

Town and County of Nantucket Select Board • County Commissioners

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



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD OCTOBER 11, 2023 - 5:30 PM PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtu.be/2yduqraD0DA>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_Be61Bj6aS-Kgc4X0K27cwA

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. May 7, 2024 Annual Town Meeting Warrant Open for Citizen Warrant Article Submittals through November 13, 2023 at 4:00 PM.
3. Information Session on November 7, 2023 Special Town Meeting Short-Term Rental Articles via Remote Participation via Zoom Webinar:
 - Thursday, October 12, 2023 at 5:30 PM (Register at https://us06web.zoom.us/webinar/register/WN_Vx_ygpoEQF2lwL587PxdVA)
4. Latex Paint Collection Day on Saturday, October 21, 2023 from 9:00 AM to 12:00 PM at DPW Garage, 188 Madaket Road.
5. Special Town Meeting is Tuesday, November 7, 2023 at 5:00 PM at Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road.
6. Announce Applications Received for Committee Vacancies - Round 3: Council on Aging, Cultural Council, Real Estate Assessment Committee, Tree Advisory Committee; Appointments to be Made October 18, 2023.

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 AND WARRANTS

1. Approval of Minutes of October 4, 2023 at 5:30 PM; October 5, 2023 at 9:00 AM.
2. Approval of Treasury Warrants for October 11, 2023.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Housing Office: Request for Approval and Execution of Unit Deed and Settlement Statement in Connection with Town Acquisition of 19B First Way.

IX. TOWN MANAGER'S REPORT

1. Water Main Expansion Project West of Nantucket Memorial Airport Update and Review of Anticipated Fall 2023/Spring 2024 Construction Schedule.

X. SELECT BOARD'S REPORTS/COMMENT

1. Clarification as to Voting Status of Ex Officio Members of Town Council Study Committee.
2. Discussion Regarding Establishment of Licensing Board.
3. Committee Reports.

XI. ADJOURNMENT

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

SELECT BOARD AGENDA PROTOCOL:

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

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

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

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

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

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

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on

the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

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

Approved: April 26, 2023

LATEX PAINT COLLECTION DAY

ACCEPTING:

Latex, acrylic, or water-based paint.

NOT ACCEPTING:

**Dried paint, frozen paint, bulked paint,
paint containers smaller than 1 qt.,
paint that is more than 10 years old.**



**Scan QR code or visit
www.nantucket-ma.gov/paint and complete
form prior to the event.**

SATURDAY, OCTOBER 21

9am-12pm

DPW Garage -188 Madaket Rd.

Town of Nantucket Public Works | www.nantucket-ma.gov/dpw

2023 Committee Vacancy Applicants – Round 3:

Council on Aging

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

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

Applicants:

None

Cultural Council ^

2 Seats Available; 5 Applicants

2 Seats Terms End 2025

Current Committee Members:

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

Applicants:

Darcy Volpe
Kit Murphy
Olivia Vlahos
Bethany Oliver
Barbara Tibbitts

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

2023 Committee Vacancy Applicants – Round 3:

Real Estate Assessment Committee

1 Seat Available, 0 Applicants

1 Seat Term Ends 2026

Current committee Members:

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

Applicants:

None

Tree Advisory Committee

1 Seat Available, 0 Applicants

1 Seat Term Ends 2025

Current Committee Members:

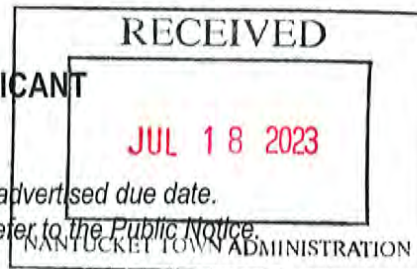
Ben Champoux	2024
Judy Deutsch	2025
VACANT	2025
Mary Longacre	2026
Whitfield C. Bourne	2026

Applicants:

None



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



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

Name: Darcy Volpe

Home Phone: 917-617-6082

Mailing

Address: 311 11th Ave, 1105, NY, NY 10001

Alternate Phone: _____

Email Address: darcyv@msn.com

Date Submitted: 7/18/2023

REQUESTING APPOINTMENT TO: _____ Cultural Council _____

Reasons for Committee Interest

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

I've been coming to Nantucket for 22 years and was able to buy a home eight years ago. I have been wanting to get more involved in the community for years but have not yet found a home for my interest. I have applied to the cultural committee in years past but not yet been selected. I'd be happy to serve on any committee for Nantucket, but the cultural committee aligns best with my personal interests. I'd enthusiastically commit to the meeting schedule and would attend some meetings in person and others virtually.

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?
- Co-head of BlackRock's culture committee for capital markets where I help create a calendar events that promote a positive, productive, inclusive and diverse work culture.
- Member of the Make-A-Wish Foundation Women's Council where we raise money through fundraising events and campaigns to support our wish granting efforts.
- Investor in a Broadway musical revival currently playing on London's west-end
- Grant reviewer for BlackRock - reviewing grant applications submitted from non-profits. That includes reviewing the board, the financials, the scope of project and reach of the funding. I am responsible for approving or declining and suggesting how much the funding request, if any, will be approved.

My experience above is indicative of my commitment to similar causes and is mission-aligned with Nantucket's cultural council. I would love to serve.

Potential Conflicts of Interest

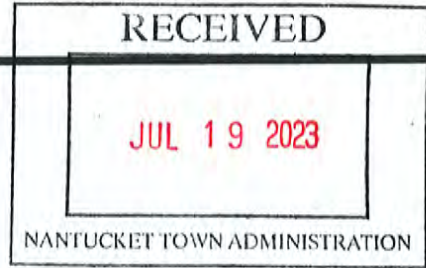
- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
NONE

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

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Erika Mooney

From: Kit Murphy <sconset02564@gmail.com>
Sent: Wednesday, July 19, 2023 3:21 PM
To: Erika Mooney
Subject: Re: Cultural Council vacancies



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

Hi Erika,

Thanks for reaching out to me. I do have interest in serving on the Town's Cultural Committee.

I'm away from the island and only have my cell phone with me so I'm including the application's answers in this email  hoping you could staple them to the Committee Interest Application and that would be acceptable.

Best,

Kit Murphy

Name: Katherine (Kit) Murphy
Mailing Address: P.O. Box 814, Siasconset, MA 02564
Email Address: sconset02564@gmail.com
Home Phone: (617) 833-5103
Alternate Phone: None
Date Submitted: July 19, 2023

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No.
- Why are you interested in this committee/board/commission? Since 1984, I've served on several Town committees as well as many of the island's NFP's Board of Directors in various capacities. I've never been involved in serving any organisation devoted to the arts and I would like to do that.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? 30+ years experience of NFP Board experience. I'm organised, creative, and very appreciative of the arts...both visual and performing arts. I'm also versed in the RFP and grants process.
- What would you hope to accomplish on the committee/board/commission? I think it would be great to bring even more art created on Nantucket to Nantucket residents...as well as educating myself about these resources too.

Potential Conflicts of Interest

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

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

On Tue, Jul 18, 2023 at 4:11 PM Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Good afternoon,

Thank you for your Nantucket Talent Bank submission and expressing interest in serving on the Cultural Council. We currently have two vacancies on the Council with terms set to expire June 30, 2025. If you are interested in applying, I have attached an application form (in Word and PDF) to this email. For more information on the Cultural Council, please see <https://www.nantucket-ma.gov/433/Cultural-Council>. Thank you!

Erika

Erika D. Mooney

Operations Administrator

Town of Nantucket

16 Broad Street, Room 113

Nantucket, MA 02554

508-228-7266

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

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(617) 833-5103 Phone or Text



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: Olivia Vlahos

Home Phone: 224-489-9028

Mailing Address: 100 Sankaty Rd, PO Box 293

Siasconset, MA 02564

Alternate Phone: _____

Email Address: oliviavlahos@yahoo.com

Date Submitted: August 3, 2023

REQUESTING APPOINTMENT TO: Cultural Council

Reasons for Committee Interest

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

I have not ever attended a meeting of the Cultural Council.

I am interested in the Cultural Committee because it is a platform to communicate all the wonderful cultural activities the island has to offer. Since moving to the island three years ago, I have done my best to get involved wherever I can and try any and all activities offered by a variety of organizations. Coworkers and friends would tell you if they wanted to know a calendar of the island each week, all they'd have to do is ask me, as I am usually out there attending every event I can and sharing with others. This ranges from trying as many restaurants as possible, to attending classes and concerts at the Atheneum, season tickets to the Dreamland and Theatre Workshop, outdoor walks and courses with the Conservation Foundation and Maria Mitchell Association including completing the Coast-to-Coast trail and Nantucket Coastal Ecology Course, community concerts at Children's Beach during the summer, local open mic nights at Pip and Anchor and comedy shows at Gaslight in the off-season, Whaler sporting events, special exhibits and events put on by the Artist's Association and Arts Council, free concerts and the Organ Crawl put on by local churches, the Sustainable Nantucket market and pop-up artisans markets, On The Isle theatre productions and yoga at Sconset Casino, town ghost tours, and free tours of the Hatchery, to name just a few. I am an active member of the NHA, having visited all their properties and participated in their first Transcribe-A-Thon, and Egan Maritime Institute as well.

In addition to enjoying all the island has to offer in my free time, I also have three jobs on the island serving a diverse set of residents. I came to the island two summers ago working for Sankaty Head Golf Club as a bartender, and have continued part-time as their Beverage Admin. I started working for Nantucket Cottage Hospital full-time in March as their Development Assistant, helping with the hospital's fundraising efforts and Boston Pops on Nantucket event. Last fall, I was given the opportunity to help part-time as a bartender at the White Heron Theatre and enjoyed it so much, I have continued to help this season.

The more I get involved, the more I want to share all the opportunities there are on this island with everyone from long-time year-round residents to first-time seasonal visitors. I have formed relationships with multi-generational islanders and learned much of the history of this island from them while being able to share opportunities they weren't previously aware of. There are so many opportunities for people of different ages, nationalities, and budgets, and I believe I would be an asset to the Cultural Council in bridging the gap between these groups to further the mindset of being one Nantucket community.

I am prepared and eager to commit to the meeting schedule and term of the Cultural Council.

Relevant Experience

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

In addition to the above, I have a professional background in nonprofit management and hospitality, having worked everywhere from a small Habitat for Humanity affiliate to Five-Star resorts. I have interacted and formed relationships with people of diverse backgrounds from across the world. I would bring a perspective that aims to share the incredible history and culture of Nantucket with everyone, and with this background, would be able to communicate the Council's mission in a way that is received by everyone. I understand from an organization's perspective what they're looking for in terms of grants, but also understand from the community's perspective what kind of cultural opportunities we need.

My goal on the Council would be to create more of a collaboration with the island organizations to counter-promote the cultural resources available. The Community Foundation does a great job of connecting the Development teams at these organizations, so I would love to strengthen the Town's relationship with them to see how we can fill in some of the gaps. I would also hope to further promote the mission of the Cultural Council to the community in order to raise additional funds so that more grants could be given out throughout the year.

Potential Conflicts of Interest

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

No current committee roles

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

No



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

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

Name: Bethany Oliver
236-9944

Home Phone: 774-

Mailing Address: 2 Equator Drive, Nantucket MA 02554

Alternate Phone: —

Email Address: oliverbethanyj@gmail.org
August 17, 2023

Date Submitted:

REQUESTING APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? I haven't

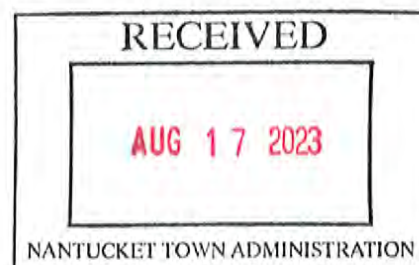
- Why are you interested in this committee/board/commission? I've worked for many years for organizations that are recipients of NCC grants and I have a good knowledge of the cultural nonprofits on the island. I'd like to be in a position to work with the island's cultural organizations more closely as they work to accomplish their varied missions.

- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? I've worked for over 20 years in leadership roles in Nantucket non-profit organizations and I understand the many challenges and opportunities they are faced with. As a parent of four busy children, now aged 11-19 I've had the opportunity to experience many of the arts and cultural organizations on a personal level as my kids and I have moved through programs, lessons, classes etc. I have a very hands-on understanding of the wonderful and sometimes life changing work of our local organizations.

- What would you hope to accomplish on the committee/board/commission? The arts and culture community is a huge part of what makes Nantucket such a special community in which to live and a destination for so many people. The NCC helps support the organizations that are the cornerstones of our cultural life here on Nantucket and I'd like to help the NCC continue in its mission to promote the activities and efforts that make Nantucket so unique.



Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. I'm currently the Executive Director of Theatre Workshop of Nantucket. I'm also on the board of the Nantucket Soccer Club, although I'll be stepping down from that role at the end of this year.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? no



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Town Manager

RECEIVED

SEP - 5 2023

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

NANTUCKET TOWN ADMINISTRATION

Name: Barbara Tibbetts

Home Phone: 978-764-5033

Mailing

Address: PO Box #3124

Alternate Phone: _____

Email Address: barbarast64@hotmail.com

Date Submitted: Sept. 2, 2023

REQUESTING APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

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

I have not attended a Nantucket Cultural Council meeting. I am interested in the NCC because I am concerned about the future of Nantucket, the culture and how tourism will be perceived and enjoyed by visitors in the future.

I have been looking for an opportunity to become further involved in the town I love. I believe being a summer resident for over 20 years and a full-time resident for 3 it is time for me to give back to this island I call home!

I am prepared to commit to the meeting schedule of the committee.

Relevant Experience

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

I have owned the island for over 20 years, created a business with a travel product that began based on trips to the island, (<https://thelookbookhunt.com/product/nantucket-ma-hunt/>) and moved to the island in 2020 fulltime.

I have been active on the island and have become involved in various events, creating one of my own as well "Living and Playing in a Sustainable World", (<https://www.lapsnow.com/>) which happened in August and will be available online soon.

I am also an active member of the Nantucket Chamber of Commerce.

Being a summer resident for over 20 years, running a business based on tourism and moving to the island full-time 3 years ago does give me great insight into the island from several perspectives.

I hope to add to the committee by attending the meetings, understanding the issues and getting involved further in creating a culture for visitors and islanders to enjoy.

Potential Conflicts of Interest

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



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	10/11/2023

Staff

Tucker Holland, Housing Director

Subject

Approval and Acceptance of Unit Deed and Settlement Statement in connection with Town acquisition of 19B First Way

Executive Summary

Following the Board's approval of the Purchase & Sale Agreement for the acquisition of 19B First Way on 9/6/2023, the Board is being asked to accept the Unit Deed and approve the Settlement Statement to finalize the transaction. The purchase price is \$950,000 and the unit will be used for employee housing.

Staff Recommendation

Accept the Unit Deed and approve the Settlement Statement.

Background/Discussion

Pursuant to discussion matters at the 9/6/2023 meeting, a new oil tank has been installed and the Town has engaged in a professional property management firm.

Impact: Environmental ☐ Fiscal ☒ Community ☒ Other ☐

Monies for closing are coming from the emergency employee rental assistance funding.

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

Strategic Plan: Housing

Attachments

1. Unit Deed
2. Settlement Statement



UNIT DEED

I, 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, with a mailing address of 3 Cow Pond Lane, #B, Nantucket, Massachusetts, for consideration paid in the amount of Nine Hundred Fifty Thousand and No/100 Dollars (\$950,000.00) , grant to the TOWN OF NANTUCKET, a Massachusetts municipal corporation, acting by and through its Select Board, with an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554

with QUITCLAIM COVENANTS,

That certain condominium unit having an address of 19B First Way, Nantucket, Massachusetts and being more particularly described as Unit B (the "Unit") of the 19 First Way Condominium (the "Condominium") created pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated September 29, 2023, and recorded with the Nantucket Registry of Deeds in Book _____, Page _____ (the "Master Deed") as shown on said Floor Plans recorded with said Master Deed, together with (a) a 50% undivided percentage interest in both the common areas and facilities of the Condominium as described in the Master Deed and the organization of unit owners through which the Condominium is managed and regulated, (b) the exclusive right to use the Parking Spaces 1 and 2 as shown on the Condominium Site Plan recorded simultaneously with said Master Deed and storage area, if any, assigned to the Unit, (c) Exclusive Use Area for said Unit as shown on said Condominium Site Plan and (d) such other rights and easements appurtenant to the Unit, and subject to any rights, easements, agreements, and restrictions as may be set forth in any document 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.

The Post Office Address of the Unit is 19B First Way, Nantucket, Massachusetts 02554.

I, Tracy Reed MacDonald, Trustee of the 19 First Way Nominee Trust, hereby certify as follows:

1. I am the sole Trustee of said Trust.
2. Said Trust is in full force and effect and has not been amended, modified, revoked, or terminated as of the date hereof.
3. I have full power and authority and have been authorized and directed by all of the beneficiaries of said Trust to enter into a sale transaction with respect to aforementioned premises, and in connection therewith to execute, acknowledge, and deliver, on behalf of said Trust, any and all documents with respect to said transaction, including, but not limited to, this Unit Deed for the consideration set forth above.

4. No beneficiary of said Trust, or a spouse, civil union partner, ex-spouse or ex-civil union partner of a beneficiary occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property, as set forth in M.G.L. Chapter 188.

5. No beneficiary of said Trust is a minor, incompetent to act, a personal representative of an estate subject to estate tax liens, or a corporation selling all or substantially of its assets.

For grantor's title, see deeds recorded with the Nantucket Registry of Deeds in Book 1165, Page 225, Book 1481, Page 100 and Book 1481, Page 102.

(the signature page follows.)

Executed and sealed under the pains and penalties of perjury on September 29, 2023.

Tracy Reed MacDonald, Trustee
19 First Way Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss.

On the 29th day of September, 2023, before me, the undersigned notary public, personal appeared Tracy Reed MacDonald, as Trustees of the 19 First Way Nominee Trust, (a) _____ personally known to me; or (b) _____ provided to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed as trustee of said trust.

Notary Public
My Commission Expires: _____

Apply stamp

ACCEPTANCE OF DEED

The undersigned, constituting a majority of the Town of Nantucket Select Board, hereby acknowledge that at a meeting of the Select Board held on October 11, 2023, the foregoing Deed from Tracy Reed MacDonald, Trustee of the 19 First Way Nominee Trust, was accepted.

Executed under seal this ____ day of _____, 2023.

TOWN OF NANTUCKET
By its Select Board

Dawn E. Hill Holdgate

Brooke Mohr

Matthew G. Fee

Thomas W. Dixon

Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

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

Notary Public
My Commission Expires:

884586NANT19713/0084

Settlement Statement

Your Order Summary

FILE #	2023-202	PROPERTY ADDRESS	19 First Way Unit B Nantucket, MA 02554
PREPARED	10/05/2023	BUYER	Town of Nantucket
SETTLEMENT	10/16/2023		
DISBURSEMENT	10/16/2023	SELLER	Tracy Reed MacDonald, Trustee of 19 First Way Nominee Trust under Declaration of Trust dated 12/31/2008
SETTLEMENT LOCATION	12 Main Street, 2nd Floor P.O. Box 5027 Nantucket, MA 02554		

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$950,000.00	Sales Price of Property	\$950,000.00	
SELLER DEBIT	SELLER CREDIT	PAYOFFS	BUYER DEBIT	BUYER CREDIT
\$217,105.00		Payoff to Rockland Trust Company (Estimate)		
		Principal : \$217,000.00		
		Release : \$105.00		
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
		Land Bank Fee (Deed) to Nantucket Registry of Deeds		
\$105.00		Recording Fees: 6D Certificate to Nantucket Registry of Deeds		
\$210.00		Recording Fees: Condo Plans (2 Sheets) to Nantucket Registry of Deeds		
\$255.00		Recording Fees: Declaration of Trust to Nantucket Registry of Deeds		
\$155.00		Recording Fees: Master Deed to Nantucket Registry of Deeds		
		Recording Fees: Unit Deed to Nantucket Registry of Deeds	\$155.00	
		State Excise Tax (Deed) to Nantucket Registry of Deeds		
SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$300.00		Condo Initial Working Capital to 19 First Way Condominium Trust	\$300.00	
\$3,493.60		Master Policy - Property Casualty Insurance (estimate) to RogersGray Insurance	\$3,493.60	
\$450.00		Monthly Dues (1 Month) to 19 First Way Condominium Trust	\$450.00	
\$208.64		Town Real Estate Taxes (16 days @ \$13.01/day) to Town of Nantucket		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$222,282.24	\$950,000.00		\$954,398.60	\$0.00

CASH FROM BUYER	\$954,398.60
CASH TO SELLER	\$727,717.76

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

We/I authorize The Law Office of David J. Buckley LLC to cause the funds to be disbursed in accordance with this statement.

Buyer		Seller	
Town of Nantucket	Date	Tracy Reed MacDonald, Trustee of 19 First Way Nominee Trust under Declaration of Trust dated 12/31/2008	Date

Settlement Agency

Settlement Agent	Date

Water Main Expansion West of Nantucket Airport

Nantucket, MA

Select Board Meeting - Public Outreach Session
October 11, 2023

MARK WILLETT
WATER DEPARTMENT DIRECTOR



ZIAD F. KARY, P.E.
SENIOR PRINCIPAL

ENVIRONMENTAL
 PARTNERS
— An Apex Company —

Agenda:

- Project Description and Need
- Project Location
- What to Expect
- Construction Schedule
- Questions



Project Description and Need



Project Description

- Summary of Work:

Water Works

- 14,000 linear feet of water main
- 96 water services
- 27 fire hydrants

Drainage

- Remove existing drainage structure and replace with leaching basins along Nobadeer Way and connect to existing drainpipe
- Precast basins, leaching basins and PVC drain connection on Skyline Drive

Restoration

- Trench width pavement for Okorwaw Ave and Monohansett Road
- Mill and Overlay for Nobadeer Way and Webster Road
- Full Depth reclamation on Skyline Drive



Project Need & Funding

- Project Need
 - Provide water service to residents with domestic wells potentially impacted by PFAS, west of the airport
 - Expand water system and connect to work conducted under the 2021 Airport Water Extension Project
 - Provide better looping and hydraulic capacity
 - Increase public safety with addition of fire hydrants
- Project Funding
 - Massachusetts Drinking Water State Revolving Fund (SRF) Program
 - \$8.3 Million funding at 0% interest



Project Location



Project Location and Sequencing of Work



- Lovers Lane
- Okorwaw Avenue
- Skyline Drive
- Monohansett Road
- Webster Road
- Nobadeer Way

Anticipated Work Sequence



What to Expect



Construction Activities

- Equipment and material mobilization
- Tree clearing and roadside mowing
- Construction layout and field survey
- Roads closed to thru traffic
 - Accommodations for resident access
- Excavation of trench & installation of pipeline
- Trench backfill
- Trench paving
- Final Restoration



Construction Activities



Water Gate Valve Installation



Water Main Installation

Construction Activities



Fire Hydrant Installation



Temporary Trench Paving

Construction Schedule



Construction Schedule

- Intended to bring expedited water service to residents
- Town has pre-procured materials to advance the project
- Project Bid Date: June 29, 2023
 - Awarded to C.C. Construction, Inc. of Plymouth, MA
- Anticipated Start Date: End of October/Early November 16, 2023
- Anticipated End Date: May 24, 2025
- Summer Shutdown Period
 - June 30th – Second Monday in September



Questions?



THANK YOU



ENVIRONMENTAL
 PARTNERS

Libby Gibson

From: Brian Riley <BRiley@k-plaw.com>
Sent: Tuesday, July 11, 2023 4:31 PM
To: Libby Gibson
Cc: John Giorgio
Subject: RE: Licensing Board

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

Hi, Libby, I am following up on this one. In my opinion, the best (and really only) option would be to have a separate License Board/Commission established by either a special act or an amendment of the Town Charter (which may also be accomplished via a special act). Under the General Laws, License Commissions (whether just for alcohol or a broader jurisdiction) are only found in city forms of government, so there is no General Law to accept that would work for Nantucket. Similarly, since the General Laws provide most licenses are issued by the Select Board, the Attorney General's Municipal Law Unit would find that a general bylaw establishing a License Commission that takes over that authority is inconsistent with the General Laws and disapprove it.

A License Commission could be created by either a standalone special act or (perhaps preferably) a Charter change, likely as a new section of Article IV, Town Administration. This would set up the number of Commissioners, whether members are appointed by the SB or Town Manager, and what its jurisdiction would be (i.e., what licenses it would take over from the SB). The amendment could have any specific terms you want to add, but it could also essentially just include a list of licenses the new Commission would handle in accordance with the General Laws. As you know, there are two ways to amend a charter – either (1) have the change approved by a 2/3 vote of a Town Meeting and then approved by majority on the next Annual Election ballot question (the Town Meeting has to occur at least two months before the election), or (2) have a majority vote of any Town Meeting to authorize the SB to file for a special act.

While a charter/special act could add an advisory board to make recommendations to the SB (or a License Commission), I would not recommend such a system. I have not seen this in practice, and I believe it could lead to more legal challenges of decisions, based on either the licensing board “abdication” its legal responsibility or even more so if the advisory body and licensing board disagree with each other. I recommend just a Licensing Board with authority to approve or deny the specified licenses. Any further questions, please let me know.

Brian

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Begin forwarded message:

From: Libby Gibson <LGibson@nantucket-ma.gov>
Date: July 4, 2023 at 7:37:02 PM GMT+3
To: John Giorgio <JGiorgio@k-plaw.com>
Subject: Licensing Board