387,222	15%	\$ 1,140,927	\$ 9,722,517		88%
DEBT SERVICE							
	FY2023 Actuals	FY2022 Actuals	% Change	\$ Change	Annual Budget		Budget Used
Principal	\$ -	\$ -	na	\$ -	\$ -		na
Interest	-	13,861	(100%)	(13,861)	-		na
Issuance Costs	-	-	na	-	-		na
BAN Costs, Principal, Interest	-	-	na	-	-		na
Other	-	-	na	-	-		na
Total Debt Service	\$ -	\$ 13,861	(100%)	\$ (13,861)	\$ -		na
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 8,528,149	\$ 7,401,083	15%	\$ 1,127,065	\$ 9,722,517		88%



Sewer Enterprise Fund

*Quarterly Financial Report
Fourth Fiscal Quarter Ended
June 30, 2023*



Table of Contents

Sewer Financial Highlights.....	1
Sewer Flow & Billing.....	2
Sewer Summary.....	3
Sewer Revenue Chart.....	4
Sewer Revenues.....	5,6
Sewer Expenses Chart.....	7
Sewer Expenses.....	8,9

Sewer Financial Highlights

Sewer Revenues

Total Revenue collected for FY2023 ended at \$10,550,680 with a decrease of \$1,008,735 (-9%) compared to FY2022. Sewer Fee Income increased \$323,312 (+4%) over FY2022. Sewer Privilege Fees and Sewer Capacity Fees decreased with \$845,748 (-73%) and \$344,965 (-21%), respectively. Revenue collected this year accounts for 105% of the projected revenue budget for FY2023.

Sewer Expenses

Operating expenses, excluding Debt Service for FY2023 increased \$33,626 (+1%) compared to last year and made up 88% of the annual budget. Repair & Maintenance were up \$91,513 (+26%) over FY2022. There was an increase in Salaries as well of \$62,473 (+4%). However, Professional Services and Other Supplies decreased \$102,661 (-38%) and \$18,579 (-14%), respectively.

Debt service finished the year up 13% compared to last year. Overall, the Sewer Expenses including Debt Service ended FY2023 at 98% of the Annual Budget.

Sewer Summary

**TOWN OF NANTUCKET
SEWER ENTERPRISE FUND
Operating Revenue and Expenses for Twelve Months Ended Jun 30, 2023**

	BUDGET FY2023	Twelve Months Ended Jun 30	
		FY2023	FY2022
Revenue	\$ 10,020,408	\$ 10,550,680	\$ 11,559,415
Expenses	10,261,842	10,067,517	9,414,761
Gross Earnings	(241,434)	483,164	2,144,654
Funding from Retained Earnings	207,998	207,998	717,552
Net Earnings	\$ (33,436)	\$ 691,162	\$ 2,862,206
Retained Earnings			
Net Sources (Uses)			
Encumbrance Carryforwards	33,436	19,430	2,133
Surplus (Deficit)	\$ 0	\$ 710,591	\$ 2,864,339

Certified Retained Earnings As of July 01, 2022	\$ 5,861,784
Plus: Current Surplus as of Jun 30, 2023	710,591
Less: Amount Allocated at May 6, 2023 ATM, A21	(135,012)
Less: Amount Allocated at May 6, 2023 ATM, A22	(400,000)
Projected Balance as of Jun 30, 2023 ⁽¹⁾⁽²⁾	\$ 6,037,363

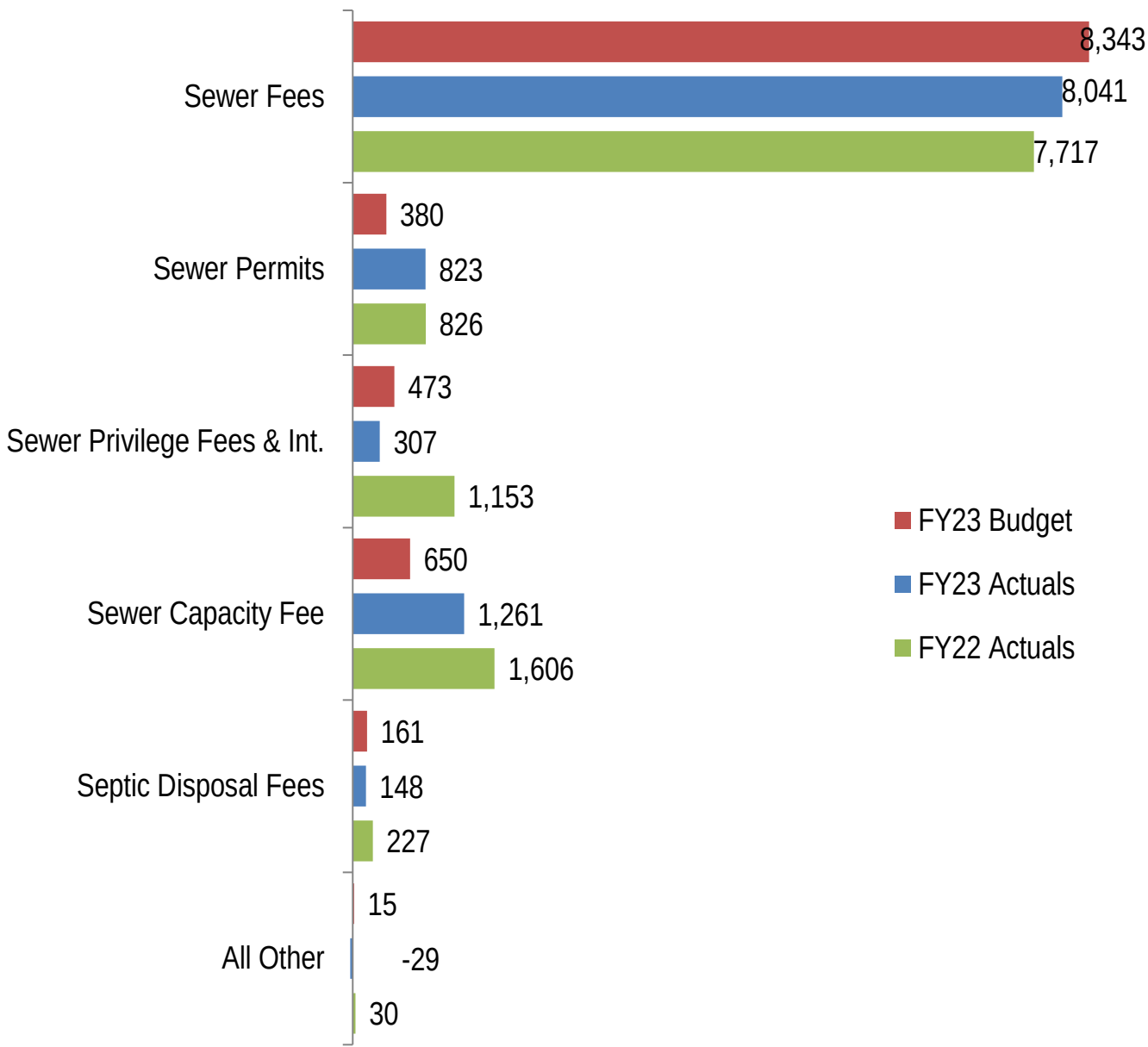
(1) Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

(2) Actual balance will be lower than projected due to encumbrances carried forward

Sewer Revenues

Where does the money come from?

Top Revenue Categories YTD (in thousands)





Sewer Revenues

Most recent quarter

Sewer Enterprise Fund Revenue for Quarter Ended Jun 30, 2023

REVENUE	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	Quarter
Sewer Fee Income	\$ 1,599,258	\$ 1,506,391	\$ 92,867	6%	\$ 2,085,647
Sewer Permits	136,600	164,850	(28,250)	(17%)	95,005
Sewer Privilege Fees & Interest	67,548	278,094	(210,547)	(76%)	118,125
Sewer Capacity fee	224,638	236,261	(11,623)	(5%)	162,500
Septic Disposal Fees	30,152	56,859	(26,707)	(47%)	40,125
Sewer Liens Collected	8,640	5,120	3,520	69%	3,375
Penalties Collected	84	164	(80)	(49%)	325
Interest on Investments	-	-	-	na	-
Debt Premium	-	-	-	na	-
Other	2,713	(8,500)	11,213	(132%)	-
Total Revenue*	\$ 2,069,632	\$ 2,239,238	\$ (169,607)	(8%)	\$ 2,505,102

OTHER FIN. SOURCES (USES)	FY2023	FY2022	\$ Change	% Change	Quarter
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -
General Fund Free Cash Subsidy	-	-	-	na	-
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-
Transfer to Capital Project Fund	-	-	-	na	-
FY2022 Encumbrance Carryforward	-	-	-	na	-
Total Other Financing Source	\$ -	\$ -	\$ -	na	\$ -

TOTAL REVENUE AND OTHER FIN. SOURCES/USES	\$2,069,632	\$2,239,238	\$ (169,607)	(8%)	\$ 2,565,461
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Sewer Revenues

Sewer Enterprise Fund Revenue for Twelve Months Ended Jun 30, 2023

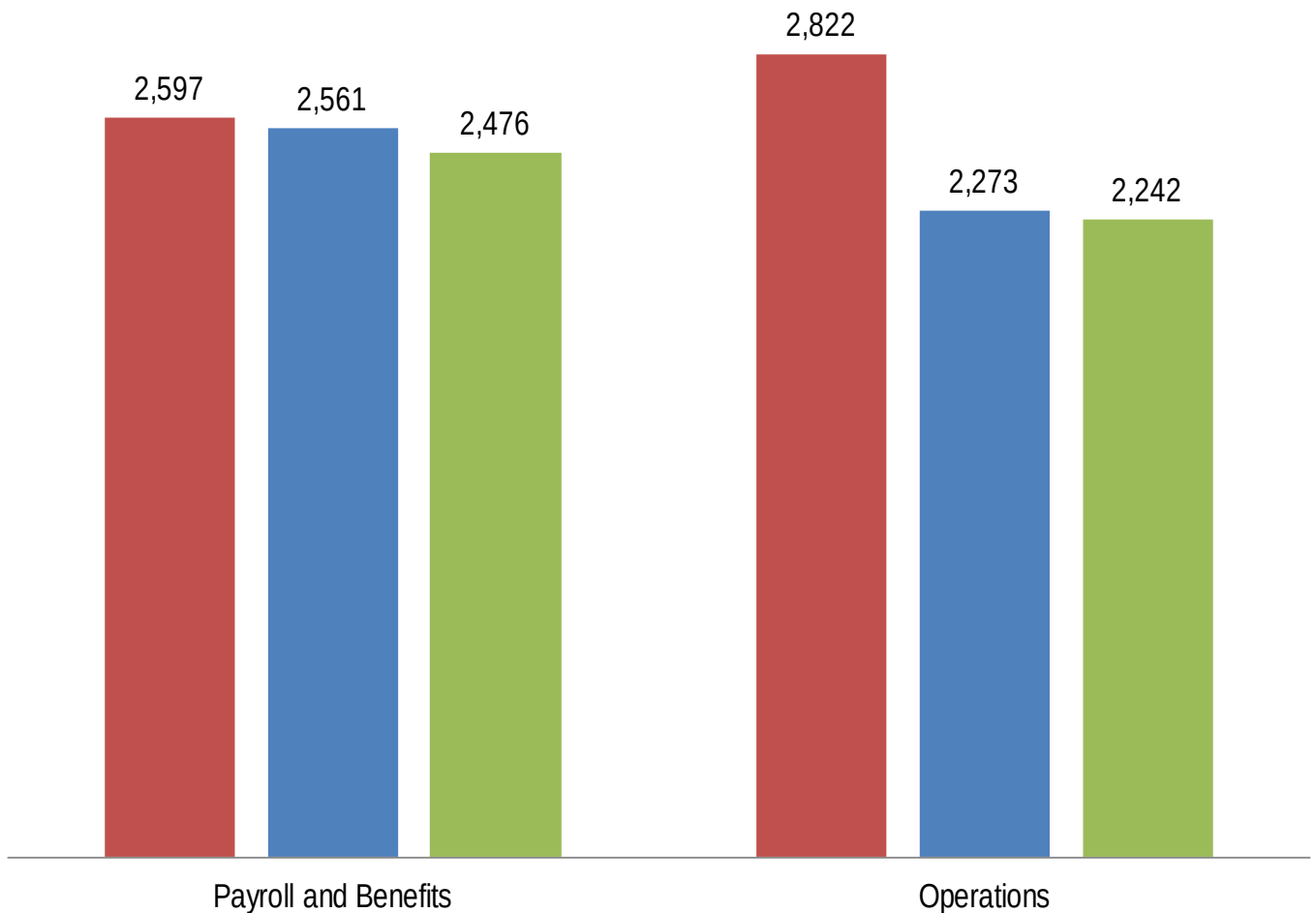
REVENUE	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget Used
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Sewer Fee Income	\$ 8,040,541	\$ 7,717,229	\$ 323,312	4%	\$ 8,342,588		96%
Sewer Permits	823,389	826,182	(2,793)	(0%)	380,020		217%
Sewer Privilege Fees & Interest	306,823	1,152,571	(845,748)	(73%)	472,500		65%
Sewer Capacity fee	1,261,025	1,605,990	(344,965)	(21%)	650,000		194%
Septic Disposal Fees	148,184	227,352	(79,168)	(35%)	160,500		92%
Sewer Liens Collected	14,963	10,676	4,287	40%	13,500		111%
Penalties Collected	296	403	(108)	(27%)	1,300		23%
Interest on Investments	-	-	-	na	-		0%
Debt Premium	-	-	-	na	-		0%
Other	(44,540)	19,012	(63,553)	(334%)	-		0%
Total Revenue*	\$ 10,550,680	\$ 11,559,415	\$ (1,008,735)	(9%)	\$ 10,020,408		105%
OTHER FIN. SOURCES (USES)							% of Budget Used
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -		0%
General Fund Free Cash Subsidy	-	-	-	na	-		0%
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	207,998		0%
Transfer to Capital Project Fund	-	-	-	na	-		0%
FY2022 Encumbrance Carryforward	19,430	2,133	17,297	811%	33,436		58%
Total Other Financing Source	\$ 19,430	\$ 2,133	\$ 17,297	811%	\$ 241,434		8%
TOTAL REVENUE AND OTHER FIN. SOURCES/USES	\$10,570,110	\$11,561,548	\$ (991,438)	(9%)	\$ 10,261,842		103%

Sewer Expenses

Where does the money go?

Top Expenditure Categories YTD (*in thousands*)

■ FY23 Budget ■ FY23 Actuals YTD ■ FY22 Actuals YTD





Sewer Expenses

Most recent quarter

Sewer Enterprise Fund Expenses for Quarter Ended Jun 30, 2023

	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
OPERATING EXPENSES WITHOUT DEBT	FY2023	FY2022	\$ Change	% Change	Quarter
Payroll - Salary	\$ 492,954	\$ 468,142	24,813	5%	\$ 419,233
Medicare P/R Tax Expense	6,895	6,564	331	5%	6,112
Medical Insurance	116,850	107,246	9,604	9%	123,503
Barnstable County Retirement	-	-	-	na	100,440
Utilities	181,849	296,055	(114,206)	(39%)	174,345
Repairs & Maintenance	172,163	115,724	56,438	49%	101,956
Professional Services	72,281	93,598	(21,317)	(23%)	105,095
Sludge Disposal	68,741	64,004	4,737	7%	67,575
Sewer Supplies & Chemicals	108,753	97,045	11,708	12%	76,063
General Insurance	159,049	118,647	40,402	34%	55,872
Other Supplies	23,944	18,145	5,799	32%	38,652
Other - Miscellaneous	24,831	64,322	(39,491)	(61%)	85,922
Indirect Costs	(61,500)	20,500	(82,000)	(400%)	20,500
Total Expenditures - Excluding Debt Service	\$ 1,366,810	\$ 1,469,991	\$ (103,181)	(7%)	\$ 1,375,269
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Quarter
Principal	\$ -	\$ -	-	na	\$ 912,381
Interest	208,554	13,643	194,912	1,429%	256,193
Issuance Costs	14,300	5,800	8,500	147%	6,653
BAN Costs, Principal, Interest	-	-	-	na	-
MWPAT Admin Fee	-	-	-	na	14,965
Total Debt Service	\$ 222,854	\$ 19,443	\$ 203,412	1,046%	\$ 1,190,192
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 1,589,664	\$ 1,489,433	\$ 100,231	7%	\$ 2,565,461



Sewer Expenses

Sewer Enterprise Fund Expenses for Twelve Months Ended Jun 30, 2023

	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget Used
OPERATING EXPENSES WITHOUT DEBT	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Payroll - Salary	\$ 1,763,273	1,700,801	\$ 62,473	4%	\$ 1,676,933		105%
Medicare P/R Tax Expense	24,598	23,879	719	3%	24,446		101%
Medical Insurance	405,980	387,766	18,213	5%	494,013		82%
Barnstable County Retirement	367,005	363,836	3,168	1%	401,759		91%
Utilities	733,547	695,780	37,767	5%	697,379		105%
Repairs & Maintenance	436,847	345,335	91,513	26%	407,824		107%
Professional Services	170,328	272,988	(102,661)	(38%)	420,382		41%
Sludge Disposal	274,963	254,204	20,759	8%	270,300		102%
Sewer Supplies & Chemicals	298,104	260,798	37,306	14%	304,253		98%
General Insurance	159,049	118,647	40,402	34%	223,488		71%
Other Supplies	118,876	137,455	(18,579)	(14%)	154,610		77%
Other - Miscellaneous	81,527	156,982	(75,455)	(48%)	343,689		24%
Indirect Costs	-	82,000	(82,000)	(100%)	82,000		0%
Total Expenditures - Excluding Debt Service	\$ 4,834,097	\$ 4,800,471	\$ 33,626	1%	\$ 5,501,075		88%
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		% of Budget Used
Principal	\$ 3,649,524	\$ 3,523,467	\$ 126,057	4%	\$ 3,649,524		100%
Interest	1,485,740	1,022,330	463,410	45%	1,024,772		145%
Issuance Costs	38,300	5,800	32,500	560%	26,613		144%
BAN Costs, Principal, Interest	-	-	-	na	-		na
MWPAT Admin Fee	59,856	62,693	(2,837)	(5%)	59,858		100%
Total Debt Service	\$ 5,233,419	\$ 4,614,290	\$ 619,130	13%	\$ 4,760,767		110%
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 10,067,517	\$ 9,414,761	\$ 652,756	7%	\$ 10,261,842		98%



Solid Waste Enterprise Fund

Quarterly Financial Report

*Fourth Fiscal Quarter
Ended June 30, 2023*



Table of Contents

Financial Highlights.....	1
Solid Waste Summary	2
Solid Waste Revenues.....	3
Revenues.....	4,5
Expenses.....	6,7

Solid Waste Financial Highlights

Solid Waste Revenues

The revenue for FY2023 was up \$999,298 (+27%) from last fiscal year and represented 103% of the projected revenue budget excluding General Fund Subsidy and Encumbrance Carryforwards. Tipping fees increased \$832,046 (+25%) due to higher volumes processed at the landfill.

Solid Waste Expenses

The total Expenditures, excluding Debt Service, for FY2023 were higher compared to FY2022, representing an increase of \$1,037,653 (+9%). The main drivers behind the increase are Freight and Utilities with \$1,586,352 (+105%) and \$89,668 (+30%), respectively. C&D Professional services decreased with \$664,745 (-8%) over last year. Overall, the SWEF Expenses including Debt Service ended the year at 99% of the Annual Budget.

Solid Waste Summary

TOWN OF NANTUCKET
SOLID WASTE ENTERPRISE FUND
Operating Revenue and Expenses for Twelve Months Ended Jun 30, 2023

	Budget	Twelve Months Ended Jun 30	
	FY2023	FY2023	FY2022
Revenue	\$ 4,515,540	\$ 4,660,142	\$ 3,660,844
Expenses	13,294,862	13,120,064	12,084,624
Gross Earnings	(8,779,322)	(8,459,922)	(8,423,781)
Transfer from Retained Earnings	722,202	722,202	932,198
Net Earnings	\$ (8,057,120)	\$ (7,737,720)	\$ (7,491,583)
Retained Earnings			
Net Sources (Uses)			
General Fund Subsidy - Override	-	-	-
General Fund Subsidy - Tax Levy	-		
General Fund Subsidy	8,046,306	8,046,306	7,002,995
General Fund Subsidy - A23'22 Budget Transfer		-	500,000
Encumbrance Carryforwards	10,814	18,548	17,168
FinCom GF Reserve Fund Transfer/33B		-	\$ 1,300,188
Surplus (Deficit)	\$ 0	\$ 327,134	\$ 1,328,768
Certified Retained Earnings as of July 01, 2022	\$ 843,565		
Plus: Current Surplus as of June 30, 2023	\$ 327,134		
Projected Balance as of June 30, 2023 (1)(2)	\$ 1,170,699		

(1) Revenues remain a projection, until certified by the the Department of Revenue. Therefore this is only a projection as of this

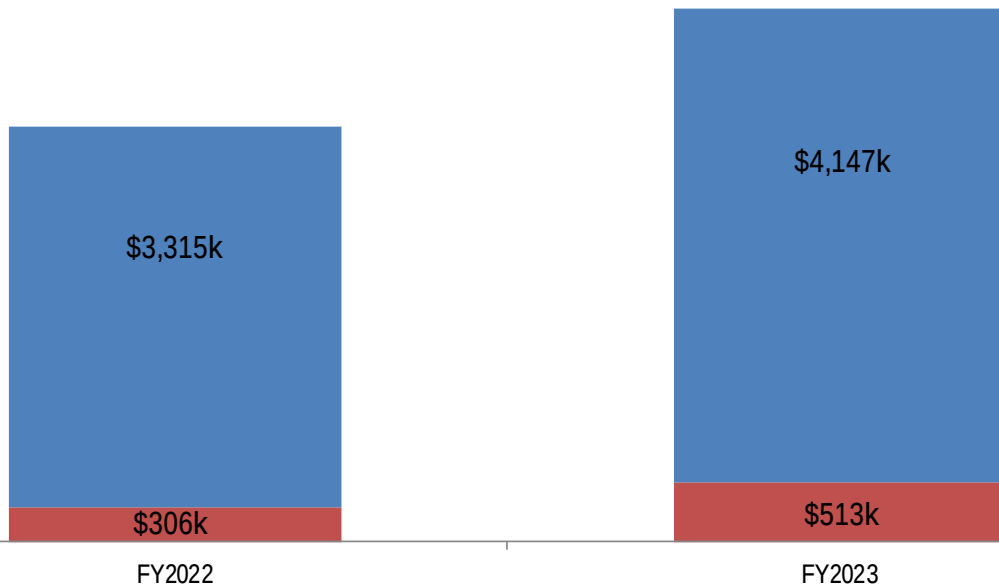
(2) Actual balance will be lower due to encumbrances carried forward

Solid Waste Revenues

Where does the money come from?

YTD Revenue Breakdown (in thousands)

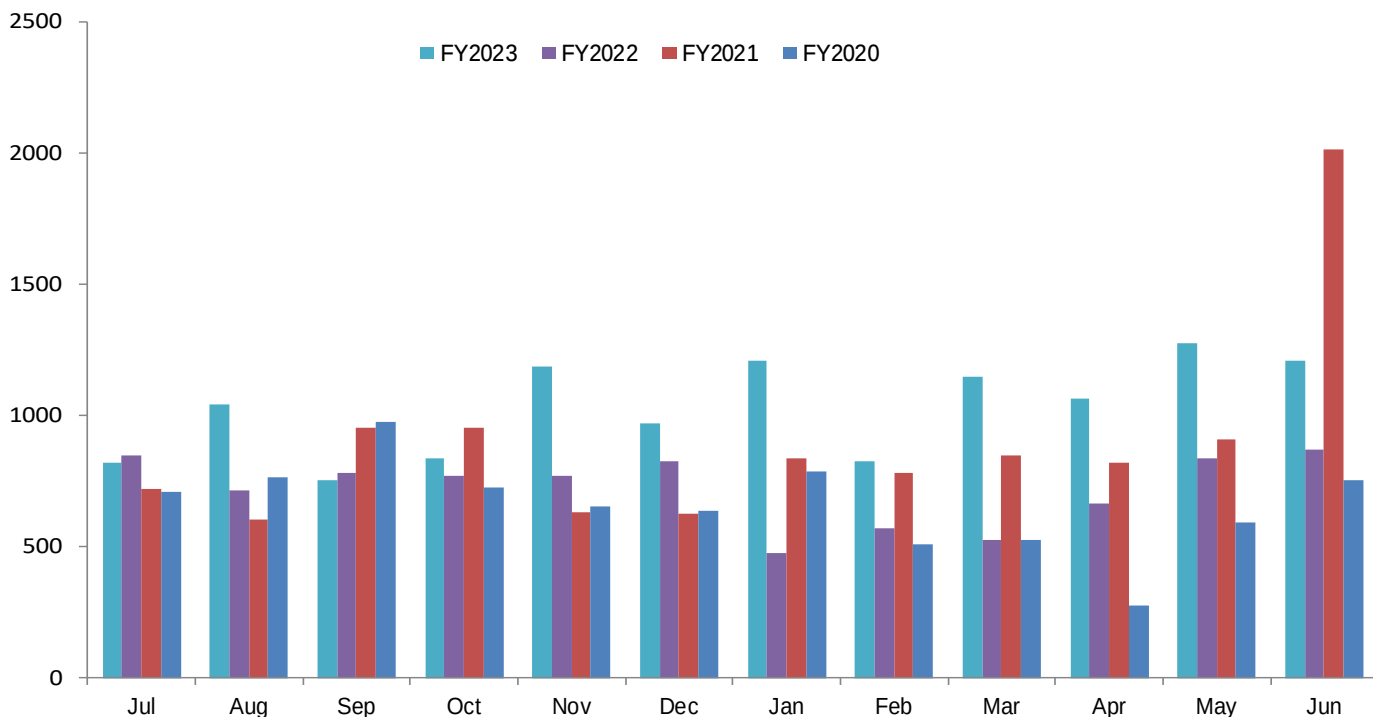
■ Landfill Fees ■ Tipping Fees



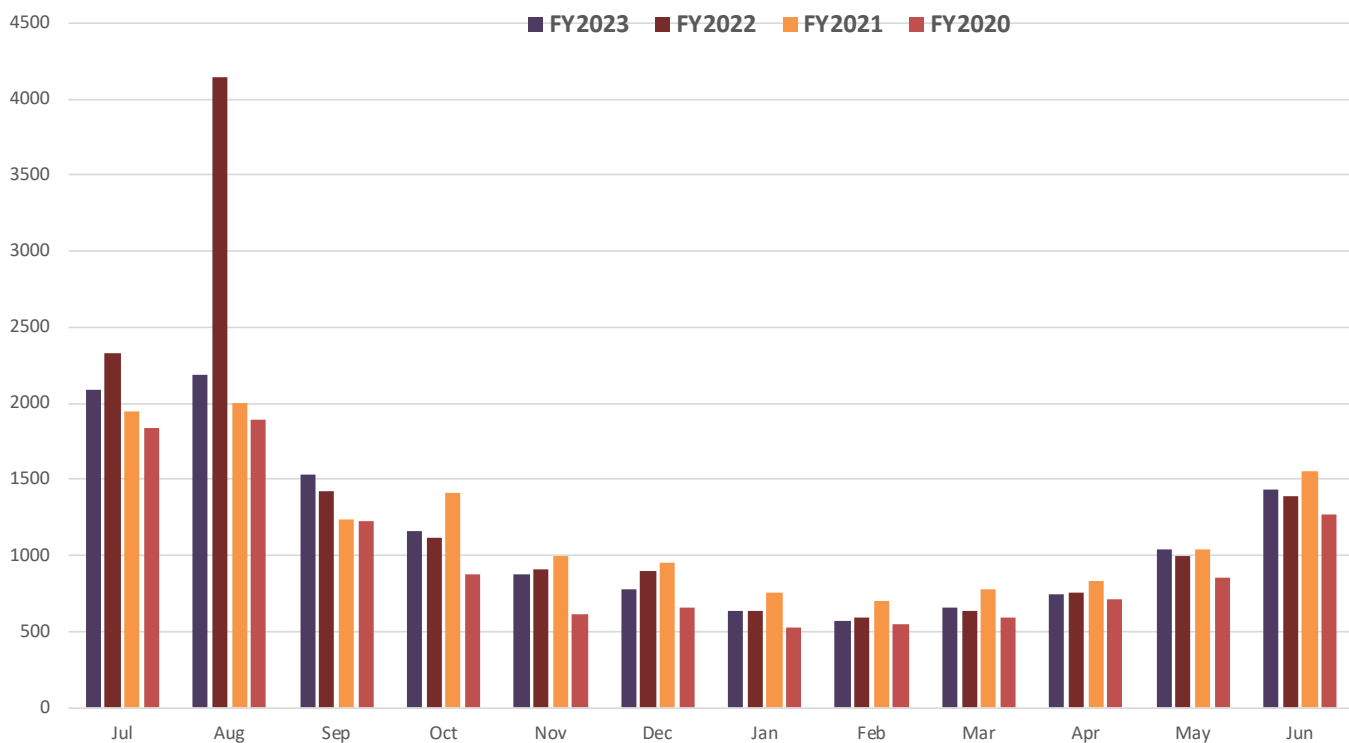
Solid Waste Revenues

Where does the money come from?

Month-Over-Month C&D Volume (in thousands of tons)



Month-Over-Month MSW/Compostable Waste Volume (in thousands of tons)





Solid Waste Revenues

Most recent quarter

Operating Revenue for Quarter Ended Jun 30, 2023

REVENUE	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	QUARTER
Landfill Fees	\$ 384,105	\$ 273,204	\$ 110,901	41%	\$ 100,000
Tipping Fees	1,142,800	1,028,258	114,542	11%	1,028,885
Debt Premium	-	-	-	na	-
Miscellaneous Revenues	8	1	7	823%	-
Total Revenue*	\$1,526,913	\$1,301,463	\$ 225,450	17%	\$ 1,128,885

OTHER FINANCING SOURCES	FY2023	FY2022	\$ Change	% Change	QUARTER
General Fund Subsidy - Override	\$ -	\$ -	\$ -	na	\$ -
General Fund Subsidy Free Cash	-	500,000	(500,000)	(100%)	-
General Fund Subsidy/Reserve Fund	-	500,000	(500,000)	(100%)	2,011,577
Capital Projects Subsidy/33B Transfers	-	800,188	(800,188)	(100%)	-
General Fund Subsidy - Shortfall Raised on Recap	-	-	-	na	-
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-
Voted Use of Certified Free Cash - Operations	-	-	-	na	-
Encumbrance Carryforwards	-	16,882	(16,882)	(100%)	-
Total Other Financing Sources	\$ -	\$1,817,070	\$ (1,817,070)	(100%)	\$ 2,011,577

Total Revenue and Other Financing Sources	\$1,526,913	\$3,118,532	\$ (1,591,620)	(51%)	\$ 3,140,462
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Solid Waste Revenues

Twelve months ended June 30, 2023

Operating Revenue for Twelve Months Ended Jun 30, 2023

REVENUE	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget	% of Budget Used
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	
Landfill Fees	\$ 513,100	\$ 306,252	\$ 206,848	68%	\$ 400,000	128%
Tipping Fees	4,146,634	3,314,587	832,046	25%	4,115,540	101%
Debt Premium	-	-	-	na	-	na
Miscellaneous Revenues	408	40,004	(39,597)	(99%)	-	na
Total Revenue*	\$ 4,660,142	\$ 3,660,844	\$ 999,298	27%	\$ 4,515,540	103%

OTHER FINANCING SOURCES	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	
General Fund Subsidy - Override	\$ -	\$ -	\$ -	na	\$ -	na
General Fund Subsidy Free Cash	-	500,000	\$ (500,000)	(100%)	-	na
General Fund Subsidy/Reserve Fund	8,046,306	7,002,995	1,043,311	15%	8,046,306	100%
Capital Projects Subsidy/33B Transfers	-	800,188	(800,188)	(100%)	-	na
General Fund Subsidy - Shortfall Raised on Recap	-	-	-	na	-	na
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	722,202	0%
Voted Use of Certified Free Cash - Operations	-	-	-	na	-	na
Encumbrance Carryforwards	18,548	17,168	1,380	8%	10,814	172%
Total Other Financing Sources	\$ 8,064,854	\$ 8,320,351	\$ (255,497)	(3%)	\$ 8,779,322	92%

Total Revenue and Other Financing Sources	\$ 12,724,996	\$ 11,981,194	\$ 743,801	6%	\$ 13,294,862	96%
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Solid Waste Expenses

Most recent quarter

Operating Expenses for Quarter Ended Jun 30, 2023

OPERATING EXPENDITURES WITHOUT DEBT	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	Quarter
Payroll - Salary	\$ 56,459	53,862	\$ 2,597	5%	94,503
Medicare P/R Tax Expense	793	759	34	5%	1,370
Medical Insurance	6,390	3,466	2,924	84%	41,250
Barnstable County Retirement	-	-	-	na	-
Utilities	123,466	72,144	51,323	71%	94,626
Repair & Maintenance	-	-	-	na	22,375
Prof. Services - Collection & Disposal	2,167,747	2,698,083	(530,336)	(20%)	1,958,635
Prof. Services - Recycle / MRF	493,798	484,814	8,984	2%	218,817
Freight	965,743	294,604	671,139	228%	806,780
General Insurance	-	-	-	na	-
Indirect Costs	28,750	(86,250)	115,000	(133%)	28,750
Other (Contingency)	35,773	32,601	3,172	10%	46,863
Total Expenses - Excluding Debt Service	\$3,878,921	\$3,554,083	\$ 324,837	9%	\$ 3,313,968
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Quarter
Principal	\$ -	\$ -	\$ -	na	\$ 8,250
Interest	2,503	3,063	(560)	(18%)	1,498
Issuance Costs	-	-	-	na	-
BAN Costs, Principal, Interest	-	-	-	na	-
Other	-	-	-	na	-
Total Debt Service	\$ 2,503	\$ 3,063	\$ (560)	(18%)	\$ 9,748
Total Expenses and Debt Service	\$3,881,424	\$3,557,146	\$ 324,277	9%	\$ 3,323,715



Solid Waste Expenses

Twelve months ended June 30, 2023

Operating Expenses for Twelve Months Ended Jun 30, 2023

OPERATING EXPENDITURES WITHOUT DEBT	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget		% of Budget
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Payroll - Salary	\$ 191,056	\$ 179,828	\$ 11,228	6%	\$ 378,010		51%
Medicare P/R Tax Expense	2,679	2,499	180	7%	5,481		49%
Medical Insurance	15,063	15,995	(932)	(6%)	165,000		9%
Barnstable County Retirement	-	-	-	na	-		na
Utilities	389,323	299,655	89,668	30%	378,504		103%
Repair & Maintenance	-	-	-	na	89,500		0%
Prof. Services - Collection & Disposal	7,458,352	8,123,097	(664,745)	(8%)	7,834,538.75		95%
Prof. Services - Recycle / MRF	1,635,735	1,806,789	(171,054)	(9%)	875,266		187%
Freight	3,092,791	1,506,439	1,586,352	105%	3,227,121		96%
General Insurance	-	-	-	na	-		na
Indirect Costs	115,000	-	115,000	na	115,000		100%
Other (Contingency)	181,074	109,118	71,956	66%	187,450		97%
							na
Total Expenses - Excluding Debt Service	\$ 13,081,073	\$ 12,043,420	\$ 1,037,653	9%	\$ 13,255,871		99%
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd		
Principal	\$ 33,000	\$ 33,925	\$ (925)	(3%)	\$ 33,000		100%
Interest	5,991	7,280	(1,289)	(18%)	5,991		100%
Issuance Costs	-	-	-	na	-		na
BAN Costs, Principal, Interest	-	-	-	na	-		na
Other	-	-	-	na	-		na
Total Debt Service	\$ 38,991	\$ 41,205	\$ (2,214)	(5%)	\$ 38,991		100%
Total Expenses and Debt Service	\$ 13,120,064	\$ 12,084,624	\$ 1,035,440	9%	\$ 13,294,862		99%



Nantucket Water Department

*Quarterly Financial Report
Fourth Fiscal Quarter Ended
June 30, 2023*



Table of Contents

Nantucket Water Financial Highlights.....	1
Nantucket Water Flow & Billing.....	2
Nantucket Water Summary	3
Nantucket Water Revenue Chart.....	4
Revenues for most recent quarter.....	5,6
Nantucket Water Expenses Chart.....	7
Expenses for most recent quarter.....	8,9

Nantucket Water Department Financial Highlights

Nantucket Water Revenues

Revenue collected for FY2023 was \$8,843,026, representing an increase of \$576,413 (+7%) compared to last fiscal year. Water Use Fees and Water Connection Fees were up \$177,507 (+3%) and \$219,941 (+25%), respectively. Transfer fees decreased \$16,569 (-40%) over FY2022. The Revenue collected ended the year at 127% of the estimated budgeted revenue for the year.

Nantucket Water Expenses

Operating expenses, excluding Debt Service for FY2023 were up \$189,298 (+6%) compared to last year and made up 75% of the annual budget. The main reasons behind the increase were Inventory and Repairs & Maintenance with \$239,122 (+85%) and \$135,212 (+92%), respectively. Salaries decreased \$182,122 (-15%) compared to FY2022. General Insurance was down as well with \$35,505 (-35%).

Debt service finished the year down 4% compared to last year and amounted to 85% of the annual budget allocation.

Nantucket Water Summary

TOWN OF NANTUCKET NANTUCKET WATER DEPARTMENT

Operating Revenues and Expenses for the Twelve Months Ended June 30, 2023

	Budget	Twelve Months Ended Jun 30	
	FY2023	FY2023	FY2022
		Actuals	Actuals
Revenue	\$ 6,974,186	\$ 8,843,026	\$ 8,266,614
Expenses	7,042,067	6,016,137	5,956,854
Net Earnings	(67,881)	2,826,889	2,309,760
Transfer from Retained Earnings	-	-	303,613
NET EARNINGS AFTER RETAINED EARNINGS TRANSFER	\$ (67,881)	\$ 2,826,889	\$ 2,613,373
Retained Earnings			
NET SOURCES / (USES)			
Article #- GF Subsidy	\$ -	\$ -	-
Encumbrance Carryforwards	67,881	20,730	-
FinCom GF Reserve Fund Transfer	-	-	-
SURPLUS / (DEFICIT)	\$ -	\$ 2,847,619	\$ 2,613,373

Certified Retained Earnings as of July 01, 2022 \$ 9,039,537

Plus: Current Surplus (Less Current Deficit) as of Jun 30, 2023 \$ 2,847,619

Projected Balance as of June 30, 2023 ⁽¹⁾⁽²⁾ \$ 11,887,156

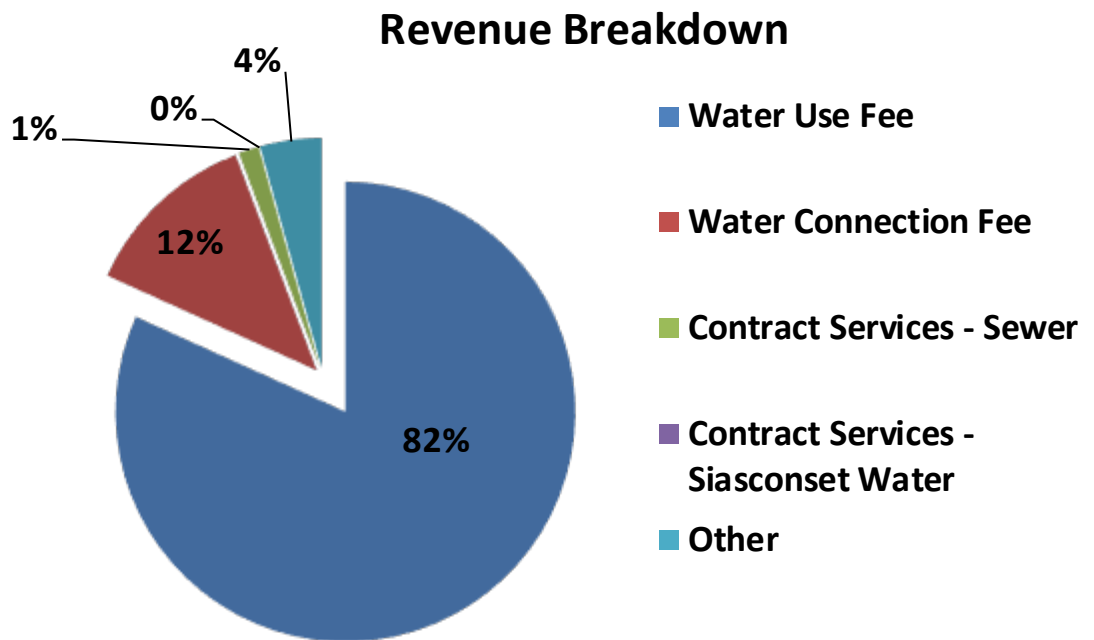
(1) Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

(2) Actual balance will be lower due to encumbrances that are carried forward

Nantucket Water Revenues

Where does the money come from?

FY2023 Top Revenue Sources - YTD





Nantucket Water Revenues

Operating Revenue for Quarter Ended Jun 30, 2023

REVENUE	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	Quarter
Water Use Fee	\$1,299,091	\$1,232,496	\$ 66,596	5%	\$ 1,557,921
Water Connection Fee	240,800	243,800	(3,000)	(1%)	96,250
Cross Connection Device Test Fee	11,400	13,050	(1,650)	(13%)	9,375
Late Payment Service Fee	9,425	8,816	609	7%	8,700
Rental Income	65,807	64,087	1,720	3%	20,350
Water Sales	-	-	-	na	-
Interest on Investments	109,314	6,971	102,342	1,468%	7,500
Contract Services - Sewer	31,250	1,512	29,738	1,967%	38,825
Revenue - Outside Billing	875	593	282	48%	875
Contract Services - Siasconset Water	-	-	-	na	-
Transfer Fee	4,300	7,000	(2,700)	(39%)	3,750
Premium Revenue on Debt	-	-	-	na	-
Total Revenue*	\$1,772,262	\$1,578,325	\$ 193,937	12%	\$ 1,743,546

OTHER FINANCING SOURCES	FY2023	FY2022	\$ Change	% Change	Quarter
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -
General Fund Free Cash Subsidy	-	-	-	na	-
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-
FY2022 Encumbrance Carryforward	-	-	-	na	-
Total Other Financing Sources	\$ -	\$ -	\$ -	na	\$ -

TOTAL REVENUE AND OTHER FINANCING SOURCES	\$1,772,262	\$1,578,325	\$ 193,937	12%	\$ 1,743,546
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Nantucket Water Revenues

Operating Revenue for Twelve Months Ended Jun 30, 2023

REVENUE	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget	% of Budget Used
	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	
Water Use Fee	\$ 7,230,131	\$ 7,052,624	\$ 177,507	3%	\$ 6,231,685	116%
Water Connection Fee	1,104,700	884,759	219,941	25%	385,000	287%
Cross Connection Device Test Fee	28,950	33,300	(4,350)	(13%)	37,500	77%
Late Payment Service Fee	44,314	47,423	(3,109)	(7%)	34,800	127%
Rental Income	86,057	87,037	(980)	(1%)	81,400	106%
Water Sales	-	-	-	na	-	na
Interest on Investments	191,216	20,453	170,763	835%	30,000	637%
Contract Services - Sewer	125,435	96,032	29,403	31%	155,301	81%
Revenue - Outside Billing	7,024	3,218	3,806	118%	3,500	201%
Contract Services - Siasconset Water	-	-	-	na	-	na
Transfer Fee	25,200	41,769	(16,569)	(40%)	15,000	168%
Premium Revenue on Debt	-	-	-	na	-	na
Total Revenue*	\$ 8,843,026	\$ 8,266,614	\$ 576,413	7%	\$ 6,974,186	127%

OTHER FINANCING SOURCES	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	% of Budget Used
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -	na
General Fund Free Cash Subsidy	-	-	-	na	-	na
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-	na
FY2022 Encumbrance Carryforward	20,730	-	20,730	na	67,881	31%
Total Other Financing Sources	\$ 20,730	\$ -	\$ 20,730	na	\$ 67,881	31%

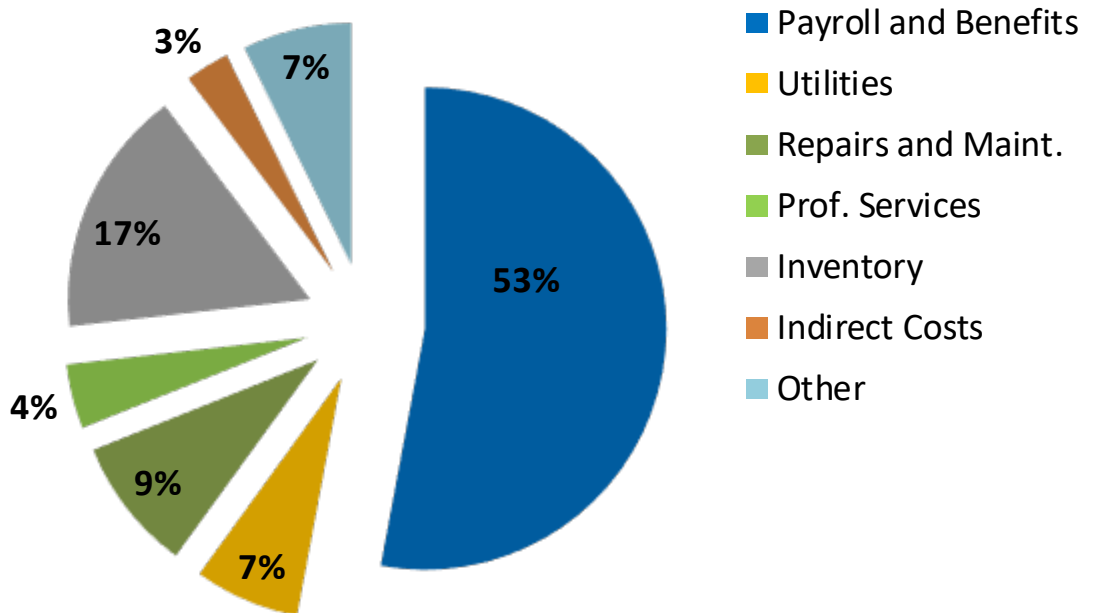
TOTAL REVENUE AND OTHER FINANCING SOURCES	\$ 8,863,756	\$ 8,266,614	\$ 597,142	7%	\$ 7,042,067	126%
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Nantucket Water Expenses

Where does the money go?

FY2023 Operating Expense Breakdown - YTD

Operating Expenses Breakdown





Nantucket Water Expenses

Operating Expenses for Quarter Ended Jun 30, 2023

OPERATING EXPENSES WITHOUT DEBT	Quarter Ended Jun 30		QTR/QTR		FY2023 Budget
	FY2023	FY2022	\$ Change	% Change	Quarter
Payroll - Salary	\$ 315,657	\$ 286,743	\$ 28,914	10%	\$ 328,083
Medicare P/R Tax Expense	4,022	3,635	387	11%	4,740
Medical Insurance	97,380	88,362	9,018	10%	109,581
Barnstable County Retirement	-	-	-	na	94,762
Utilities	56,472	51,775	4,697	9%	84,198
Repairs & Maintenance	186,353	38,558	147,795	383%	96,654
Professional Services	22,577	41,172	(18,596)	(45%)	71,168
Inventory	113,708	38,739	74,969	194%	77,500
General Insurance	64,685	100,190	(35,505)	(35%)	60,234
Other Supplies	1,444	5,878	(4,433)	(75%)	14,950
Travel	5,173	3,578	1,595	45%	5,500
Indirect Costs	23,250	23,250	-	0%	23,250
Other	50,104	17,612	32,492	184%	75,191
Total Expenditures - Excluding Debt Service	\$ 940,823	\$ 699,491	\$ 241,333	35%	\$ 1,045,813
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Quarter
Principal	\$ -	\$ -	\$ -	na	\$ 536,300
Interest	116,209	167,423	(51,214)	(31%)	178,404
Issuance Costs	-	-	-	na	-
BAN Costs, Principal, Interest	-	-	-	na	-
Other	-	-	-	na	-
Total Debt Service	\$ 116,209	\$ 167,423	\$ (51,214)	(31%)	\$ 714,704
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 1,057,032	\$ 866,913	\$ 190,119	22%	\$ 1,760,517



Nantucket Water Expenses

Operating Expenses for Twelve Months Ended Jun 30, 2023

	Twelve Months Ended Jun 30		YTD/YTD		FY2023 Budget	% of Budget Used
OPERATING EXPENSES WITHOUT DEBT	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	
Payroll - Salary	\$ 1,019,493	\$ 1,201,614	\$ (182,122)	(15%)	\$ 1,312,332	78%
Medicare P/R Tax Expense	13,857	16,500	(2,643)	(16%)	18,962	73%
Medical Insurance	343,200	349,701	(6,501)	(2%)	438,326	78%
Barnstable County Retirement	291,975	298,160	(6,186)	(2%)	379,047	77%
Utilities	221,918	257,427	(35,509)	(14%)	336,793	66%
Repairs & Maintenance	281,695	146,483	135,212	92%	386,617	73%
Professional Services	135,591	116,469	19,122	16%	284,673	48%
Inventory	521,296	282,174	239,122	85%	310,000	168%
General Insurance	64,685	100,190	(35,505)	(35%)	240,938	27%
Other Supplies	11,243	17,785	(6,542)	(37%)	59,800	19%
Travel	14,871	15,037	(167)	(1%)	22,000	68%
Indirect Costs	93,000	93,000	-	0%	93,000	100%
Other	139,060	68,044	71,016	104%	300,765	46%
Total Expenditures - Excluding Debt Service	\$ 3,151,883	\$ 2,962,584	\$ 189,298	6%	\$ 4,183,251	75%
DEBT SERVICE	FY2023	FY2022	\$ Change	% Change	Annual w/ Carryfwd	% of Budget Used
Principal	\$ 2,145,200	\$ 2,201,500	\$ (56,300)	(3%)	\$ 2,145,200	100%
Interest	719,054	792,769	(73,715)	(9%)	713,616	101%
Issuance Costs	-	-	-	na	-	na
BAN Costs, Principal, Interest	-	-	-	na	-	na
Other	-	-	-	na	-	na
Total Debt Service	\$ 2,864,254	\$ 2,994,269	\$ (130,015)	(4%)	\$ 2,858,816	100%
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 6,016,137	\$ 5,956,854	\$ 59,284	1%	\$ 7,042,067	85%



Agenda Item Summary

Agenda Item #	XI. 2a.
Date	9/6/2023

Staff

Erika Mooney, Operations Administrator

Subject

Traffic Safety Work Group Recommendations – 55 Union Street

Executive Summary

At its July 20, 2023 meeting, the Traffic Safety Work Group (TSWG) reviewed a curb cut request for 55 Union St. Following some discussion on the proposal, the requestor agreed to provide two stacked off-street parking spaces as a result of asking for the elimination of one on-street parking space. TSWG voted unanimously to recommend approval of the request for a curb cut which would eliminate one on-street parking space, on the condition the driveway provides for two off-street parking spaces. This motion was shared with HDC staff and the DPW so that all departments dealing with this request would be on the same page.

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

TSWG recommends approval with condition noted above.

Public Outreach

N/A

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

N/A

Attachments

Curb cut application for 55 Union St; new plan showing two stacked off-street parking spaces



Town of Nantucket

Department of Public Works

Application for Curb Cut/Driveway Access Permit

Date: June 30, 2023

Property Owner: George Gray LLC

Tel.: 917 664 8322

Address: 55 Union Street, Nantucket, MA 02554

On-Island Agent: Matthew Brannon

Tel.: 917 664 8322

Address: 55 Union Street, Nantucket, MA 02554

Location of Proposed Work: 55 Union Street Map & Parcel: 55.1.4-89

Proposed Improvements: 55 Union Street, Nantucket, MA 02554

Plot plan showing proposed improvements must be attached. Site must be marked prior to inspection. No permit will be issued unless complete plans showing driveway location and drainage control are attached.

If curb cut will eliminate a legal parking space, approval from the Select Board is required.

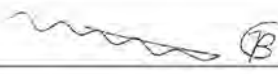
Parking Space Eliminated: 1 Select Board Approved: _____

All proposed work must comply with Chapter 139 (Zoning Bylaw), Section 139-20.1, Curb Cut and Driveway Access, of the Code of the Town of Nantucket.

Drainage improvements associated with the installation of the driveway on the subject property are the sole responsibility of the property owner.

This permit will be subject to the following conditions. All conditions must be met before certificate of occupancy is issued.

1. Any required pipe and/or appurtenances shall be installed at the owner's expense.
2. Stormwater run-off shall be prevented from discharging onto the public right-of-way.
3. Where applicable, an apron shall be installed by the property owner as per Ch. 139-20.1 B(2)(d).
4. Any granite or stone curbing removed shall be returned to the Department of Public Works garage.
5. Additional Conditions *if any*): _____

Applicant Signature: _____ 

Approved by DPW: _____

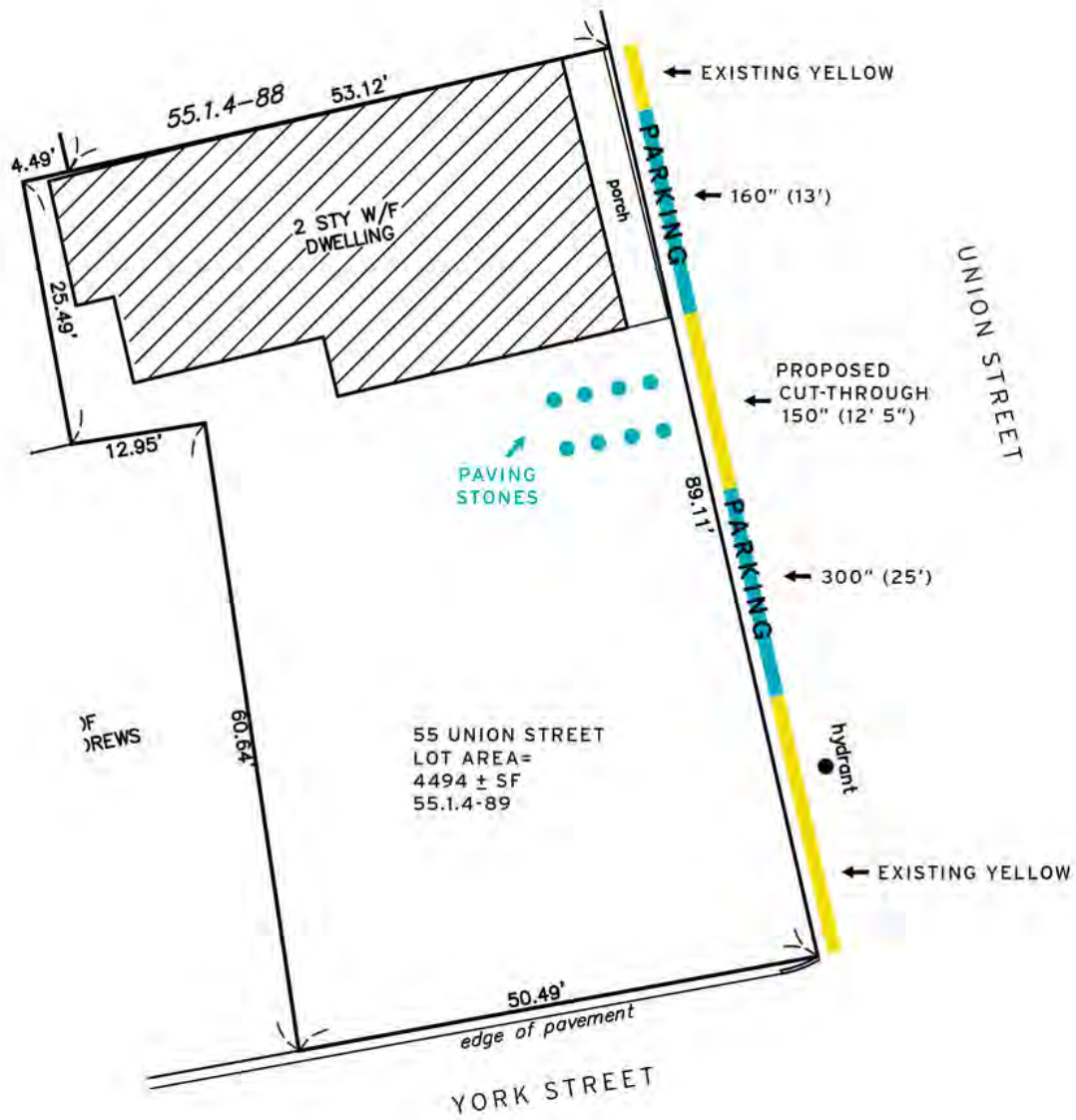
Issue

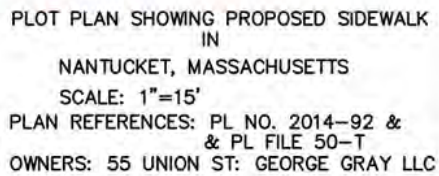
Date: _____

Expiration

Date: _____







CERTIFICATE NO: _____

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55-1-4 PARCEL N°: 89
 Street & Number of Proposed Work: 55 UNION STREET
 Owner of record: GEORGE GRAY LLC
 Mailing Address: 55 UNION STREET
NANTUCKET, MA 02554
 Contact Phone #: 9176648322 E-mail: matthew@matthewbrannon.com

AGENT INFORMATION (if applicable)

Name: _____
 Mailing Address: _____
 Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
 Must be acted on by: _____
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other PROPOSED CURB CUT
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS*

1. East Elevation CURB CUT, PROPOSED
 2. South Elevation 150" WIDE X 440" DEEP
 3. West Elevation ROUGH GRANITE PAVING STONES
 4. North Elevation BURIED FOR 1ST 220"
 *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Fence: Height: _____
 Type: _____
 Length: _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ Side
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
 B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

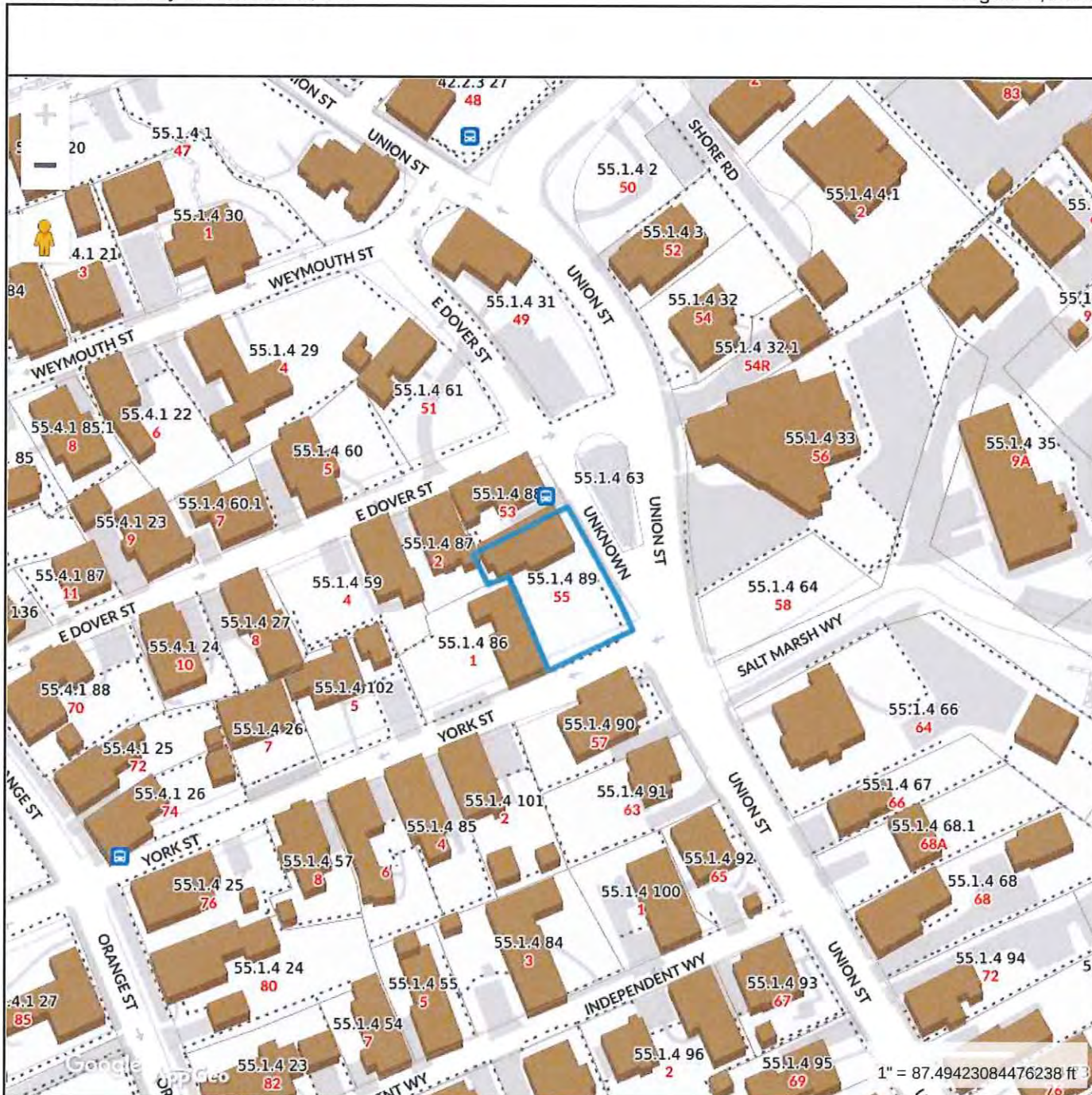
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/23 Signature of owner of record Michael P. Elzan (MICHAEL P. ELZAN) Signed under penalties of perjury



Property Information

Property ID 55.1.4 89
 Location 55 UNION ST
 Owner GEORGE GRAY LLC

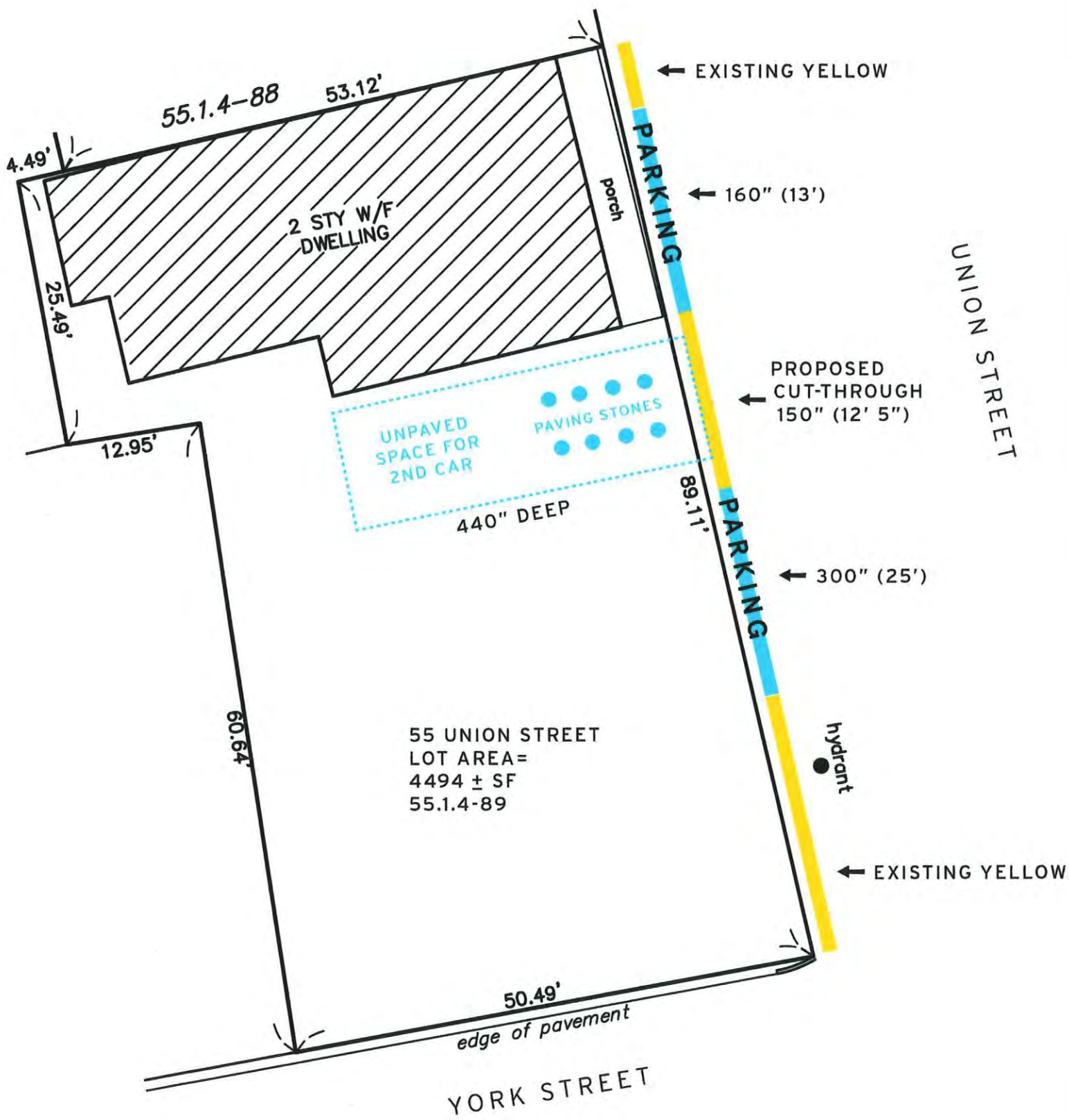


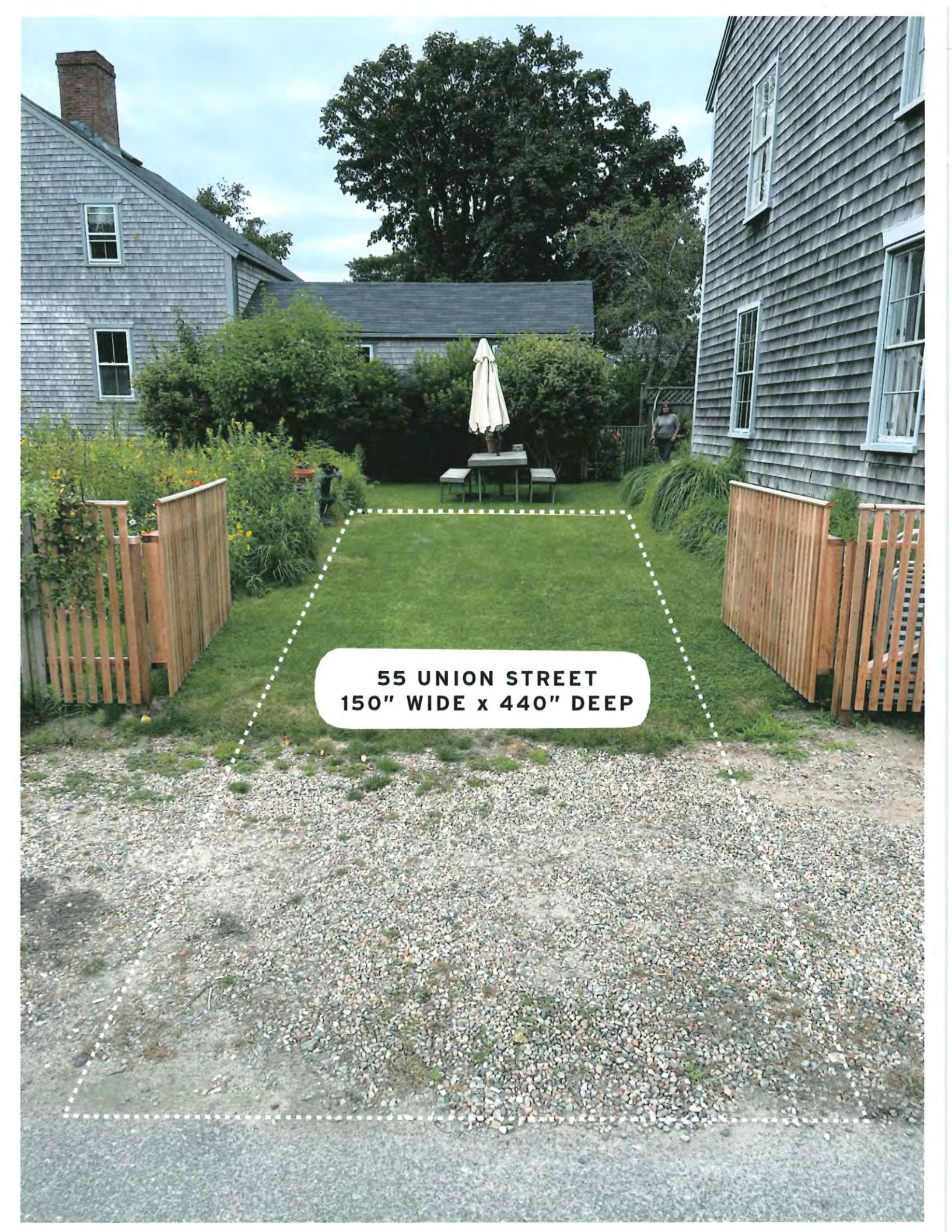
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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

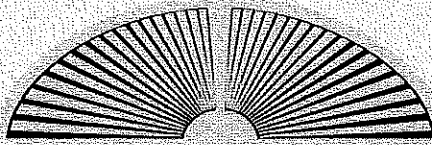
Geometry updated 08/02/2023
 Data updated Jan. 2021

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



A photograph of a residential backyard. In the foreground is a large area covered in grey gravel. A white dashed line outlines a rectangular area that extends from the gravel into a green lawn. The lawn is bordered by a wooden picket fence on both sides. In the background, there are grey-shingled houses, a large tree, and a patio table with a closed umbrella. A person is visible near the back fence.

**55 UNION STREET
150" WIDE x 440" DEEP**



NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

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Mary Bergman

July 24, 2023

Mr. Matthew Brannon

470 W 24th Street Apartment 14J

New York, NY 10011-1237

RE: 55 Union Street, Nantucket—Parking Space/Driveway

Dear Matthew,

The Nantucket Preservation Trust (NPT) has reviewed your proposal to maintain and re-pave the existing driveway and parking area at the southwest corner of 55 Union Street, submitted on July 3, 2023.

NPT finds the proposal in keeping with the Grantor's Reserved Rights under Paragraph 6 (e) of the Preservation Restriction Agreement and approves the proposal subject to the following conditions:

1. The driveway and parking area shall be located at the at the southeast corner of the house where existing wooden gates provide automobile access;
2. Paving shall consist of parallel tracks bedded at grade in the grass the width of a vehicle, and shall extend approximately one car-length; tracks shall be laid with roughly squared rectangular flag stones of granite, micaceous schist, or bluestone. NPT does not approve the use of Belgian block pavers, cast-stone, or other composite pavers.
3. NPT bases its approval on the assumption from the plan that the existing gravel apron between the asphalt road and the grass will be left in its current state, preserving an informal, soft street edge in keeping with the historic character of this section of Union Street.

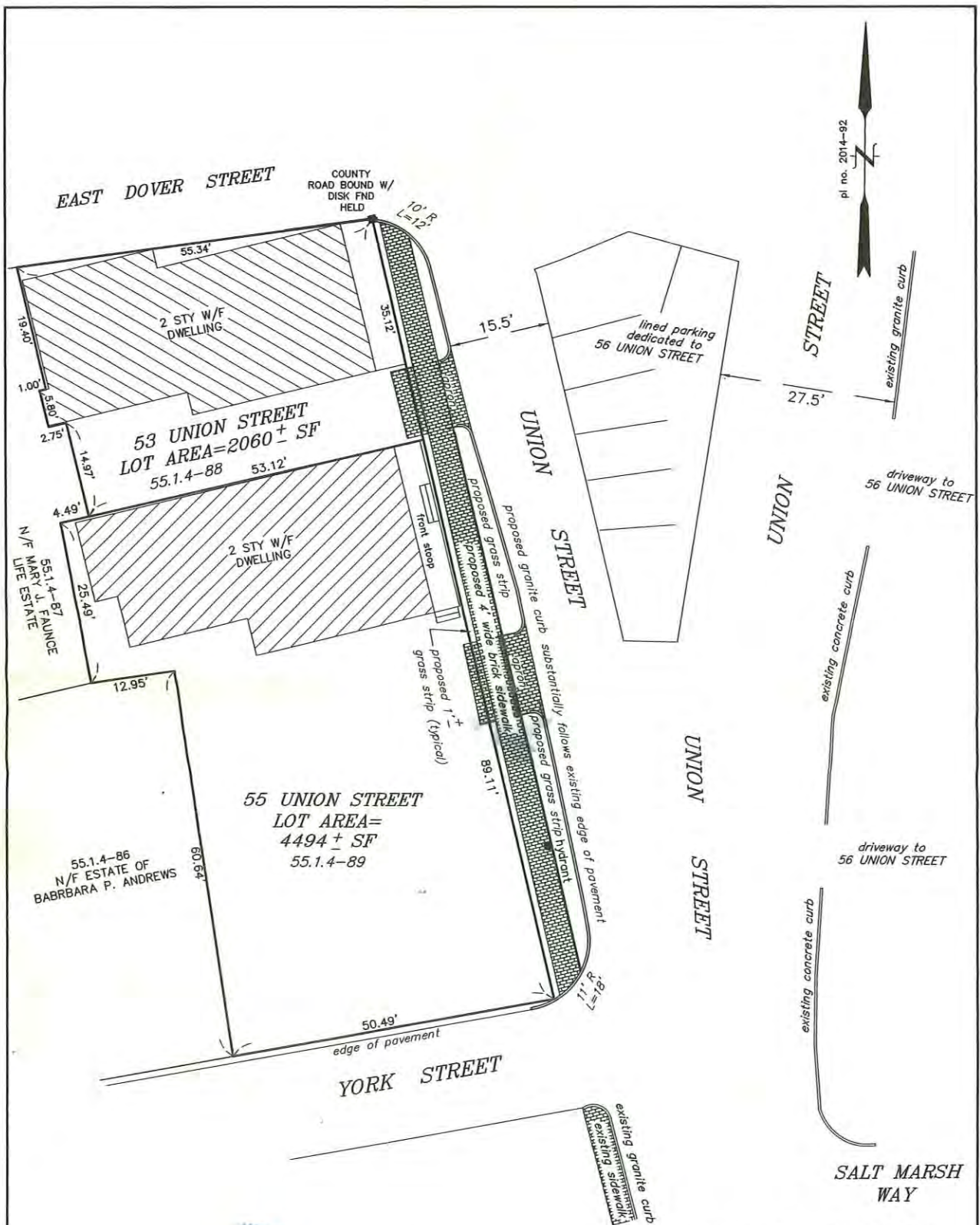
NPT's approval for this installation shall remain valid for a period of two years from the issuance of this letter, until July 24, 2025. If not installed during this period, you may re-apply for approval. This approval does not replace or supersede any separate submissions or approvals required by the Town of Nantucket.

Please contact me with any questions or concerns.

Sincerely,



Mary Bergman
Executive Director



PLOT PLAN SHOWING PROPOSED SIDEWALK
IN

NANTUCKET, MASSACHUSETTS

SCALE: 1"=15' DATE: JULY 14, 2016

PLAN REFERENCES: PL NO. 2014-92 &
& PL FILE 50-T

OWNERS: 55 UNION ST: GEORGE GRAY LLC
53 UNION ST: TERESE V. VENTRE
& ELLIOT ZOLOT

PREPARED FOR: GEORGE GRAY LLC,
APPLICANTS

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1269

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN
RELIES ON CURRENT DEEDS AND PLANS OF RECORD,
VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
THIS PLAN IS NOT REPRESENTED TO BE A TITLE
EXAMINATION OR A RECORDABLE SURVEY.



Agenda Item Summary

Agenda Item #	XI. 2b.
Date	9/6/2023

Staff

Erika Mooney, Operations Administrator

Subject

Traffic Safety Work Group Recommendations – New Mill St

Executive Summary

At its Feb. 16, 2023 meeting, the Traffic Safety Work Group (TSWG) reviewed a request from 8 New Mill St for a yellow no parking line across the street, as there is a utility pole next to their driveway and when someone is parked across the street, it is difficult to pull in and out of the driveway. TSWG voted to recommend extending the yellow line approximately 16' (one on-street parking space) to allow access in and out of the driveway at 8 New Mill St. Since then, the Department of Public Works painted the yellow line prior to Select Board approval of this matter and the neighbors across the street at 3 New Mill St have expressed dismay at the loss of the on-street parking in front of their property and have asked for the request not to be approved.

This information was presented to the Select Board at its June 14, 2023 meeting (minutes attached) at which the Board voted to continue the matter, pending a viewing.

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

TSWG recommended on the initial request.

Public Outreach

N/A

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

N/A



Attachments

TSWG minutes from 2/16/2023; request from 3 New Mill St; letter from 8 New Mill St; portion of Select Board 6/14/2023 minutes



2. Request to address pedestrian safety concerns at Miacomet Avenue/Surfside Road (tabled from September 15, 2022; October 20, 2022). Chair Gasbarro noted that with the loss of Mr. Reed, this can't really be implemented at this time. Meg Browsers asked what happened with the plans that Mr. Reed had sketched out. Chair Gasbarro said they needed further design and input from the Nantucket Planning & Economic Development Committee. Mr. Rowland asked why the DPW can't just implement the design to narrow the entrance to Miacomet Avenue. Ms. Mooney noted the resignation of the DPW Director and the attempt to fill a Town Engineer position as a hinderance to getting this done at this time. Ms. Bowers asked that someone speak with Reis Trucking about its parking area on Miacomet Avenue outside the sawhorses that bisect the parking area. She also suggested this area be part of a larger school traffic redesign.

3. Review Nantucket Boys & Girls Club request for signage, lights, etc. to improve crossing from School across Sparks Avenue. Nantucket Boys and Girls Cub executive director Jamie Foster noted that the Club is now allowing some students to park in the Club lot and he is worried that someone will get hurt crossing Sparks Avenue. He asked if the Town could see how other towns deal with high-traffic areas. Mr. Rowland asked if a raised intersection table would work in this location. Chair Gasbarro suggested bringing this to the attention of the Town's consulting engineer. Mr. Sylvia said he checked the signage at the location and it is all there but he noted witnessing many students crossing Sparks Avenue at various locations, none of which was across the crosswalk. Some discussion followed on ideas to funnel the kids to the crosswalk.

4. Review request to change the intersection of Surfside Road, Miacomet Road and Surfside Drive to a 4-way stop. This matter was tabled.

5. Review request for a yellow no parking line across from 8 New Mill Street. There was no representation for this matter. Mr. Sylvia said he viewed the site and measured it and he feels the existing yellow line could be extended approximately 16' to accommodate the request and still allow for a parking space. Mr. Rowland said he would like to know the reasoning for the request. This matter was tabled for representation.

6. Review request to move yellow line across from 10 York Street (previously approved April 15, 2021) to accommodate driveway relocation. Chair Gasbarro said this matter will need to be tabled as he will have to recuse himself and that won't leave a quorum.

5. Review request for a yellow no parking line across from 8 New Mill Street. Todd Sherman joined the meeting and asked to speak on the request. He noted the reasoning for the request is that there is a utility pole right next to the driveway and when a car is parked across from the driveway it is impossible to pull out of the driveway. Mr. Rowland moved to recommend the extension of the yellow line approximately 16' to allow access in and out of the driveway at 8 New Mill Street; seconded by Mr. Sylvia; by roll call: Mr. Rowland – Yes, Mr. Sylvia – Yes, Chair Gasbarro – Yes; so voted.

IV. OTHER BUSINESS

There was no other business.

V. APPROVAL OF MINUTES OF OCTOBER 20, 2022 AT 10:30 AM.

The minutes were adopted by unanimous consent.

TO: TRAFFIC SAFETY COMMITTEE
FROM: STEPHANIE BASILE
DATE: JANUARY 31, 2023
RE: 8 NEW MILL STREET YELLOW LINE

I am seeking approval to have the DPW paint a yellow line on the pavement opposite my single-load driveway that leads to my garage. There is no parking on the east side of New Mill Street where my house is and there is parking on the west side in several spots. All of the properties on New Mill Street have their own off-street parking spaces, some with double-wide areas.

My driveway appears to be the only one that does not have a yellow line already painted across from it on the street. There is also a telephone pole at the corner of my driveway on the south side making it even more difficult if not impossible if someone is parking across the street.

An individual insists on parking his oversized white SUV (visible in the GIS photo attached). He has been asked to move up the street towards Prospect Street where his house is with his own driveway and we have been met with aggression, belligerence and uncooperativeness. He has his own driveway and yellow line but appears to have too many cars or the SUV is too big to get in the driveway. There is also on-street parking at that end of the New Mill Street available.

Between the parking space and the telephone across from my house, we cannot use our parking space many times, particularly in the summer months. I am asking for the same consideration for a yellow line on the opposite side of New Mill Street to enable safe access to my driveway.

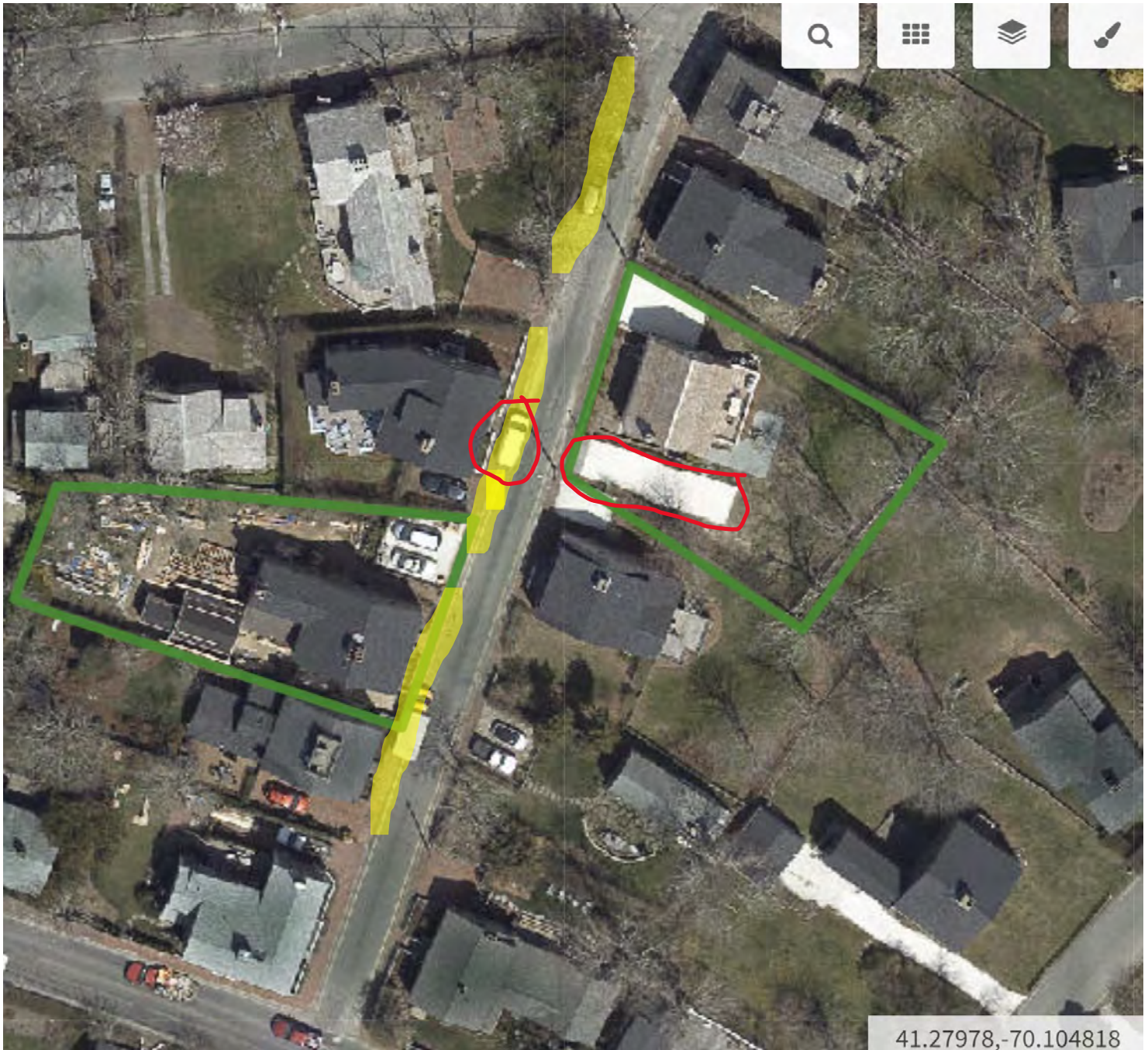
Thank you for your consideration. I am available to answer any questions.

Stephanie Basile
181 Lloyd Road
Saunderstown, RI 02874
Sbasile55@gmail.com
401-465-3975

Representative – Linda Williams
ackczarina1@gmail.com
508-221-0432

8 NEW MILL STREET – YELLOW LINE REQUEST

On-street parking highlighted. Noted is the white SUV that belongs to a house further up the street towards Prospect Street – not the house car is parked in front of.



VIEW FROM INTERSECTION OF PROSPECT STREET AND NEW MILL STREET LOOKING NORTH

PARKING ON WEST SIDE OF THE STREET ONLY









INTERSECTION OF NEW MILL STREET AND MILK STREET ON THE NORTH END



LOOKING TOWARDS PROSPECT STREET

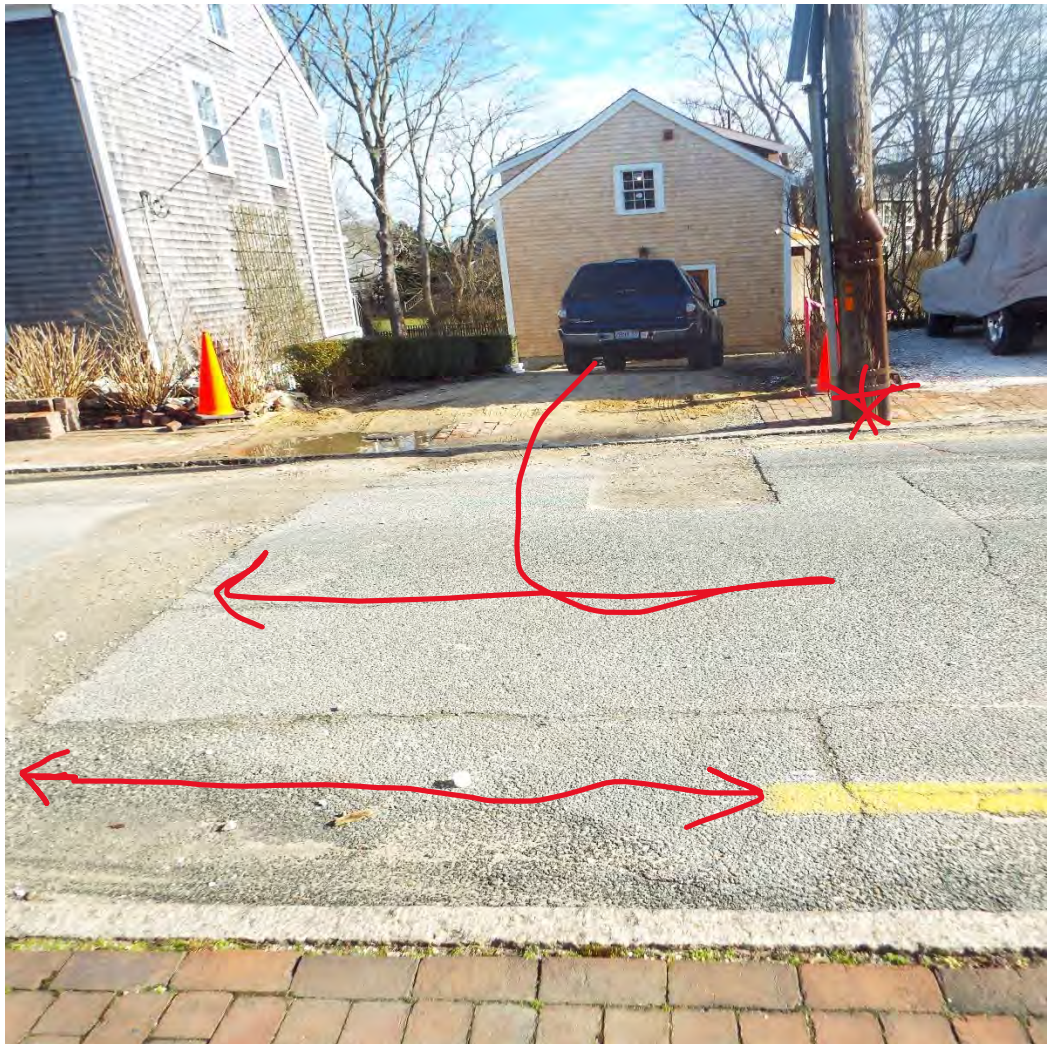


LOOKING NORTH UP NEW MILL STREET



AREA OF YELLOW LINE REQUEST ACROSS FROM DRIVEWAY/GARAGE





Mark and Rosanne Welshimer
3 New Mill Street
Nantucket, Mass. 02554
and
34 Sunnybrook Road
Bronxville, New York 10708

May 30, 2023

Traffic Safety Working Group
16 Broad Street, 1st Floor
Nantucket, Mass. 02554

Att: Ms. Erika D. Mooney, Operations Administrator

Ladies and Gentlemen:

My wife, Rosanne, and I are seasonal residents of Nantucket, residing at 3 New Mill Street. We have owned the home since June 2002, and generally spend most of the summer in Nantucket plus occasional weekends in the off-season.

Last week, I was at our house on Nantucket, and I was very surprised and unhappy to see that the two parking spots that have been in front of our house since we purchased it were eliminated with a painted yellow line. I spoke to the Police Department and Department of Public Works, and they directed me to your office and its website.

I am writing to request that the newly-painted yellow line be removed immediately and that the long-standing parking spots be restored.

I see, from reviewing agendas and related materials on your website, that the yellow line was added and two parking spots were removed at the request of Stephanie Basile, the owner of the property immediately across the street from us at 8 New Mill Street. We were not notified of the request. Basic administrative law and procedure require that we and other affected homeowners be notified and have an opportunity to relay considerations that we think are relevant.

I do not know and have never met Ms. Basile. Her home is one of two homes on the street that are primarily used as rentals. Her January 31, 2023 memorandum to you is incomplete and inaccurate in a number of respects, including the following:

- Most of the homes on New Mill Street have only one off-street parking spot, including our home and the homes on either side of 8 New Mill Street.
- With two customary exceptions (as explained below), every home on New Mill Street has a driveway where parking is permitted (that is, no yellow line) alongside the curb on the opposite side of the street, the situation before the new yellow line giving 8 New Mill Street special treatment was added at Ms. Basile's request. The two exceptions are both where driveways directly face each other on opposite sides of the street. In those

cases, there is a yellow line at the end of each driveway to prohibit parking right in front of a driveway. What Ms. Basile describes as seeking for herself "the same consideration" afforded others is incorrect; she was afforded "the same consideration" as the rest of the street before the new yellow line was added and, with the new yellow line, is getting special treatment for 8 New Mill Street that no other home on New Mill Street has.

- There are very few spots available for parking on New Mill Street in any event, and losing the two in front of our house is a real concern, not only for us but for others on the street who use them. As we all know, parking is difficult in the Town of Nantucket, particularly during the summer season, and eliminating those spots exacerbates the problem.
- The parking arrangement on our street, with the two spots in front of our house and the parking configuration for 8 New Mill Street, is not new and has been in place for at least 15 years. We all deal with some annoyance with the summer crowding, but it's worked out for these many years without any complaints that I've heard of other than the normal angst in finding parking and dealing with tight conditions.
- Another fact omitted from Ms. Basile's January letter is that 8 New Mill Street actually has two off-street parking areas -- one on the north side of the house for one car and one on the south side of the house, which is the area Ms. Basile's letter refers to. That latter space accommodates two or three cars. I don't recall exactly when the parking driveway on the south side of the house was added, but it was shortly after we bought our home at 3 New Mill Street in 2002; Pepper Frazier owned the house at that time, and it was either during his ownership or his immediate successor's ownership that the driveway on the south side was added. It has always been true that getting in and out of that driveway requires staying to the right side of the driveway to get an adequate turning angle if cars are parked in front of our house, but a need for some degree of maneuvering is not unique to our street.
- I believe the telephone pole Ms. Basile refers to was there when whoever owned 8 New Mill at the time built the driveway on the south side of the house. If that is the problem for her, albeit not new, consider working with DPW and the telephone company to move the pole.

We do not rent our house to others. It is only used by our family—meaning my wife and I, our four children and their spouses (all in their 40s), and our nine grandchildren (ages 6 months to 12 years). We typically need two cars on Nantucket during the summer to accommodate our family. Having parking without crossing busy streets is a safety issue for our children with our grandchildren, not simply a matter of convenience or preference. This is a very important issue for us.

I don't believe I have ever seen the large SUV Ms. Basile's letter refers to—it may be that it's not there in the summer season when we are there.

My cell phone number is 914-819-3187, our land line in Bronxville is 914-337-5768, and my personal e-mail address is welshimermj@gmail.com. Please let me know if there is additional

information that would be useful to you or if there is a more formal procedure that I need to go through to have the yellow line removed.

Very truly yours,

Mark Welshimer

From: [Dawn Hill Holdgate](#)
To: [Erika Mooney](#)
Subject: Fw: 8 New Mill Street parking
Date: Tuesday, June 13, 2023 10:13:32 AM

From: Brenda Dunham <Brenda@gliddenandglidden.com>
Sent: Tuesday, June 13, 2023 9:08 AM
To: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>
Subject: 8 New Mill Street parking

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.

Good Morning Dawn,

I was approached by a homeowner on New Mill Street after parking my vehicle there this morning. She informed me that it is on the Select Board's agenda tomorrow night to put a yellow line across from 8 New Mill Street eliminating a parking space. I really hope the board reconsiders this.

It is already extremely difficult to find parking during the summer that is out of the 2-hour limit. I have parked on New Mill Street for years during the summer months and most often there is little to no parking available. Parking on Milk Street past the Maria Mitchell to Prospect Street is also very limited. I imagine the reason for eliminating the space is to allow the cars that are parked in the driveway at 8 New Mill Street ample room to back out. There has been parking in this space for many years so why would we eliminate it? The homeowners may have to take a few attempts of backing up and going forward but it isn't that tight. Seems eliminating the space affects many more people and keeping it a valid parking space outweighs eliminating it for a few people. New Mill Street is wider than a lot of other side streets in town.

I strongly urge the board keep this parking space as eliminating the space affects more people than keeping it.

Thanks,
Brenda Dunham

Brenda Dunham

X. PUBLIC HEARINGS

1. Public Hearing to Consider a Utility Petition from National Grid/Nantucket Electric Company, Plan #30709313 to Install Approximately 30' of 2-3" Conduit Across Bartlett Road and Two New Handholes (HH4-1, HH4-2) in Front of 18 and 19 Bartlett Road. Chair Holdgate opened the hearing. Jose Vazquez of National Grid reviewed the petition. Mr. Fee asked about cutting the road. Mr. Vasquez indicated there will be a road cut.

As there was no public comment, Ms. Mohr moved to close the hearing; seconded by Mr. Dixon; all in favor, so voted.

Ms. Mohr moved approval of the petition for Bartlett Road as presented and in accordance with any departmental comments; seconded by Mr. Fee; all in favor, so voted.

2. Public Hearing to Consider a Utility Petition from National Grid/Nantucket Electric Company, Plan #30748659 to Install Approximately 35' of 2-3" Conduit Across Surfside Drive from Existing Handhole (1-1) at Base of Pole1 to Proposed New Handhole (HH1-2) for New Service at 80 Surfside Road. Chair Holdgate opened the hearing. Jose Vazquez of National Grid reviewed the petition.

As there was no public comment, Ms. Mohr moved to close the hearing; seconded by Mr. Fee; all in favor, so voted.

Mr. Fee moved approval of the petition for Surfside Drive as presented and in accordance with any departmental comments; seconded by Ms. Mohr; all in favor, so voted.

XI. TOWN MANAGER'S REPORT

1. Traffic Safety Work Group Recommendations:

a) Installation of Yellow No Parking Line Across from 8 New Mill Street, Resulting in Loss of One On-Street Parking Space. Ms. Mooney reviewed the background of this matter, including the recommendation. Linda Williams spoke against installation of the no parking line saying there is plenty of room for parking and backing out of the adjacent driveway. Chair Holdgate suggested tabling the matter for further review. Doug Roth spoke against the installation of the line. The Board was in general agreement to table action pending further review. Chair Holdgate expressed concern over the elimination of parking spaces. Mark Weishimer spoke against the line. Stephanie Basile spoke in favor of the line, noting the proximity of a utility pole makes parking in her driveway extremely difficult, noting that she is the requester of the line and is not seeking to eliminate parking, just to be able to access her driveway. Nat Lowell spoke against the line, acknowledging that the pole is a problem. Mr. Fee moved to continue this matter, pending a "viewing"; seconded by Ms. Mohr; all in favor, so voted.

b) Curb Cut for 12 Gay Street, Resulting in Elimination of One On-Street Parking Space on Westminster Street. Transportation Program Manager Mike Burns reviewed the recommendation for a curb cut on Westminster Street for 12 Gay Street. Ms. Mohr moved approval; seconded by Mr. Fee. Mr. Fee said he believes this is an unfortunate situation with the loss of a parking space and spoke on the history of parking in this area and that he does not favor curb cuts in this area. He spoke on people turning their yards and gardens into parking. He begged the Board to "figure out how to price parking". Discussion followed. So voted 4-1. Mr. Fee was opposed.