

**Traffic Safety Work Group Agenda
Thursday, April 15, 2021 - 10:30 AM
Remote Participation Via Zoom
Pursuant to Governor Baker's March 12, 2020
Order Regarding Open Meeting Law
Nantucket, MA 02554
AMENDED APRIL 12, 2021**

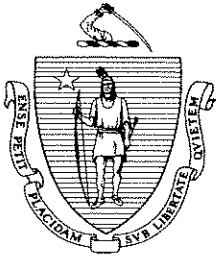
Join Zoom Meeting

<https://zoom.us/j/91934591465?pwd=Ym9BODc2WmZ6MUhZUndtaERmMDhuQT09>

Meeting ID: 919 3459 1465
Passcode: 119748

- I. Call to Order**
- II. Public Comment**
- III. Official Business**
 - 1. Discussion regarding encroachments on Washington Avenue, Madaket.
 - 2. Request for yellow no-parking across from 10 York Street (Continued from March 18, 2021).
 - 3. Request for "No Parking Either Side" on Parker Lane.
 - 4. Nantucket Food Pantry: Request for loading zone on Candle Street adjacent to 10 Washington Street.
 - 5. Request for additional accessible parking space in front of 15 Commercial Street.
 - 6. Adoption of Agenda Protocol/Public Comment Policy.
 - 7. Discuss Designating Backus Lane as a School Zone.
- IV. Other Business***
- V. Approval of minutes of March 18, 2021 at 10:30 AM.**
- VI. Adjournment**

***For topics not reasonably anticipated 48 hours in advance of the meeting.**



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

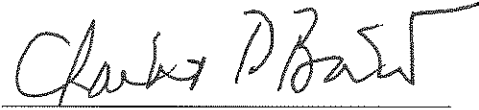
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive, flowing style. The first name "Charles" is written in a larger, more prominent script, followed by "D." and "Baker". The signature is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

From: [Max Brown](#)
To: [Erika Mooney](#)
Cc: [Arthur Gasbarro](#); [Melissa Walsh](#)
Subject: Item for the Work Group
Date: Tuesday, March 16, 2021 11:51:06 AM
Attachments: [K_Beaugrand Letter 3 5 21-DigiSign.pdf](#)

Hi Erika—hope you are safe and well.

I would like to ask that the attached letter on behalf of our Wash Ave Neighbors we sent to the Town be distributed to the TSWG members and be included in the record and minutes for the 3/18 meeting of the TSWG.

Thank you in advance.

Max.

Max Brown
max@group360.net
202-320-0405
@maxbrown

This email was scanned by Bitdefender

March 1, 2021

Kenneth L. Beaugrand
Town Real Estate Specialist
Town & County of Nantucket
16 Broad Street
Nantucket, MA 02554

Sent via electronic mail to: kbeaugrand@nantucket-ma.gov

Mr. Beaugrand:

Per your request on our February 20, 2021 telephone discussion, this letter further outlines our concerns related to recent communications involving Washington Avenue. Since some neighbors have received letters from the Select Board stating that the Town had identified certain encroachments on the street, this group of residents – representing more than 20 unique households on and adjacent to Washington Avenue - has been working to understand the objectives of this project and appreciate your acknowledgment that we should be involved as discussions move forward.

As we shared on our call, this group is committed to working with the Town to reasonably resolve whatever concerns it has related to Washington Avenue. To that end, however, we ask that the Select Board take no action relative to encroachments or any safety and parking measures until a comprehensive traffic and safety study has been commissioned and completed. Without that research, it will not be possible to ensure that real issues have been identified and that proposed measures will effectively address those issues. As well, it is our hope that the Town would not require residents to undertake the types of costly and disruptive actions that are being suggested unless warranted by a responsible level of due diligence. The standard for requiring action that would immediately eliminate barriers that many of us keep on our property to keep our own families safe, damage important elements of the island's important ecosystem (i.e wildlife, fauna, including butterflies and butterfly bushes, bees, beach roses), diminish the charm and aesthetic of our Madaket neighborhood and impose a significant financial burden on those impacted – should be high.

Notwithstanding the above request, however, we offer the below outstanding questions and possible solutions for discussion – in order to be responsive to your request for each.

OUTSTANDING QUESTIONS:

What is the ultimate objective of this project? After watching several public meetings where this matter was raised, engaging in conversations with involved voices - including yours, and reading the letters you have sent out on behalf of the Town, we remain unclear as to the specific issues that this project seeks to resolve. Explanations have

included both a need to accommodate additional parking for Millie's patrons but also to prevent those patrons from parking on Washington Avenue, NRTA bus issues, and supposed pedestrian safety concerns. Separately, you stated to us that the goal is "to be able to have the Town's property not to be encroached upon by the neighbors and secondly to be able to define the area where there is parking allowed and no parking allowed." Further, the recommendation brought to the Select Board at its 10.28.20 meeting was to designate a stretch of Washington Ave as "No Parking" on both sides. And while the Select Board's response to that recommendation was to request a more "holistic view" of the (1) pedestrian safety and (2) parking issues on the street, that somehow translated into agenda items specific to encroachment on subsequent Work Group meeting agendas. It is our opinion that action relative to encroachments is being pursued separate and apart from the Select Board's guidance and that focusing the discussion on encroachment, without clarity and alignment around the ultimate objective and what are we trying to solve for, is not only premature, but arbitrary and without adequate basis or prudence.

Importantly, without a developed Master Plan, it is well within reason to expect that removing the purported encroachments will have zero positive impact on safety or parking and ultimately will have imposed that burden on residents for no apparent or measurable reason. We believe any effective corrective-action needs to follow a logical process that begins with a clearly outlined problem, and so far we have not seen that. You shared with us that the first step is "... to have all encroachments corrected." That seems to us like a solution in search of a problem and we are asking for additional clarity around what the ultimate objective of this project.

As we stated on our call, it is our expectation that requiring residents to upend what has been and is currently being treated as our yards – at our own cost – would be done only as a last resort and with more sound reasoning than "we are taking back this property because we can."

What is the evidence of pedestrian safety risks?: As we discussed on the call, no one is more committed to protecting road safety on Washington Avenue than us, its residents. That's why it has been surprising for our group – represented by some residents who have lived on the street for as many as 30 years – to hear this topic discussed in ways so inconsistent with our own experiences on the street. Evidence of alleged safety concerns should be determined by a commissioned study and not through the anecdotes of complainants who remain unidentified and whose voices are in contrast to those of the 20+ households represented below.

What are the specific parking issues in need of resolution?: Is the goal to create more available parking, or to prevent parking on one or both sides of Washington Ave. by placing No Parking signs and lines on the street. If it is the latter, as indicated through the Traffic Safety Advisory Work Group's recommendation to the Select Board in October why would the removal of the purported encroachments be necessary? Further you stated the recommendation presented to the Select Board was "the result of two people who were at town meeting, one of people who gave us the framework for what

they wanted to do.” It is important to note that neither of those people lives on Washington or would be impacted by the threatened actions. This agenda remains unclear and we have heard conflicting messages throughout the relevant discussions.

POTENTIAL SOLUTIONS FOR DISCUSSION:

You graciously asked us to consider possible solutions to the purported challenges. While we found this task somewhat challenging without additional clarity around the specific problem(s) in need of remedy, we propose the below for consideration and discussion:

- Install 4-way stop signs at the intersection of D and Washington Avenue;
- Remove the boat at 11 Washington Avenue;
- Work with Millie’s to identify option(s) for overflow parking (perhaps between their property and Macy Road);
- Make Washington Avenue one-way, allowing for only a single traffic lane, headed West; or
- Reinforce No Parking on the North side of Washington Avenue, to ensure a clear travel lane even when landscaping trucks and other vehicles are parked on the street.

Thank you for your receptiveness to discussing this matter with us. Again, we request that no decision impacting our street and our yards be made without a thorough study and development of a Master Plan. We look forward to continued dialogue with you, the Select Board and the Traffic Advisory Work Group to arrive at a solution.

Sincerely,

Melissa Walsh

Melissa Walsh
9 Washington Avenue

Janie Hobson-Dupont

Janie Hobson-Dupont
11 Washington Avenue

Max Brown

Max Brown
15 Washington Avenue

Tim Pedrotty

Tim Pedrotty
12 Washington Avenue

Scott Rankin

Scott Rankin
10 Washington Avenue

Derek O'Dell

Derek Odell
3 Washington Avenue

Jane Hobson-Dupont

11 Washington Ave

janiehd@gmail.com

508-360-2172

Brad Brooks

18 Washington Ave

ackbradb Brooks@gmail.com

Eileen Mullin

19 Washington Ave

emullin1234@gmail.com

Jessica and Scott Rankin

10 Washington Ave

jessicarankin@comcast.net

scottrankin@comcast.net

Betsy & Gerald Brown

7 Washington Ave

betsytbrown@hotmail.com

Rick Johnston

5 C St

RSJohnston43@comcast.net

484-824-4490

Sue Jemison

5 C St

babymotel@aol.com

610-301-3002

Melissa Walsh & Jen Morrison

9 Washington Ave

melissanow@aol.com

morrisonhrm@yahoo.com

Naomi and Scott Smith

24 Washington Ave

naomismithlegal@gmail.com

scott.smithwfu82@gmail.com

Denice and Tim Pedrotty

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jtpedrotty@icloud.com

Derek Odell

3 Washington Ave

dodell@franklingroup.biz

Allen Chandler

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ar.chandler@gmail.com

Janna Chandler

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Dave and Kathy Atwood
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madaketbrown@hotmail.com
Max Brown Whitney Mercurio
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max@group360.net
wmercurio@me.com
Kara and Steve Rogers
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karasmithrogers@aol.com
George Turner
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gturner@turnerbrothers.com
Cynthia Wright Sullivan
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cwrightsullivan@gmail.com
Peter Sullivan
6 C Street
psullivan@psai-cre.com
Todd & Kathleen Manning
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kathleenamanning@gmail.com
Cyndi Morrison
6 Washington
cyndimem@gmail.com
Gail Greenwald
6 Washington
gailgreenwald@gmail.com
(jennifer) yani Blate
18 washington ave
yanijc@gmail.com
Brian and Kim Mcgeoghegan
321 Madaket Rd. (Corner of C-St. & W.A.)
bmcgeoghegan@mohawkrubber.com
mcgeok@aol.com
Sonja and Andrew Obrien
13 C Street
smaob14@gmail.com
Heidi and Rich Kozar
1 A St
embracewe@wpa.net
Sarah Schmidt
3 A St

sarahlouiseschmidt@gmail.com

203-815-0564

Phil Schmidt

3 A

philschmidt22@gmail.com

cc: Dawn E. Hill Holdgate, Chair, Select Board, by electronic mail:

dhillholdgate@nantucket-ma.gov

Arthur Gasbarro, Chair, Traffic Safety Work Group, by electronic mail:

art@nantucketengineer.com

From: [Max Brown](#)
To: [Erika Mooney](#)
Cc: [Arthur Gasbarro](#); [Melissa Walsh](#)
Subject: Fwd: Response to your email dated March 1, 2021
Date: Wednesday, March 17, 2021 2:53:37 PM

HI Erika-I would be most grateful if you can include this below reply to Ken into the record and into the minutes as it seems we will need to ensure a good record. Thank you in advance.

Begin forwarded message:

From: Max Brown <maxjbrowndc@gmail.com>
Subject: Re: Response to your email dated March 1, 2021
Date: March 17, 2021 at 2:23:24 PM EDT
To: Ken Beaugrand <kbeaugrand@nantucket-ma.gov>
Cc: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>, Arthur Gasbarro <arthurg3@comcast.net>, Town Manager <townmanager@nantucket-ma.gov>, "EMooney@nantucket-ma.gov" <EMooney@nantucket-ma.gov>, Melissa Walsh <melissanow@aol.com>

Ken thanks for the reply. I don't want to continue the back and forth—I will just say two things:

1) **Nobody has agreed to remove anything.** You've said this 3 times and it's still not true, with the boat being the only exception, which is in the street. So, again, with the exception of the boat, nobody has agreed to move anything. They maybe said something to you before we all organized, because your letter scared the residents. But again, **NOBODY HAS AGREED TO REMOVE ANYTHING.** If there is an immediate safety concern, we've expressed our interest in remedying that.

2) This is selective enforcement, and we continue to indicate to you it's not our property. We aren't sure why you continue state that is our view. It's not. Our view is that WE are being singled out on Washington Avenue, unlike hundreds of other streets, like Arkansas and Midland, for example, where people have planted trees and shrubs beyond their property. There have been ZERO studies to show issues of safety or traffic issues necessitating the removal of safety shrubs, fences, or trees.

We remain committed to collaborating, but we are not in position to remove plantings and shrubs that we've had and maintained, some for close to 50 years, BEFORE a plan is developed. That makes zero sense. It's like having the dentist say "we might have to do a root canal, so we are going to remove all your teeth first,"

If the Town wants to collaborate on an alternative plan of action, we remain committed to working together.

We sadly don't have anything further to add at this time. Our group has retained counsel and sadly, it seems that is the only approach left for us to demonstrate our serious concerns about the approach you and the TSWG Chair haven taken to engage residents of this neighborhood--many of whom live here full time, and others who have lived here 40 plus years. We've tried to sit down with you and Art, for the record. If you would like to do so again, we are happy to do that.

Best, Max.

On Mar 17, 2021, at 1:58 PM, Ken Beaugrand
<kbeaugrand@nantucket-ma.gov> wrote:

Dear Mr. Brown;

I have reviewed your email dated March 1 as well as your email correspondence with Erika Mooney on behalf of the Traffic Safety Work Group. I am responding to you with the request that you circulate this to the group who DocuSigned your email note.

As indicated in my previous correspondence and confirmed in the information that you received from the Town Manager, your note once again is proceeding from an incorrect premise that the Town is doing something on YOUR property. That is simply not correct. The Town is asking you to remove the encroachments that those of you who have received notice have made/are making on Town-owned property. This is not selective enforcement as you have suggested but part of the Town's island wide initiative to address encroachments by private property owners on Town-owned land.

I have spoken with the Chair of the Traffic Safety Work Group who together with me made the original proposal to the Select Board regarding this street. As you are aware the Select Board directed me and the Traffic Safety Work Group to review the situation and then come forward with a new recommendation to them. Mr. Gasbarro and I have agreed that the best manner to proceed is to first have the residents remove the encroachments on Town-owned property and then have the ability to physically view the newly cleared area so as to receive input from the Police and Fire chiefs as well as the NRTA representative to determine the best way to allow for vehicular and pedestrian traffic and parking along the entire length of Washington Avenue.

If and when a future plan is scheduled for the Traffic Safety Work Group (once the encroachments have been removed) I will make sure that you are notified in addition to the notice that is always posted on the Town web site. At that time the suggestions that you have made in your letter could be reviewed by the Work Group.

I hope that having once again explained the situation that you will now be able to cooperate with the other property owners who have

already agreed to address the removal of the encroachments located on
Town-owned property.

Many thanks, Ken

Ken Beaugrand
Real Estate Specialist
Town of Nantucket
16 Broad Street
Nantucket MA 02554
E: Kbeaugrand@nantucket-ma.gov
O: 508-228-7200 Ext 7058
M: 508-345-1785

This email was scanned by Bitdefender

Washington Ave

**Property Information**

Property ID 60.2.1 41
Location 11 WASHINGTON AV
Owner HOBSON-DUPONT JANE E TRST ETAL

**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 Jan. 2021
Data updated Jan. 2021

GLIDDEN & BRESCHER, P.C.

ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

March 4, 2021

Via Email (EMooney@nantucket-ma.gov)
Erika Mooney, Administrator
Traffic Safety Committee

RE: 10 York Street

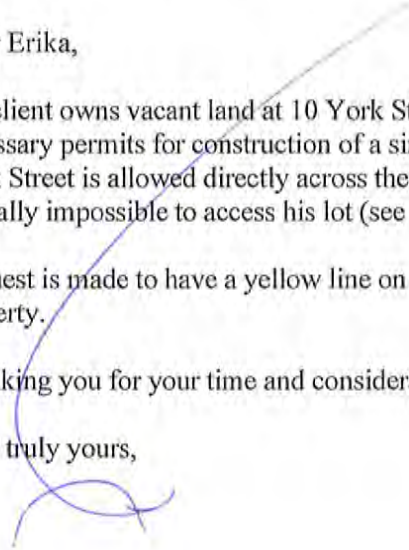
Dear Erika,

My client owns vacant land at 10 York Street (copy of deed enclosed). He is in the process of obtaining all necessary permits for construction of a single-family dwelling on the lot. At the present time parking on York Street is allowed directly across the street from his property. When cars are parked in the area it is virtually impossible to access his lot (see enclosed photos and site plan).

Request is made to have a yellow line on York Street so he will have safe and reasonable access to his property.

Thanking you for your time and consideration, I remain

Very truly yours,



Richard J. Glidden
RJG:alp



Bk: 1768 Pg: 321 Page: 1 of 2
Doc: DD 09/29/2020 03:45 PM

QUITCLAIM DEED

We, Thomas Cook and Aimee M. Cook of PO Box 37965, 65 Bayberry Lane, MA 02637 as Tenants by the Entirety in consideration of Eight Hundred Thousand Dollars and 00/100 (\$800,000.00)

Grant to 10 York Street, LLC of 29 No. Liberty Street, Nantucket, MA

With QUITCLAIM COVENANTS

The vacant land located at 10 York Street, Town and County of Nantucket, Commonwealth of Massachusetts, bounded and described as follows:

NORTHERLY By York Street fifty-two and 86/100 (52.86) feet;
EASTERLY by land now or formerly of Charles G. and Patricia A. Snyder seventy-eight and 38/100 (78.38) feet;
SOUTHERLY by land now or formerly of William A. Barton and Mary-Clair Barton sixty-five and 75/100 (65.75) feet;
WESTERLY by Lot 1 on plan hereinafter mentioned fourteen and 19/100 (14.19) feet;
NORTHWESTERLY by Lot 1 on said plan six and 50/100 (6.5) feet along a radius of five and 10/100 (5.10) feet;
WESTERLY by Lot 1 on said plan fifty-nine and 17/100 (59.17) feet;
NORTHWESTERLY by Lot 1 on said plan nine and 94/100 (9.94) feet.

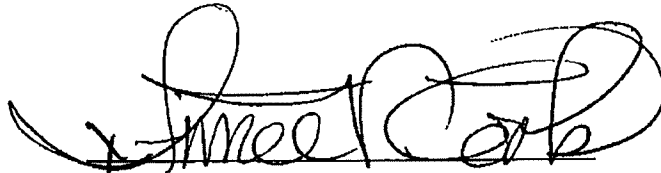
Said land is shown as Lot 2 on plan recorded with Nantucket Registry of Deeds Plan File 02-21.

The Grantors hereby release any rights of Homestead that they may have in said property and do not have any spouse, former spouse, partner, or former partner in a civil union, other trustee who have not joined this deed, who can claim benefit of the Massachusetts Homestead Act, MGL. Ch. 188.

For our title see Deed recorded at the Nantucket Registry of Deeds in Book 990, Page 62.

Witness our hand and seal this 25th day of September 2020.

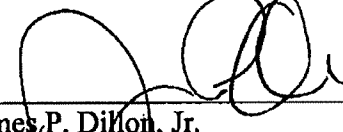

 Thomas Cook


 Aimee M. Cook

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 25th day of September, 2020, before me, the undersigned, personally appeared Thomas Cook and Aimee M. Cook, proved to me through satisfactory evidence of identification, which was a personal knowledge to be the persons whose names are 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 their knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose, by her free act and deed.


 James P. Dillon, Jr.
 Notary Public
 My Commission expires: 9/10/2021

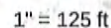
Locus: 10 York Street, Nantucket, MA

MASSACHUSETTS EXCISE TAX
 Nantucket County ROB #16 001
 Date: 09/29/2020 03:45 PM
 Ctrl# 464671 00162 Doc# 00002562
 Fee: \$3,645.00 Cons: \$800,000.00

KAB

NANTUCKET LAND BANK CERTIFICATE	
☒ Paid \$	16,000
☐ Exempt	
☐ Non-applicable	
No.	42115
Date	9/29/20
Authorization	MM

NANTUCKET COUNTY Received & Entered
 Attest: Jennifer H. Ferreira, Registrar of Deeds



Property ID	55.4.1 142
Location	10 YORK ST
Owner	10 YORK STREET LLC



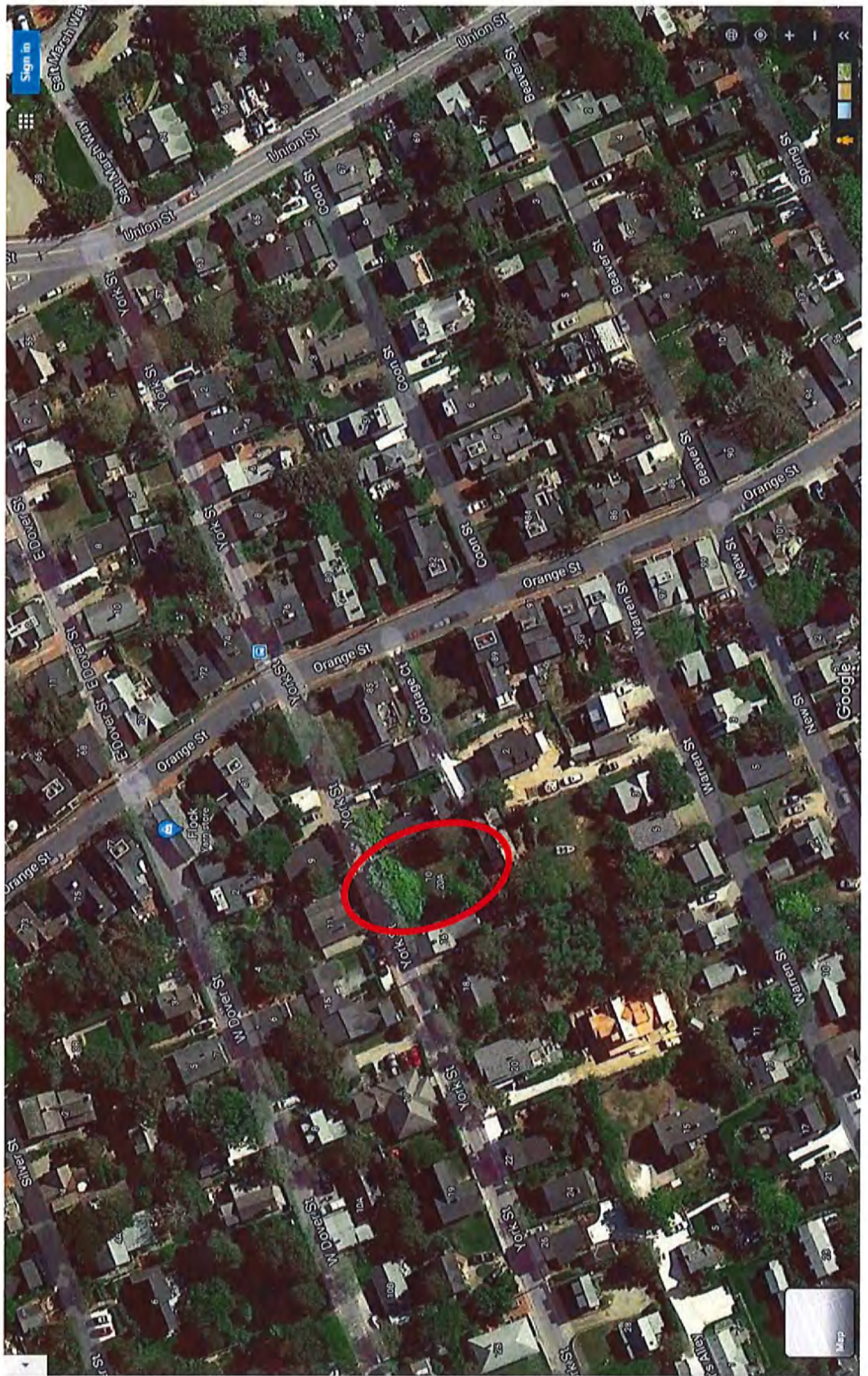
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan. 2021
Data updated Jan. 2021





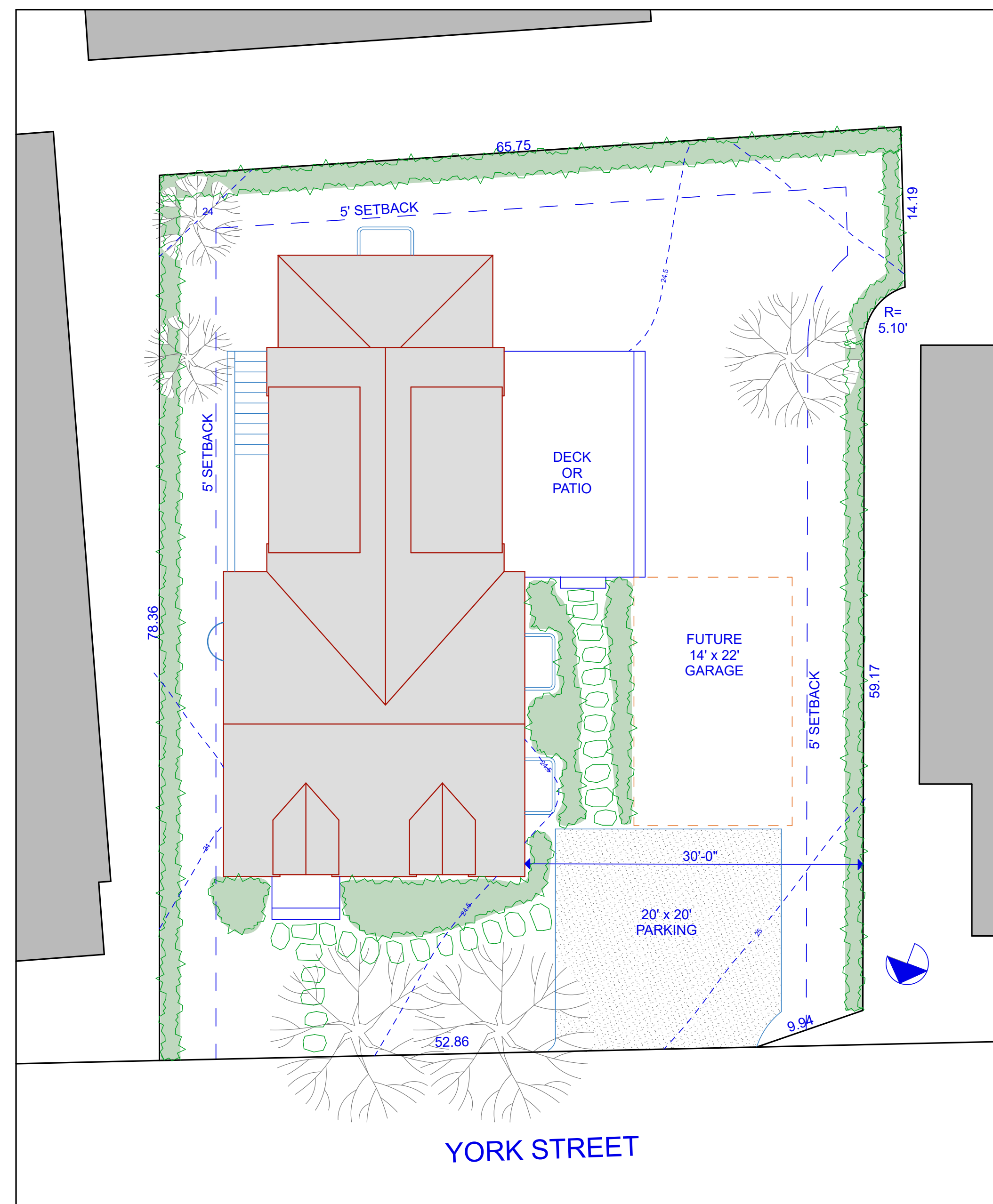






Northwest Perspective

SCALE: 1:0.39



Site Plan- Proposed

SCALE: 1/8" = 1'-0"

A New Home for 10 York Street LLC

10 York Street
Nantucket , Massachusetts

ZONING INFORMATION
MAP 55.4.1 PARCEL 142
ZONE: ROH

MINIMUM LOT SIZE- 5000 S.F.
MINIMUM FRONTAGE- 50 SF
FRONT YARD SETBACK- NONE
REAR & SIDE SETBACK- 5 FT
GROUND COVER RATIO- 40%

EXISTING
5002 SF
SEE PLAN

SEE PLAN
SEE PLAN

PROPOSED HOUSE GROUND COVER- 1220 SF

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A2.1	ELEVATIONS
ELECTRICAL		



Locus

ISSUES/REVISION DATE

HDC 1	10/30/20
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**FOR STAFF
APPROVAL** **11/27/20**

12/30/20

**A New House for
10 York Street LLC
10 York Street
Nantucket, Massachusetts**

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3111

Tele. 508 228 9161 Fax 508 228 3165

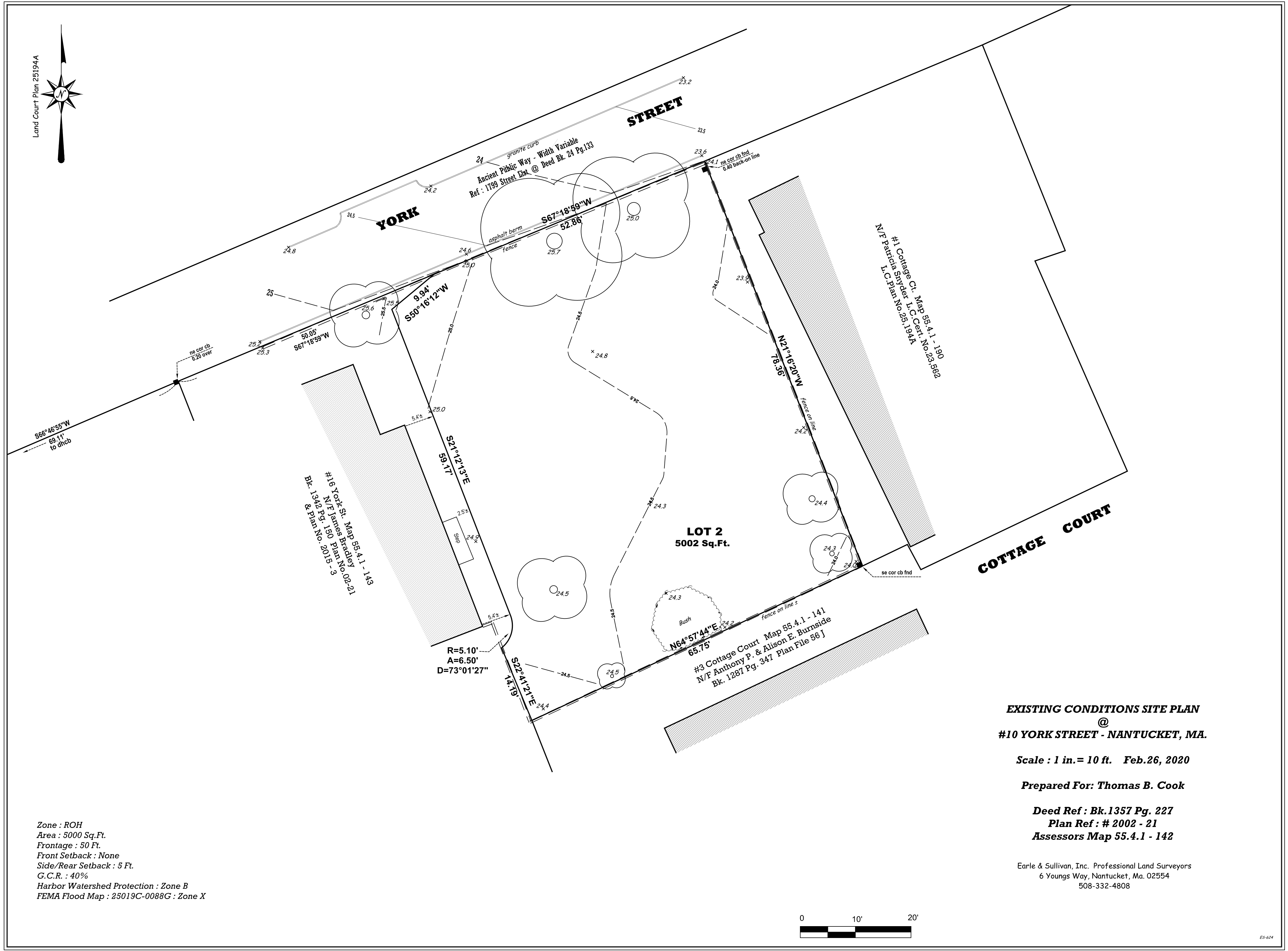
Project No: _____
Designed by: LT _____
Drawn by: PM _____
Checked by: LT _____

Sheet No:

A0.0

Contents:

Cover- Main House



**EXISTING CONDITIONS SITE PLAN
@
#10 YORK STREET - NANTUCKET, MA.**

Scale : 1 in. = 10 ft. Feb.26, 2020

Prepared For: Thomas B. Cook

Deed Ref : Bk.1357 Pg. 227

Plan Ref : # 2002 - 21

Assessors Map 55.4.1 - 142

Earle & Sullivan, Inc. Professional Land Surveyors
6 Youngs Way, Nantucket, Ma. 02554
508-332-4808

Zone : ROH
Area : 5000 Sq.Ft.
Frontage : 50 Ft.
Front Setback : None
Side/Rear Setback : 5 Ft.
G.C.R. : 40%
Harbor Watershed Protection : Zone B
FEMA Flood Map : 25019C-0088G : Zone X



March 24, 2021

Erika D. Mooney, Operations Administrator
16 Broad Street
1st Floor
Nantucket, MA 02554
EMooney@nantucket-ma.gov

Subject: “No parking either side” signs for Parker Lane

Hello Erika,
I spoke with the DPW a couple of days ago about the process to restrict parking along a neighborhood street – hence this email request.

Background:

We live at 10 Parker Ln, as we have since building our home in the early 1970's when the road was still dirt and public water was to come. Homes were built with sufficient onsite parking to meet the need and traffic was low.

More recently the shared use of the road has greatly increased. Parker Lane is one of the multiple cut through roads between Fairgrounds and Hooper Farm Roads for vehicles dodging bottlenecks. Meanwhile the use by bikers, pedestrians and delivery trucks has also increased.

Support:

I've spoken with the immediate neighbors in making this request for both safety and to maintain an attractive and inviting neighborhood. The “no parking either side” sign was a suggestion.

Summary reasons to restrict on-road parking:

- Safety - Parked cars obstruct the roadway causing blind spots and hazards for oncoming traffic, delivery trucks, bikers, and pedestrians (students, baby carriages, exercisers, pet walkers, etc.)
- Discourages cars who arrive due to resistance from the sites where they really should be parking
- Reduced litter from later night parkers or careless lunchers
- Encourages the supply of adequate onsite parking
- Discourages a location for non-running vehicles or other articles of neighborhood detraction

Thank you for your consideration,

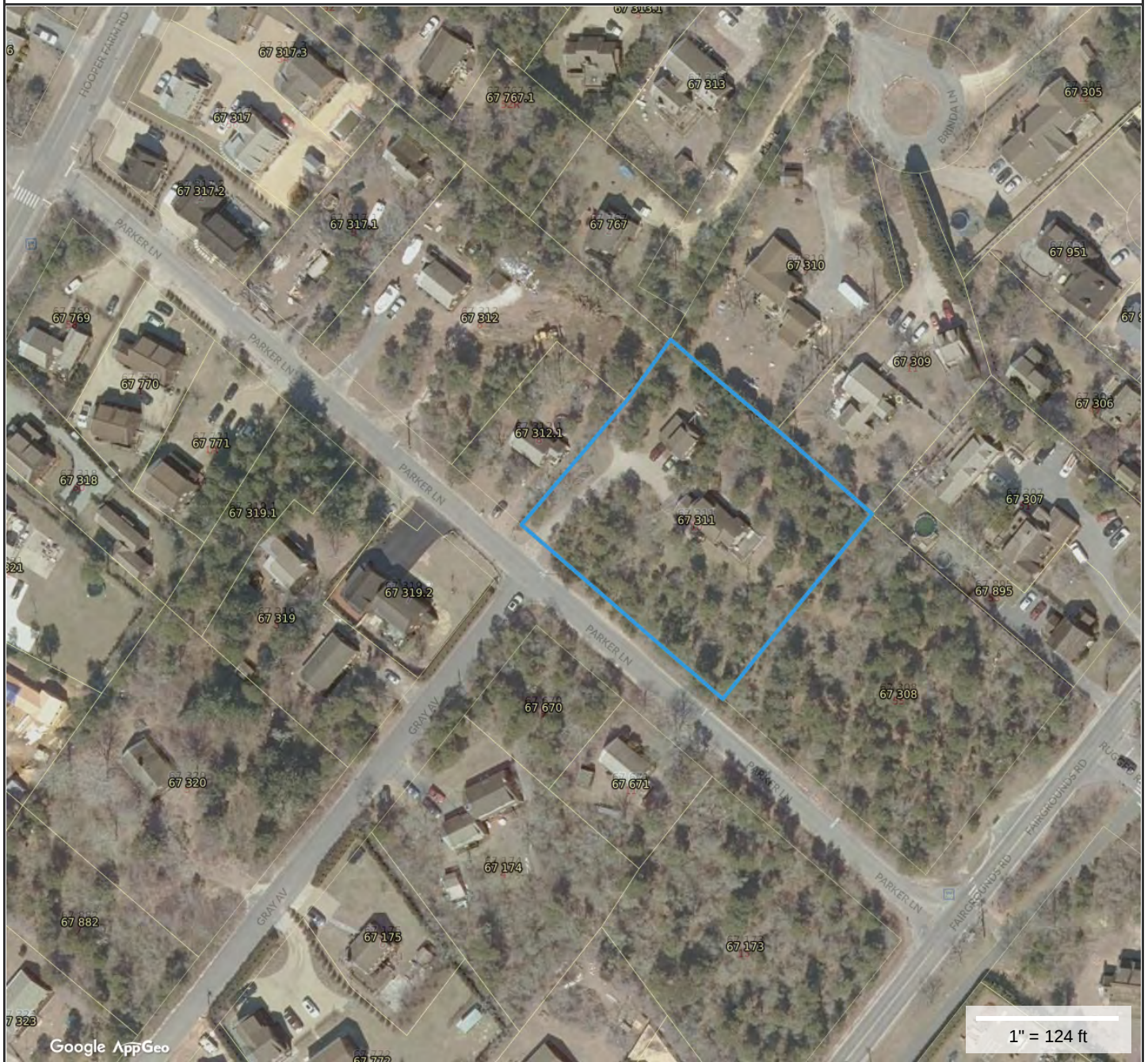
David A. Feindel

David and Margaret Feindel, 508-228-4887, dfeindel@comcast.net

CC: Richard and Maureen Herman
Brian and Nadezhda Hudzik
Carol Manville,
Mary Manville,
James Sjolund



Parker Lane

**Property Information**

Property ID 67 311
Location 10 PARKER LN
Owner FEINDEL DAVID A & MARGARET G TR

**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 Jan. 2021
Data updated Jan. 2021

Action **Motion to extend the yellow no-parking line to the post on the south side of the curb cut as depicted in the photo.** (made by: McNeil) (seconded)

Roll-call Vote Carried unanimously//Bates, Rowland, McNeil, Gardner, Pittman, and Gasbarro-aye

5. Review request to post portion of Starbuck Road as no parking.

Speakers None

Documentation Emails from homeowner with photo; aerial map with requested no parking area sketched

Discussion **Gasbarro** – This is the result of overflow parking at the beach access and concern about emergency access through that area.
Bates – Asked about the width of the street with parking. Looking at the emails, most were about not being able to get out of the properties. Suggested he will drive a fire truck through there this afternoon.
McNeil – Clarified the no-parking request is coming from the property owners. Asked if there has been discussion about developing parking on the Trust property – similar to what’s being considered in Madequecham.
Gasbarro – He’d like to see how much the current situation impeded emergency vehicle access. We could also investigate if the Madaket Land Trust has any intention of expanding their parking there.

Action **Tabled for September.**

Roll-call Vote N/A

6. Review request to post entirety of Trotters Lane and Parker Lane as no parking.

Speakers None

Documentation Email from requestor; aerial maps of Trotters Ln and Parker Ln

Discussion **Gasbarro** - A resident of Parker Lane has requested it be designated no parking; the general concern is that there is a lot of construction traffic. We should ensure there are 20-foot, no-parking lines at the intersections.

Gardner – It seems there are extra cars in the summer.

Bates – He lives in the area; he has come through there when there was half a lane due to on-street parking.

Pittman – If you eliminate parking, that creates a speed problem. The biggest problem is from the large amount construction going on.

Mooney – We reviewed Parker Lane two years ago when there was a complaint about the speed; we posted it at 20 MPH. She agrees the problem is the amount of construction on both Parker and Trotter. Parker Lane construction is mainly the first four lots on the left side; there is no other on-street parking. Trotter Lane has construction along the whole road. The aerial photo seems to indicate a ton of encroachments; DPW might put these on their survey schedule.

Gardner – Suggested no parking on one side.

McNeil – As a first measure DPW can install the 20-foot line on both sides of both roads; that could serve as a reminder to keep the road open.

Action **Motion to have DPW install 20-foot no-parking lines at both sides of all intersections along both Parker and Trotters Lanes.** (made by: McNeil) (seconded)

Roll-call Vote Carried unanimously//Bates, Rowland, McNeil, Pittman, Gardner, and Gasbarro-aye

V. OTHER BUSINESS (Topics not reasonably anticipated 48 hours in advance of meeting)

1. None

VI. APPROVAL OF MINUTES

July 23, 2020: adopted by unanimous consent



NANTUCKET FOOD, FUEL, RENTAL ASSISTANCE
TWO MADAKET ROAD
POST OFFICE BOX 2597
NANTUCKET, MASSACHUSETTS 02584
WWW.ASSISTNANTUCKET.ORG

March 25, 2021

Nantucket Interfaith Council

President: Rev. Max J. Wolf
Vice President: Susan Levine
Treasurer: Dr. Terry Anne Vigil
Secretary: Rev. John P. Kelleher
www.nantucketinterfaithcouncil.org
nantucketinterfaithcouncil@gmail.com

Community Outreach Programs

Exec. Director: Janis E Carreiro
nffra@assistnantucket.org
www.assistnantucket.org

Nantucket Food Pantry

Manager: Lama Yeshe Palmo
Ten Washington Street
Tel: 508-228-7438
food@assistnantucke.org
Hours of Operation:
Tuesday, Wednesday & Thursday
4-6

**Nantucket Rental Assistance
Program**

Fuel Assistance Processing

Director: Janis Carreiro
Two Madaket Road
Tel: 508-901-1320
Fax: 508-228-8689
nffra@assistnantucket.org
Hours of Operation:
By Appointment

Jamie T. Dickinson
508-325-3559
adminassistant@assistnantucket.org

Erika Mooney
Operations Administrator
Town of Nantucket
16 Broad St
Nantucket MA 02554
EMooney@nantucket-ma.gov

Dear Ms. Mooney:

The Nantucket Food Pantry has experienced a year-round problem with vehicles parked in front of our business entrance during food distribution and delivery hours. We are located at 10 Washington Street (rear of bus station). The parking spaces in this area clearly marked as a year-round 2-hour parking limit. However, people park their vehicles in the location sometimes for days at a time. This forces us (including our staff who make large food deliveries to the pantry from our refrigerated van, other food deliveries by donors, volunteer drivers who pick up food bags for client home delivery and handicapped and elderly clients coming to the pantry for food), to double-park out in the heavily-trafficked street, which has been dangerous and disruptive to ongoing traffic flow.

Therefore, we are herein requesting a marked, year-round loading zone for the area. It would not be for all day, only certain times when we are in public operation, which would be Mondays 5:00-6:00pm and Tuesdays, Wednesdays and Thursdays 2:00-6:00pm. This would be a service to our low-income and working community.

Thank you for your consideration.

Sincerely,

DocuSigned by:

1B3ACA40010E481
Rev. Max Wolf

President, Nantucket Interfaith Council Board

DocuSigned by:

1034C4A9007219FB469
Janis E. Carreiro

Executive Director for Outreach Programs
Nantucket Food, Fuel, Rental Assistance

From: [Yeshe Palmo](#)
To: [Erika Mooney](#); [Janis Carreiro](#)
Subject: Fwd: Pics
Date: Thursday, March 25, 2021 3:20:11 PM

Dear Erika,
Here are pics to accompany the Interfaith Council's Food Pantry loading space request.

[Lama Yeshe Palmo](#)

Manager

Nantucket Food Pantry

cell:508-228-7438

www.nffra.org

food@assistentantucket.org



----- Forwarded message -----

From: **Lama Yeshe Palmo** <ypalmo2@hotmail.com>
Date: Thu, Mar 25, 2021 at 3:17 PM
Subject: Pics
To: food@assistentantucket.org <food@assistentantucket.org>









Sent from my iPhone

This email was scanned by Bitdefender

From: [Yeshe Palmo](#)
To: [Erika Mooney](#)
Subject: Additional photo for Food Pantry request
Date: Wednesday, March 31, 2021 4:54:35 PM

Dear Erika,

Please add this photo to the Food Pantry request for a loading zone. This is one of our volunteer home delivery drivers forced to double park today on Washington Street in order to pick up groceries to deliver to shut-in households.



This email was scanned by Bitdefender

From: [Yeshe Palmo](#)
To: [Erika Mooney](#)
Subject: Another for Food Pantry request for loading zone
Date: Thursday, April 1, 2021 9:05:33 AM

Dear Erika

Another picture from yesterday showing a different home delivery driver double parked in order to load groceries . We usually have 5 delivery drivers per day(although we had 30 during the shut down) plus up to ten handicapped or elderly clients who pickup, in addition to regular clients of 50-85 households per day. Plus regular truck and car deliveries of 7 per week.

This email was scanned by Bitdefender



Steve Mailloux, Manager Brant Point Courtyard – His board of directors is anxious to get this resolved. For years it wasn't an issue, but it recently changed because there is now all-day parking allowed here and increased traffic.

Gasbarro – Thanked Mr. Mailloux for getting the additional information. If you just put in a white pedestrian line, it will get covered with sand and people will park there. The proposed solution as drawn would be good. He supports a yellow line in the interim and putting this as a planning project to build a sidewalk and widen the road.

Mailloux – He suggests putting in the sidewalk on the north side and relocating the parking to the south side. An interim action might be a yellow line in front of the arbor and Unit 5.

Burns – It should be in place before the Summer season.

Action **Motion to place a yellow line front of the Arbor and in front of Unit 5 with the line as short as possible to allow for access.** (made by: Gasbarro) (seconded by: Murphy)

Vote So voted unanimously

6. Discussion regarding long-term parking on Candle Street and possible installation of accessible parking space.

Documentation Email re: Long-term parking on Candle Street

Discussion **Burns** – He discussed the accessible parking with Mr. Rowland; this is for the food pantry, which has a limited operation time. Suggest, if they are authorized, they could set cones to allow for flexible accessible parking.

Pittman – All they need for that is a street-blocking permit with the dates and times. Part of the issue is cars park there to leave on the boat; that is an issue of enforcement. We would have to prohibit long-term parking. Noted he is requesting in his budget for the addition of two parking enforcement officers.

Action **Motion to Recommend the Food Pantry apply for a street-blocking permit.** (made by: Pittman) (seconded by: Murphy)

Vote So voted unanimously

V. OTHER BUSINESS (Topics not reasonably anticipated 48 hours in advance of meeting)

1. **Burns** – Next meeting is December 19; to allow for people's travel plans, suggested moving it up to December 12.
Consensus agrees.

VI. APPROVAL OF MINUTES

The minutes of October 17, 2019 were approved by the unanimous consent of the meeting.

VII. ADJOURNMENT

Motion to adjourn at 11:15 a.m. (made by: Gasbarro) (seconded by: Murphy) So voted unanimously

List of additional documents used at the meeting:

1. October 17, 2019 draft minutes

Town of Nantucket Police Department

William J. Pittman
Chief of Police

Charles Gibson
Deputy Chief of Police



4 Fairgrounds Road
Nantucket, Massachusetts
02554-2804

Telephone (508) 228-1212
Facsimile (508) 228-7246
www.nantucket-ma.gov/police

April 2, 2021

Mr. Arthur Gasbarro
Chair, Traffic Safety Committee
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Re: Request for additional Handicapped Parking Space

Dear Mr. Gasbarro,

I am writing this request following a discussion that I had with Christina Martin from the Nantucket Boat Basin during our Spring meeting to discuss parking issues around the Boat Basin. They have been doing some significant renovations of their docks, in part to facilitate safer access for elderly and handicapped persons. Currently there is a poorly marked space on New Whale Street near the Angler's Club. While ideally located for persons wishing access to the north slips, it is generally occupied by someone waiting for the ferry to arrive. Cleaning up the space and refreshing the pavement markings and signage would perhaps make it more apparent that it is a handicapped parking spot and should not be used for other purposes.

They would also like to see an additional handicapped space designated, at least seasonally, down near Commercial Street for access to the south side slips. A viewing of the area revealed that perhaps a space located in front of 15 Commercial St. might be most suitable as it offers a low curb, sidewalk, easy egress and access to the south side slips. While there is no clearly ideal spot, either on Commercial St. or New Whale Street, just being closer to the south side slips will significantly improve accessibility for the handicapped and elderly.

I will be able to speak to this request at the next available Traffic Safety Meeting. Please let me know if you have any questions.

Best Regards,

William J. Pittman
Chief of Police

Accessible Parking



Property Information

Property ID 42.2.4.9
 Location 15 COMMERCIAL WF
 Owner NANTUCKET ISLANDS LAND BANK



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

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Geometry updated Jan. 2021
 Data updated Jan. 2021

TRAFFIC SAFETY WORK GROUP AGENDA PROTOCOL:

Roberts Rules: The Traffic Safety Work Group 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 Work Group. The Work Group welcomes concise statements on matters that are within the purview of the Traffic Safety Work Group. At the Work Group'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 Work Group takes action, if any. Except in emergencies, the Work Group 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 Work Group to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with state and federal free speech laws:

- The agenda for regular Traffic Safety Work Group meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Work Group to take up first. This time is reserved for speakers to address the Work Group on matters that are not related to any other Agenda item. If a speaker wishes to address the Work Group on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.
- All speakers are encouraged to present their remarks in a respectful manner.
- All remarks will be addressed through the Chair of the meeting.
- The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not constitutionally protected because it constitutes true threats, incitement to imminent lawless conduct, comments that were found by a court of law to be defamatory, and/or sexually explicit comments made to appeal to prurient interests. Verbal comments may also be curtailed if they exceed three (3) minutes and to the extent they exceed the scope of the Work Group's authority.

Disclaimer: Public Comment is not a time for debate or response to comments by the Work Group. Comments made during the Public Comment period do not reflect the views or positions of the Work Group. Because of constitutional free speech principles, the Work Group does not

have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

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

Public Participation: The Work Group 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 Work Group Members may have questions on the clarity of the information presented. The Work Group will hear any staff input and then deliberate on a course of action.

Approved on

From: [Arthur Gasbarro](#)
To: [Robert McNeil](#); [Erika Mooney](#); [William Pittman](#)
Subject: RE: Backus Lane
Date: Monday, April 12, 2021 8:14:38 AM

I'm fine with adding it to the agenda. I cannot recall if this road has been formally designated a school zone, though if not and it qualifies, perhaps that would help.

From: Robert McNeil <rmcneil@nantucket-ma.gov>
Sent: Monday, April 12, 2021 8:00 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>; William Pittman <wpittman@police.nantucket-ma.gov>
Cc: 'Arthur Gasbarro' <arthurg3@comcast.net>
Subject: RE: Backus Lane

This was discussed before and should be again at TSWG.

If the school wants to purchase and deploy mobile crosswalk warning signs and guards like they have on Surfside they are welcome to.

NPD/DPW are not in that business.

Robert D. McNeil III, P.E., MPA
Public Works Director
188 Madaket Road
Nantucket, MA 02554
Ph: (508) 228-7244
Email: rmcneil@nantucket-ma.gov
(he/him/his)



From: Erika Mooney
Sent: Sunday, April 11, 2021 12:39 PM
To: William Pittman <wpittman@police.nantucket-ma.gov>; Robert McNeil <rmcneil@nantucket-ma.gov>
Cc: 'Arthur Gasbarro' <arthurg3@comcast.net>
Subject: FW: Backus Lane

Is this something that can be done by NPD/DPW without going to Traffic Safety? If not, I will ask Art if he wants to add it to this week's meeting.

Erika

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

From: Diane O'Neil <ONEILD@npsk.org>
Sent: Friday, April 9, 2021 3:25 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: FW: Backus Lane

Hi Erika
Can you please send this to traffic safety committee?
This is a Town road, not owned by the schools.
Thank you
Diane

Diane O'Neil
Director of Facilities & Grounds
Nantucket Public Schools
10 Surfside Road
Nantucket, MA 02554
508-228-7285 ext 1156

From: Evemarie McNeil [mailto:mcneile@npsk.org]
Sent: Friday, April 9, 2021 2:49 PM
To: Cassandra Thompson <thompsonc@npsk.org>; Diane O'Neil <oneild@npsk.org>
Subject: Fwd: Backus Lane

FYI
Evemarie McNeil
Principal
Nantucket Intermediate School
mcneile@npsk.org

----- Forwarded message -----
From: **Galen Gardner** <gardnerg@npsk.org>
Date: Fri, Apr 9, 2021 at 2:43 PM
Subject: Backus Lane
To: Evemarie McNeil <mcneile@npsk.org>

Hi Evemarie,

After having been out on the fields for a week, I can say very confidently that the amount of speeding and foolishness with cars that goes on, on Backus Lane is alarming. I want to respectfully request that at the very least there should be speed limit signs posted both ways on Backus, and that crosswalks be dressed up? More paint, with one of those signs that goes in the middle to slow people down. I seriously have major anxiety with what goes on out there. We often have stragglers and impulsive kids, and I shudder to think of any of them getting

hurt, or being the staff member on duty should one get hurt. We have lots of signage on Surfside, but nothing sticks out to me as significant signage or road markings on Backus.

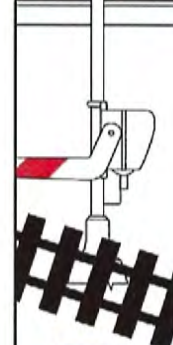
I think it's fair to address my concerns with you as a teacher, but also as a driver's ed teacher! Is there anyone else in the district that I should speak to?

I am not trying to complain, but I could not live with anyone getting hurt there!

Thanks,

GG

This email was scanned by Bitdefender



The Massachusetts Amendments to the

2009

Manual on Uniform Traffic Control Devices

and the Standard Municipal Traffic Code

January 2012



Ten Park Plaza

Boston, MA 02116-3973 • 617-973-7800



SCHOOL

Section 6F.57 End Road Work Sign

The END ROAD WORK (G20-2) sign shall be placed near the downstream end of the termination area, as determined by engineering judgment.

Section 6F-61 Arrow Boards

For shoulder work, blocking the shoulder, for roadside work near the shoulder, or for temporarily closing one lane on a two-lane, two-way roadway, arrow boards shall only be used in the caution mode with a four-corner matrix display.

Section 6F-64 Cones

All cones used on state owned roadways or state funded projects shall be a minimum of 36 inches in height.

CHAPTER 7E - OFFICIAL STANDARDS FOR SCHOOL ZONES

As required by Chapter 90, Section 17 of the MGL (Tercentenary Edition as Amended)

The Department hereby adopts the following standards for the establishment of school zones to provide increased protection for school children on highways in the vicinity of schools:

Any variance from the requirements of these Standards without the written approval of the Department shall constitute the establishment of a non-standard School Zone and shall render the provisions of Chapter 90, section 17 inapplicable insofar as they refer to the speed of vehicles in School Zones.

7E-1 SCHOOL ZONE DEFINED

A School Zone as referred to in Chapter 90, Section 17 shall only be construed to be that section of a way which abuts the grounds of a school and is posted and marked in accordance with these Department Standards to indicate the applicability of the statutory speed limits of twenty miles per hour for all vehicles in accordance with the terms of the permit for the Zone.

7E-2 WARRANTS FOR SCHOOL ZONES

The following **minimum warrants** are specified for the establishment of a School Zone.

- The school property abuts the public right of way within the limits of the proposed zone area.
- School Children have direct access to the street or roadway from the school property.
- The zone must contain a marked crosswalk.
- The school must involve one or more grades between Grade 1 and Grade 8, inclusive.

A School Zone is **not warranted**:

- When children are not required to cross the street on foot within the limits of the proposed zone area and sidewalks are provided.
- Where abutting school property is fenced or the crosswalk has been signalized except in the cases where investigation shows that there is no conflict between the signal indication and the school zone speed limit sign.

7E-3 SCHOOL ZONE SPEED LIMIT SIGNS

The flashing sign is available in two variations. Specifications are shown in Section 7E-9. The flashers and the numeral shall be energized **only during the hours when the 20 M.P.H. speed limit is legally effective**, which shall be defined as *“The hour(s) children are walking to school, the hour(s) children are leaving school, or during the school noon hour if children are allowed to leave the school property.”*

A non-illuminated school zone speed limit sign is also acceptable, and must be accompanied by a supplementary sign indicating the hours the 20 M.P.H. limit is in effect, or “When Children are Present”.

7E-4 SCHOOL ZONE SPEED LIMIT SIGN USE

The School Zone Speed Limit Sign may be used at all locations to establish legal school zone speed limits of 20 MPH where the school building or the grounds thereof abuts the street or highway. It shall not be used at any other location.

The School Zone shall not begin more than 300 feet in advance of a point where the projected nearer line of the School Building intersects the abutting highway. The sign should be placed within 50 feet of the limits of the school zone, facing traffic entering the zone. The sign may be erected on the shoulder, or it may be erected overhead.

The School Zone Speed Limit Sign should be erected over the roadway where curves, roadside development and other physical conditions do not permit at least 500 feet of advance sight distance to a side-mounted sign. Over the road mounting is recommended for all divided highways and highways of four or more lanes.

7E-5 SCHOOL ZONE SIGNS ON STATE HIGHWAYS

It is the policy of the department to install standard warning signs at all approaches to potentially hazardous locations. In the case of a school abutting a State Highway, the Department will, by permit, authorize the establishment of School Zones at the request of the municipality wherein the highway lies. All costs for the establishment and maintenance of a school zone speed limit on State Highway shall be borne by the municipality. A permit for each School Zone will be issued to the municipality setting forth the applicable terms for the zone operation.

7E-6 APPROACH WARNING SIGNS

The *School Advance Sign* (S1-1) as provided in Section 7B.08 of the 2009 MUTCD shall be supplemented by a tab bearing the legend “School Zone Ahead” and shall be erected in advance of the beginning of each school Zone to notify motorists of their approach to School Zone. (See Figures 1, 2 & 3, pgs. 70, 71, 72)

7E-7 WORD AND SYMBOL MARKINGS (See Section 7C.03)

The word “SCHOOL” shall be placed at the beginning of the school zone facing approaching traffic. It shall extend across the full width of the approach lanes. The word “SCHOOL” shall be wholly on the right half of the roadway.

On approaches with two lanes a height of ten feet shall be used.

On approaches with only one lane a height of six feet shall be used.

7E-8 SCHOOL ZONES WITHIN SPEED ZONES

Where a school is within the limits of an authorized speed zone, the beginning of the speed zone shall be not less than 850 feet in advance of the school grounds in rural areas; 500 feet, or one block, whichever is less, in urban areas. There shall be no speed limit sign, other than a School Zone Limit 20 between the advance School Warning sign and the School Zone. A speed limit sign, to mark an authorized speed zone, shall be placed just beyond the end limit of the school zone facing traffic which has passed the school property.

When a School Zone is located on a highway not legally speed zoned the end limit of the zone shall be designated by a standard rectangular advisory sign with the legend “END SCHOOL ZONE”

7E-9 SIGN SPECIFICATIONS

A. SCHOOL ZONE AHEAD TAB

1. Color: Yellow background with black legend and border
2. Shape: Square
3. Size: Minimum 30” x 30”

B. SCHOOL ZONE SPEED LIMIT SIGNS

1. COLOR:
 - a). “SCHOOL” tab portion - Yellow background with black legend and border
 - b). SPEED LIMIT portion – black legend and border on white background with two yellow lenses separated by a lens which shows red numeral 20 only when energized.
2. SHAPE: Rectangular, ground mount - long axis vertical. Overhead mount - long axis horizontal.

3. SIZE:
 - a). Ground mount sign minimum size 24" x 48". Overhead mount sign minimum size 72" x 60".
 - b). Ground mount legend: "School" 4" series C, "Speed Limit" 4" series B, "When Flashing" 4" series B. Overhead sign panel specifications available upon request.
4. LENS: Size – 6" minimum; Color – yellow
5. NUMERAL 20: Size not less than 6"
Color: shall be as set forth for "Don't Walk" signal in Standard Specifications of MassDOT.
6. HEIGHT: Ground mount sign no less than 7 feet to bottom of sign. Overhead mount sign minimum clearance of 16 feet over roadway.

C. END SCHOOL ZONE

1. USE: To be installed only where there is no legal speed zone beginning at the end of school zone.
2. COLOR: White with black legend and border.
3. SHAPE: Rectangular, long axis vertical.
4. SIZE: 18" x 24" minimum.

D. LATERAL CLEARANCE

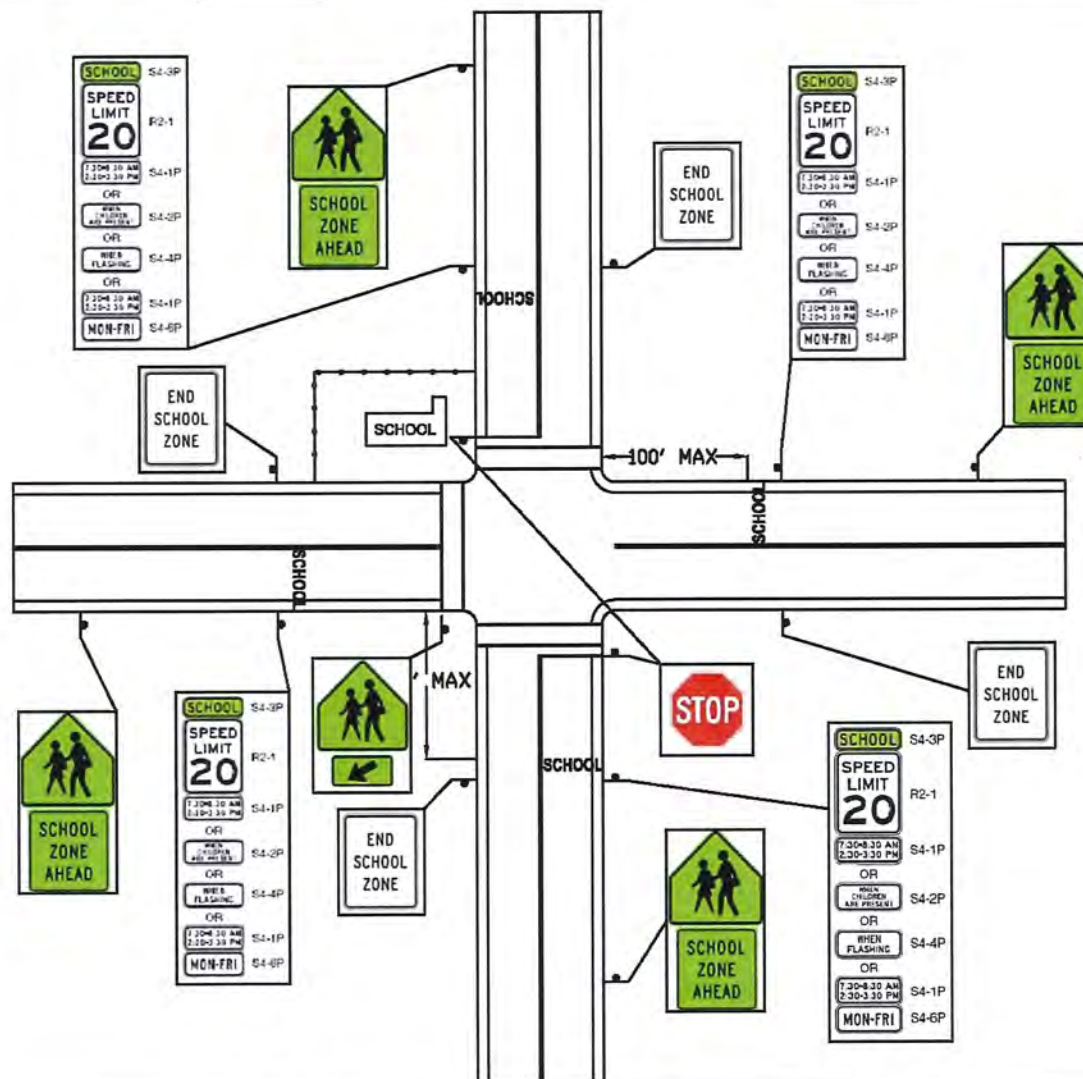
A clearance of 1 foot from the curb line is permissible where sidewalk width is limited or where existing poles are close to the curb. Otherwise, where a raised curb, guardrail or paved shoulder is present, a sign should be ordinarily placed with its nearest edge at least two feet outside such curb line, guardrail or paved shoulder.

7E-10 PROCEDURE FOR APPROVAL

On State Highways, approval of the use of school zone speed limit signs will be granted by permit from the Department to a municipality upon written application setting forth the proposed operation of the sign.

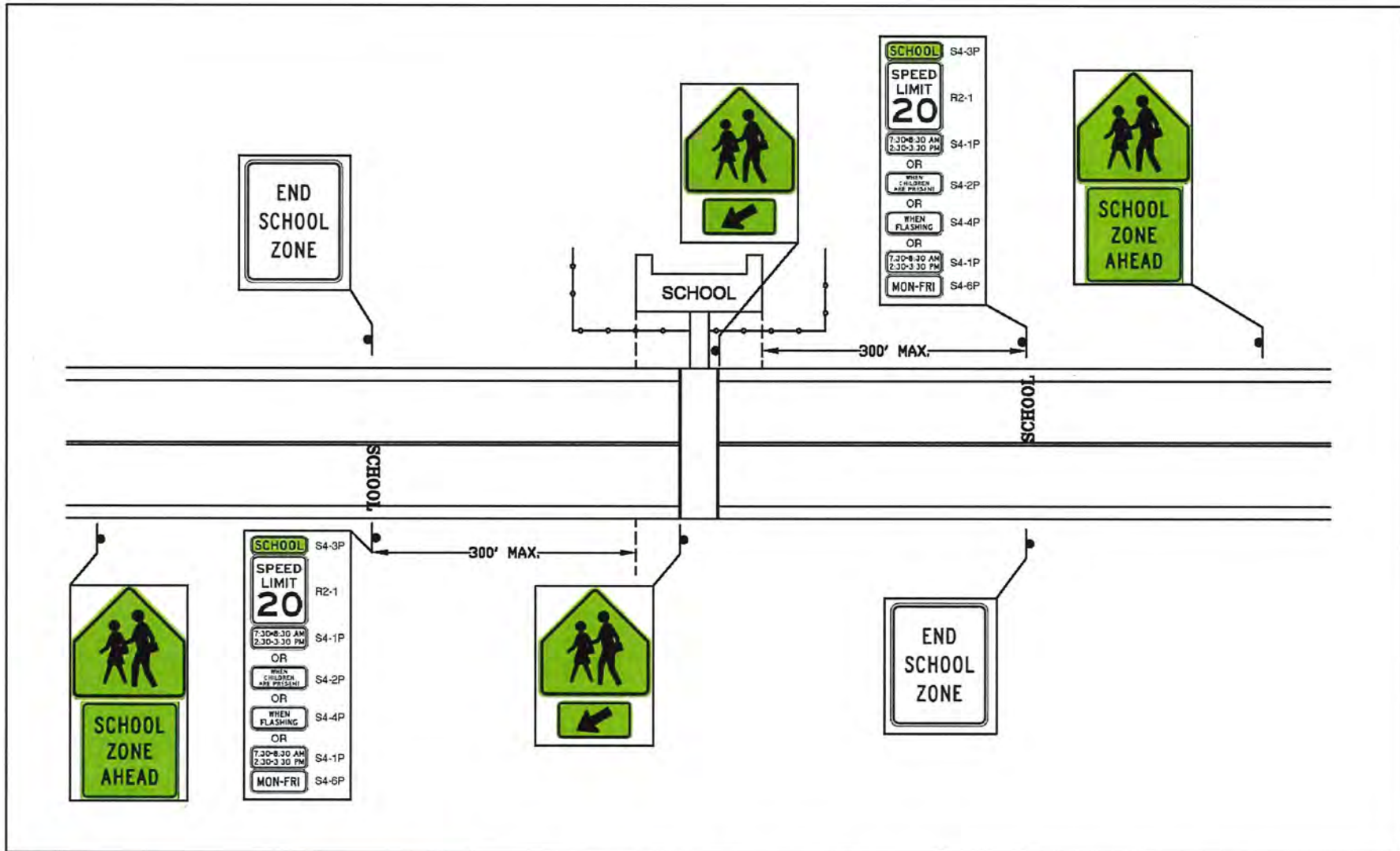
7E-11 PERMISSIBLE TIMES OF OPERATION

School zones signs may be permitted to flash and show the 20 mph speed limit only during the school noon hour, school recess or during those periods when children are going to or leaving school during opening and closing hours.



**THE MASSACHUSETTS
AMENDMENTS TO THE MUTCD
AND THE STANDARD MUNICIPAL
TRAFFIC CODE
2012**

**FIGURE 1
SCHOOL ZONE
INTERSECTION
NOT TO SCALE**



**THE MASSACHUSETTS
AMENDMENTS TO THE MUTCD
AND THE STANDARD MUNICIPAL
TRAFFIC CODE
2012**

**FIGURE 2
SCHOOL ZONE
2 LANE ROADWAY
NOT TO SCALE**



FIGURE 3
SCHOOL ZONE
4 LANE ROADWAY
NOT TO SCALE

Marginal

Reference

Book 681

Page 74

ADDP 0651 PAGE 216

Form I
Covenant

Date: February 2, 2000

KNOW ALL Men by these presents that the undersigned has submitted an application dated Dec. 31, 1998 to the Nantucket Planning Board for approval of a definitive plan of a subdivision of land entitled Backus Family Subdivision, designed by Blackwell & Assoc., dated 2/19/99, Rev. 3/26/99, land located 18 First Way, showing six lots, and owned by Edward E. Backus, Sr., whose address is 18 First Way, Nantucket, MA 02554. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of the Planning Board of Nantucket in the county of Nantucket approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the Town of Nantucket as follows:

1. The undersigned is the owner* in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

* If there is more than one owner, all must sign. "Applicant" may be an owner or his agent or representative, or his assigns, but the owner of record must sign the covenant.

2. The undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provision as specified in the following:

a. The Definitive Plan as approved by the Board on 4/26/99 and endorsed on 12/13/99 and given Planning Board File No. 6323.

b. The Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land which were in effect on Dec 31, 1998.

c. The conditions and agreements included in the Planning Board's letter of approval dated April 27, 1999.

d. Other document(s) specifying construction to be completed, namely:

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise, and any succeeding owner of the mortgaged premises or part hereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. This covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. Particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released.

Plan 56-U

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.

6. That the undersigned agrees to record this covenant with the Nantucket County Registry of Deeds, forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.

7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in M.G.L. Chapter 41, Section 81-U.

8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.

9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before Dec 13, 2000 (date when construction and installation is to be completed), the Planning Board shall release this covenant by an appropriate instrument, duly release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.

10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation.

For title to property, see deed from Edward E. Backus, Sr. *Trustee of The Backus Family Real Estate* recorded in Nantucket Registry of Deeds, *Assessors Trust*
Book 405 Page 75, as registered in Nantucket Land Registry as Document No. _____, and
noted on certificate of title no. _____, in Registration Book _____, Page _____.

The present holder of a mortgage upon the property is _____
The mortgage is dated _____ and recorded in Nantucket Registry of Deeds, Book _____
Page _____, or registered in the Nantucket Land Registry as Document No. _____, and noted on
certificate of title no. _____, in Registration Book _____, Page _____. The
mortgagee agrees to hold the mortgage subject to the covenants set forth above and agrees that the covenants shall
have the same status, force and effect as though executed and recorded before the taking of the mortgage and
further agrees that the mortgage shall be subordinate to the above covenant.

IN WITNESS WHEREOF we have hereunto set out hands and seals this 2 day of February, 2000

[Signature]
[Signature] 2/3/00
[Signature]

A Majority of Members
Of the Nantucket Planning Board

[Signature] 2-2-00

Commonwealth of Massachusetts

Nantucket, ss

Date: February 2, 2000

Then personally appeared before me the above named John McLaughlin and acknowledged the foregoing instrument to be his/her free act and deed.

Notary Public

My commission expires: Dec. 16, 2005

IN WITNESS THEREOF the undersigned, applicant as aforesaid, does hereunto set his/her hand and seal this _____ day of _____.

For: Edward E. Backus Sr.
Mary J. Backus PWA
 Applicant's Signature Edward E. Backus, Sr.
 Address: 18 First Way, Nantucket, MA 02554
 For: Edward E. Backus Sr.
Mary J. Backus PWA
 Owner's Signature Edward E. Backus, Sr.
 Address: 18 First Way, Nantucket, MA 02554

Commonwealth of Massachusetts

Nantucket, ss

Date: 12/9/99

Then personally appeared before me the above named Edward E. Backus Sr. and acknowledged the foregoing instrument to be his/her free act and deed.

Notary Public

My commission expires: JULIE L. WALSH, Notary Public
Commission Expires Dec. 14, 2001

Assents of Mortgages

Commonwealth of Massachusetts

Nantucket, ss

Date: _____

Then personally appeared before me the above named _____ and acknowledged the foregoing instrument to be his/her free act and deed.

Notary Public

My commission expires: _____

AFFIDAVIT OF MARY J. RICKABY

I, MARY J. RICKABY, residing at 1235 Orleans Road, Harwich, Massachusetts 02645, depose and say:

1. I am attorney-in-fact for Edward E. Backus, Sr. w/p/a dated August 22, 1992, recorded in BK 626 PG 318
2. Said Power of Attorney has not been terminated in accordance with its terms or otherwise.
3. I have no actual knowledge of the revocation of said Power of Attorney, nor of its termination by the death, mental illness or other disability of the principal, in fact, Edward E. Backus, Sr., is living and has not acted to terminate the Power of Attorney.

Mary J. Rickaby
MARY J. RICKABY

COMMONWEALTH OF MASSACHUSETTS

Nantucket . ss.

January 11, 2000

Then personally appeared the above named Mary J. Rickaby and acknowledged the foregoing instrument to be her free act and deed, before me,

Melissa D. Philbrick
Notary Public
My Commission Expires: 3-16-2001

Nantucket County Received & Entered
Date: FEB 10 2000 Time: 3:40
Attest: James F. Kelley Register of Deeds

End of
Instrument

ROAD MAINTENANCE AND FUNDING AGREEMENT

This Agreement is made as of December 27, 1999, by and among EDWARD E. BACKUS, SR. of Nantucket, Massachusetts (hereinafter "DEVELOPER"), EDWARD E. BACKUS, SR., Trustee of BACKUS LANE HOMEOWNERS ASSOCIATION TRUST w/d/t dated ~~November~~ ^{December} 27, 1999, and recorded in Book (65), Page 220 at the Nantucket Registry of Deeds (the "Association"), and the INHABITANTS OF THE TOWN OF NANTUCKET, acting by and through the NANTUCKET PLANNING BOARD (the "Board").

RECITALS

A. The Developer is the owner of certain land located on 18 First Way in Nantucket, Massachusetts, shown on a definitive subdivision plan prepared by Blackwell and Associates, Inc., dated February 19, 1999, revised March 26, 1999, and recorded in Plan File 54-44 at the Nantucket Registry of Deeds (the "Plan").

B. As a condition of approval, the Board required that the Developer make the following one-time payment and comply with other Board conditions and agreements as follows:

1. Fund the Association at \$250.00 per each vacant, buildable lot for a total of \$1,000.00 for the purposes of providing maintenance of privately owned roadways, drainage systems, utilities and other common property of the Association (see Approval of Definitive Subdivision Plan dated April 14, 1999, and filed with the Nantucket Town Clerk, a copy of which is attached hereto as Exhibit "A").
2. All such roadways, drainage systems, and utilities shall be constructed and installed in accordance with Nantucket Planning Board rules and regulations, and its approval annexed hereto as Exhibit "A".
3. The Developer shall maintain the catch basins and oil/water separators proximate to Backus Lane, in accordance with a Maintenance Plan for Drainage submitted by the Developer to the Nantucket Planning Board and approved by the Board. The Association will inspect the catch basins and oil/water separators twice a year for a period of two (2) years from the date of this Agreement, and once a year thereafter, and clean out the catch basins and separators as necessary.

C. The Developer has paid the sum of \$1,000.00 to the Association in accordance with Paragraph B.1 above.

D. The Board acknowledges that the Developer has agreed to convey the roadway

shown as Lot 5 on the Plan to Nantucket Ice Company, Inc. ("ICE"), in the event that Ice exercises its option to purchase the roadway from the Developer. The Association will succeed to the obligations of the Developer under the option upon conveyance of Lot 5 to the Association. Upon such conveyance, Nantucket Ice Company, Inc. shall be responsible to maintain said roadway, infrastructure improvements, drainage system and underground utilities in good repair and condition and the Association shall be no longer responsible therefore.

COVENANTS

1. The Association shall hold the funds in escrow, with principal and interest to be used solely for the purposes stated in Paragraphs B.1, B.2 and B.3 above. The escrow fund shall be transferred to Nantucket Ice upon its purchase of Lot 5.
2. In consideration for the release of lots from the Covenant recorded in Book 651, Page 210 at the Nantucket Registry of Deeds by the Board, in the event that the Association (or Nantucket Ice as its successor) shall fail to perform its obligations under Covenant 1 hereof, the Board shall have the right to enforce such obligations, with the power to assess the Association or Nantucket Ice, as the case may be, for its fair share of the expenses, or to take appropriate legal action against the Association or Nantucket Ice, as the case may be, for a mandatory injunction to compel the Association or Nantucket Ice, as the case may be, to perform such obligations or for other applicable legal remedies. Prior to the Board performing the required work, the Board will notify the Association or Nantucket Ice, as the case may be, in writing of the Board's determination that the work is required and give the Association or Nantucket Ice, as the case may be, a reasonable time (not less than 30 days) to accomplish said work.
3. This Agreement shall be effective as a sealed instrument under Massachusetts law and shall be binding upon the owner from time to time of Lot 5.

0051-236

Executed and sealed as of the day and year first above written.

DEVELOPER

NANTUCKET PLANNING BOARD

EDWARD E. BACKUS, SR.

Chapman Keane

**BACKUS HOMESOWNER'S
ASSOCIATION TRUST**

For: Edward E. Backus Sr.

Mary J. Backus PCA

EDWARD E. BACKUS, SR., TRUSTEE

James E. Backus

John J. Backus

J. Backus

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

December 27, 1999

Then personally appeared the above named Edward E. Backus Sr. by Mary J. Backus PCA and acknowledged the foregoing instrument to be his free act and deed, before me,

Janet L. Walsh
Notary Public
My Commission Expires 12/14/2001

Nantucket County Received & Entered
Date: FEB 10 2000 Time: 3:40
Attest: James J. Kelly Register of Deeds

Nantucket, ss.

February 7, 2000

Then personally appeared the above named Marshall Beale and acknowledged the foregoing instrument to be his free act and deed before me,

William J. Beale
My Commission Expires Dec. 16, 2005

End of
Instrument

Nantucket County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/12/2021 1:20:32 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
3586	DEED		00723/279	11/19/2001	0.00
Property-Street Address and/or Description					
2 BACKUS LANE, LOT 1 PLFL 56-U					
Grantors					
BACKUS EDWARD E SR EST, RICKABY MARY EXEC					
Grantees					
BACKUS JOHN E					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

QUITCLAIM DEED

I, Mary Rickaby, Executor of the Estate of Edward E. Backus, Sr., Nantucket Probate Court No. 01P-0004-EP, with a mailing address of 1235 Orleans Road, Harwich, MA 02645 for consideration such as not to require deed stamps being a distribution to a beneficiary of an estate

Grant to

John E. Backus, 29 Hooper Farm Road, Nantucket, MA 02554

with Quitclaim Covenants, the parcel of vacant land in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **2 Backus Lane**, bounded and described as follows:

NORTHWESTERLY	by Backus Lane, one hundred fifty-two and no/100 (152.00) feet;
NORTHEASTERLY	by land now or formerly of Edward E. Backus, Jr. and Eleanor Backus on two courses a total of two hundred fifteen and 53/100 (215.53) feet;
SOUTHEASTERLY	by Lot 4 on said plan hereinafter mentioned, two hundred twenty-six and 29/100 (226.29) feet; and
SOUTHWESTERLY	by Lot 2 on said plan, two hundred forty-five and no/100 (245.00) feet.

Said land is shown as Lot 1 upon plan drawn by Blackwell and Associates, Inc., Surveyors, dated February 19, 1999, revised March 26, 1999 and filed in Plan File 56-U at the Nantucket Registry of Deeds.

Being a portion of the premises described in a Deed recorded at Book 485, Page 75 at the Nantucket Registry of Deeds.

Said land is conveyed subject to and with the benefit of the following:

(a) Covenant recorded in Book 651, Page 216 at the Nantucket Registry of Deeds as affected by that certain Form J Release of Covenant recorded in Book 701, Page 127 at said Registry;

(b) Declaration of Trust of Backus Lane Homeowner's Association Trust recorded in Book 651, Page 220 at said Registry;

(c) Declaration of Protective Covenants, Restrictions and Grant of Right to Enforce Restrictions recorded at Book 651, Page 231 at said Registry,

(d) Road Maintenance and Funding Agreement recorded in Book 651, Page 234 at said Registry,

(e) Statement of Conditions recorded in Book 652, Page 218,

(f) Non-exclusive right of others to use said Lot 5, also known as Backus Lane and the extension thereof to Atlantic Avenue (see Grant of Easement for the benefit of the land of Edward E. Backus, Sr. registered as Document Nos. 91406 and 91407 and the Nantucket Registry District and recorded in Book 681, Page 56 and 59) for road way purposes in the same manner as public ways are used in the Town and County of Nantucket, which right has been previously granted by Edward E. Backus, Sr. for the benefit of lots heretofor conveyed and which right is hereby reserved for the benefit of the remaining land of the Grantor as a right appurtenant to said remaining land in perpetuity.

(g) Ten (10) foot wide utility, drainage and grading easement as shown on Plan File 56-U.

Witness my hand and seal this 28th day of October, 2001

Mary Rickaby, Exec. of the Est. of Edward E. Backus, Sr.
Mary Rickaby, Executrix of the Estate of Edward E. Backus, Sr.

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss

October 28, 2001

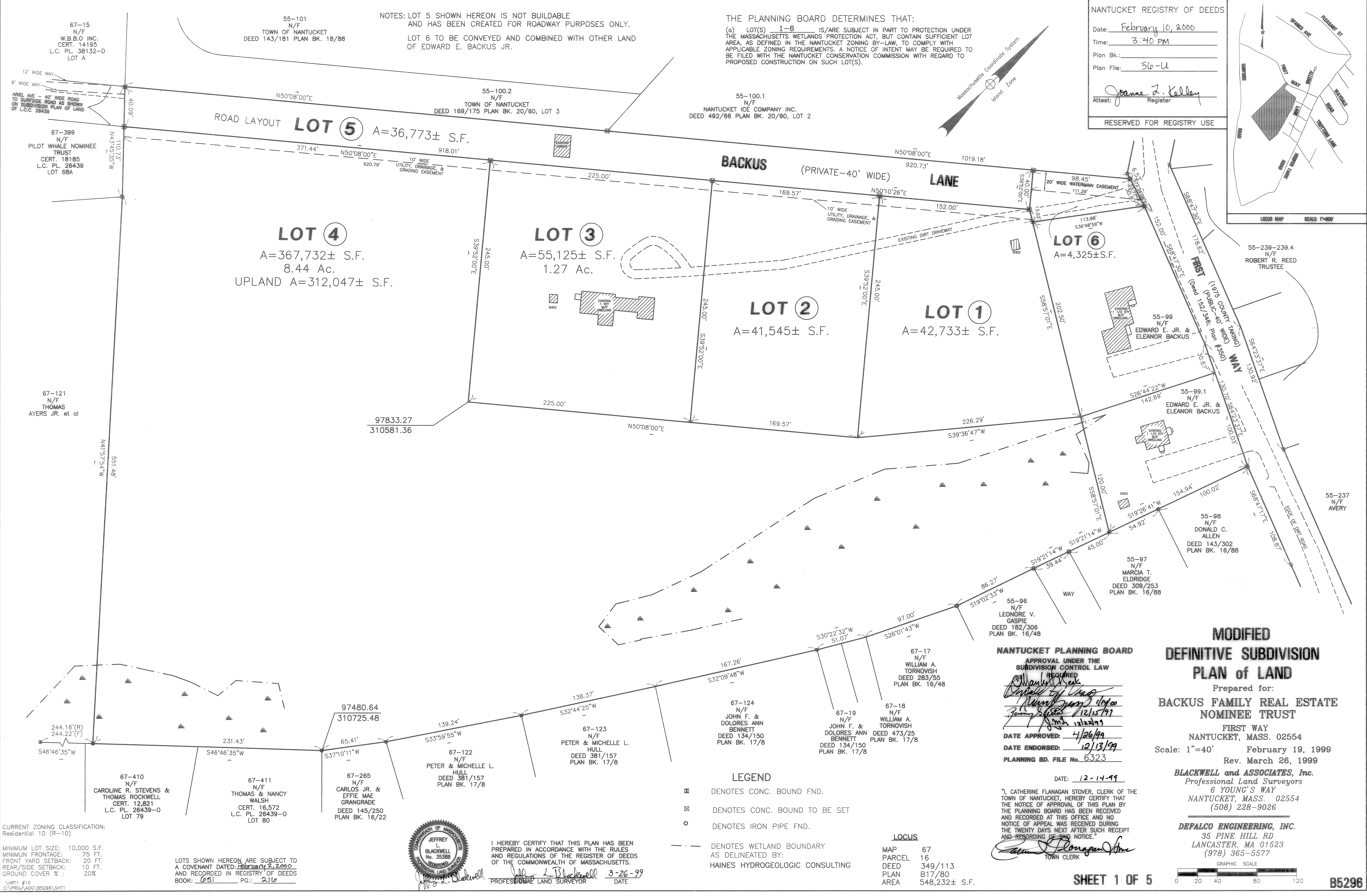
Then personally appeared the above named **Mary Rickaby** and acknowledged the foregoing instrument to be her free act and deed as Executrix of the Estate of Edward E. Backus, Sr., before me

NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	<u>E</u>
☐ Non-applicable	
No. <u>21341</u>	Date <u>11/19/01</u>
Authorization <u>Chenier</u>	

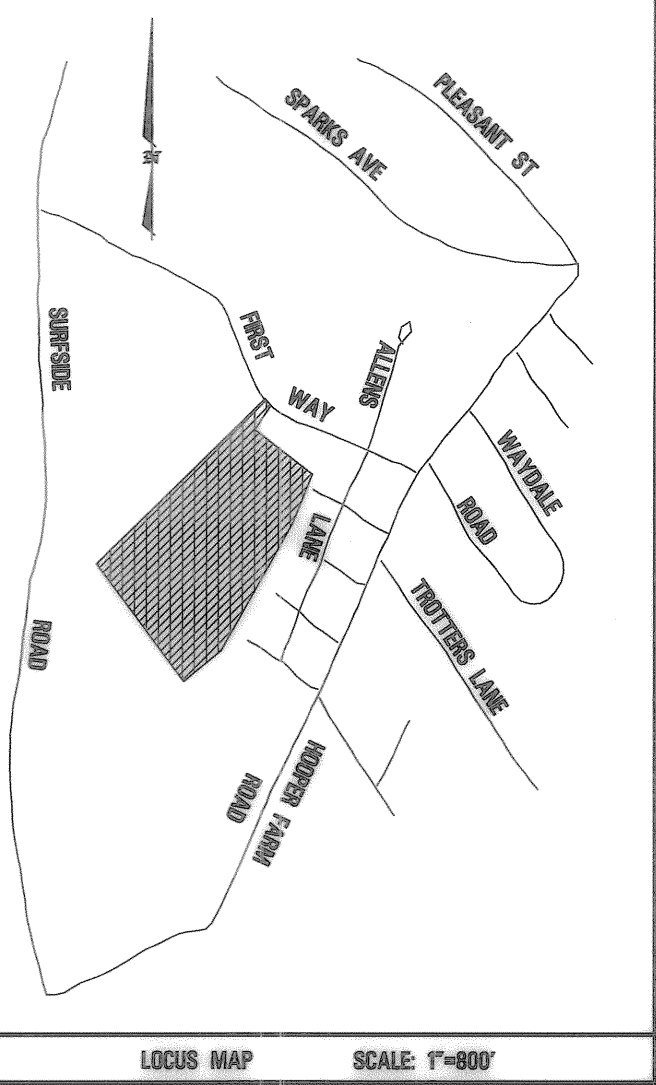
Theresa M. Souza
Notary Public
My commission expires: My Commission Expires 11/18/2007

Nantucket County Received & Entered
Date: 11/19/2001 Time: 3:30pm
Attest: Joanne Z. Kelley Register of Deeds

End of
Instrument



NANTUCKET REGISTRY OF DEEDS
Date: February 10, 2000
Time: 3:40 PM
Plan Bk.:
Plan File: 56-U
Attest: Joanne Z. Kelley
Register
RESERVED FOR REGISTRY USE



NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED
DATE APPROVED: 4/26/99
DATE ENDORSED: 12/13/99
PLANNING BD. FILE No. 6323

MODIFIED DEFINITIVE SUBDIVISION PLAN of LAND

Prepared for: BACKUS FAMILY REAL ESTATE NOMINEE TRUST
FIRST WAY NANTUCKET, MASS. 02554
Scale: 1"=40' February 19, 1999
Rev. March 26, 1999
BLACKWELL and ASSOCIATES, Inc. Professional Land Surveyors
6 YOUNG'S WAY NANTUCKET, MASS. 02554 (508) 228-9026

DEFALCO ENGINEERING, INC.
35 PINE HILL RD LANCASTER, MA 01523 (978) 365-5577

"I, CATHERINE FLANAGAN STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."
TOWN CLERK

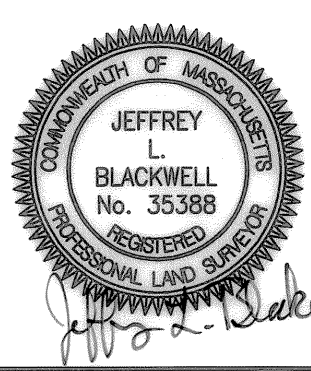
- LEGEND
[Symbol] DENOTES CONC. BOUND FND.
[Symbol] DENOTES CONC. BOUND TO BE SET
[Symbol] DENOTES IRON PIPE FND.
[Symbol] DENOTES WETLAND BOUNDARY AS DELINEATED BY: HAINES HYDROGEOLOGIC CONSULTING

LOCUS
MAP 67
PARCEL 16
DEED 349/113
PLAN B17/80
AREA 548,232± S.F.

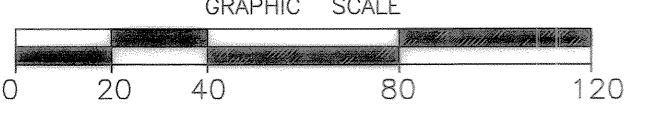
CURRENT ZONING CLASSIFICATION: Residential 10 (R-10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 20%

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED: February 2, 2000 AND RECORDED IN REGISTRY OF DEEDS
BOOK: 651 PG.: 216



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
Jeffrey Blackwell 3-26-99
PROFESSIONAL LAND SURVEYOR DATE



CURRENT ZONING CLASSIFICATION:
Residential 40 (R-40)

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

NOTE:

LOT(S) 4 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

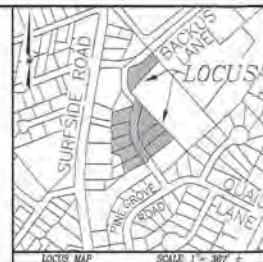
THE PLANNING BOARD DETERMINES THAT:

(C) LOT(S) 4 CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH THE MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.

26439-2

LAND COURT
APR 23 2018
FILED

FOR NEW LOT 126 (ONLY)



LEGEND

- 5/16 (FD) ■ DENOTES CONCRETE FOUND WITH DRAINABLE FILLING
- CB (FD) (D) ■ DENOTES CONCRETE FOUND FILLING, BATTERED
- 12" SPK (FD) ○ DENOTES 12" SPIKE FOUND
- 1105 P.C. ■ DENOTES CORNER NUMBER OF RECORD CORNER
- (R)(M) ■ DENOTES RECORD BENCHMARK NOT FOUND

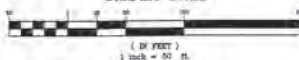
UNBALANCED TRAVERSE CLOSURE

SURVEY PRECISION: 1:89547
LINEAR ERROR OF CLOSURE: 0.0250
DIRECTIONAL ERROR OF SURVEY: S48°14'30.8"W
EDM ACCURACY LEICA TS15: ±(2mm+2ppm)

OWNER INFORMATION

NANTUCKET ISLANDS LAND BANK
CERT. OF TITLE #18948
L.C.C. 26439, LOTS 65-66 & 69-71
CERT. OF TITLE #10028
L.C.C. 26439-V, LOTS 111 & 112
CERT. OF TITLE #18765
L.C.C. 26439-X, LOTS 115-118 & 119
ASSASSOR'S MAP 67, PARCELS 284-288 & 400-402
R-10, 12 & 14 PILOT WHALE LANE
ASSASSOR'S MAP 67, PARCEL 481
#5 BACKUS LANE

GRAPHIC SCALE



I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2009 OR BETWEEN 02/26/13 AND 02/29/18

DATE: 3/9/18

Signature: [Handwritten Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED

Signature: [Handwritten Signature]
Date: 12-11-2017
DATE SIGNED: 8184
FILE #

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

20 TEXASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

BEING A SUBDIVISION OF LOTS 65-66, 69-71, SHOWN ON L.C.C. 26439-0 SHEETS 2 AND 3, LOTS 111-112 SHOWN ON L.C.C. 26439-V AND LOTS 115 & 118 SHOWN ON L.C.C. 26439-X

DIVISION PLAN OF LAND
In Nantucket, MA
Prepared for
TOWN OF NANTUCKET
NANTUCKET ISLANDS LAND BANK

Design/Drawn by: LSC Date: DECEMBER 4, 2017
Approved by: CDA Scale: 1"=50' SHEET 1 OF 1 B8135

NO.	DATE	DESCRIPTION	BY
1	3/6/18	REMOVE PORTION OF LOT 115	LCA



TRAFFIC SAFETY WORK GROUP

Remote Participation Via Zoom

Pursuant to Governor Baker's March 12, 2020

Order Regarding Open Meeting Law

Nantucket, Massachusetts 02554

www.nantucket-ma.gov

~~ Minutes ~~

Thursday, March 18, 2021

Staff in attendance: Operations Administrator Erika Mooney; Lines and Signs Foreman Ray Sylvia; Town Minute Taker Terry Norton

Attending Members: Arthur Gasbarro (chair); Fire Chief Stephen Murphy; Police Chief William Pittman; Commission on Disability Chair Milton Rowland; Department of Public Works (DPW) Director Rob McNeil

Late arrival: McNeil 11:07

Members Absent: Jack Gardner (vice chair)

I. CALL TO ORDER AND ANNOUNCEMENTS

Called to order at 10:31 a.m.

II. PUBLIC COMMENT

Washington Avenue Encroachment:

Gasbarro – We will accept public comment but not enter into discussion.

Janie Hobson-Dupont, 11 Washington Avenue – The parking issue affects us greatly; parking at Millie's is an issue, which has become very popular. She is very interested and encouraged by TSWG's efforts to rectify the situation. Asked that they think in terms of the whole picture of that area; one change here will impact there.

Jennifer Blate, 18 Washington Avenue – She hasn't been able to visit her property in a while so isn't fully aware of problems. In January she got a letter about an overgrown tree causing obstruction on Washington Avenue. The threat was if she didn't remove it the Town would and send her a bill; come to find out there is a bigger issue going on. Widening the street doesn't seem to rectify issues and she opposes that; seems there are better solutions.

James Pedrotty, 12 Washington Avenue – Agrees with Ms. Hobson-Dupont that the process has to be more holistic. He's been frustrated with the process and lack of a clear definition of the problem. It appears there's been a quick decision to get into encroachment abatement then once that's done, start a study; seems to be a reverse process. Asked for a hold on the encroachment issues.

Mooney – The encroachment letters are sent from Town Administration in connection with the DPW. That is standard language for an encroachment letter. When the Town is made aware of an encroachment, it takes action.

Melissa Walsh, 9 Washington Avenue – What TSWG is seeing is people who feel they have not had an opportunity to discuss this in a public forum. This is an Island of encroachment, and she feels the nature of the issue is arbitrary without evidence. Reinforced the request that TSWG do what it can to have Town hold on moving forward on encroachment issues.

Max Brown, 15 Washington Avenue – Supports the proposal to address parking at Millie's. They have exacerbated the parking issue. Concerned about the residents not having had an opportunity to interact with the Town regarding these issues. We haven't seen any safety issues that warrant removal of encroachment; removing encroaching vegetation would impact our quality of life. Noted that expansion of the road would come up to some people's front porch. There are encroachment issues all over the Island; we've heard from Ken Beaugrand, Town Real Estate Specialist, so that's why we're bringing up the encroachment issues. Considerations of footpaths, road widening, etc. seem to have been done in a vacuum. Seems accidents and injuries caused by encroachments should be part of the discussion. All the residents and side streets have

indicated there are no safety issues; the only issue is parking at Millie's. Entreated TSWG to work with residents on a comprehensive solution to the problem.

Betsy Brown, 7 Washington Avenue – She was surprised to hear widening the road was a possibility in a safe neighborhood. She's never seen a safety issue in her 40 years living there.

Susan Jemison, 5 C Street – Agrees with what's been said. One of her major concerns is that in the summer, there's a lot of traffic on Madaket Road to see the sunset; that traffic is part of the problem with parking. When there is a potential solution for additional parking behind Millie's, bringing it to our street is not the best solution.

Gasbarro – This will go on the April 15 Agenda for discussion.

III. OFFICIAL BUSINESS

1. Request for four-way stop at intersection of Surfside Road, Miacomet Road and Surfside Drive.

Documentation Correspondence; graphic

Discussion **Gasbarro** – This is a 2-way stop control. The Land Bank is in the process of creating a dog park on Miacomet Road; comments have been that we might want to be proactive for the traffic the dog park could possibly generate.

Murphy – Based off accident history, there are not a lot of incidents at this intersection. He has no recommendation.

Mooney – If the work group puts forward a positive recommendation, it will need to go to the Select Board for a public hearing.

Gasbarro – He hasn't seen any traffic studies or supporting data that this is warranted. Suggested holding over for that information. He doesn't this is an intersection of concern. He can follow up with the Director of Planning on past traffic planning. A first step might be to add another crosswalk. He's not personally convinced the benefits of a stop sign would outweigh the detriment.

Pittman – He looked up the data the last two incidents were reported in 2018: a two-vehicle accident and an accident involving a motor vehicle and bicycle. The difficulty is getting off Miacomet onto Surfside.

Nat Lowell – The mis-alignment of the intersection is what causes the problem; the telephone pole is located where you turn right coming off Miacomet Road; it should be moved. Suggested moving the pole and making the crosswalk more prominent until such time as the intersection is realigned. People try to cross there frequently.

Gasbarro – Received a letter from a Select Board member in favor of the stop sign. Asked if this should be recommended to Planning to improve the intersection.

Murphy – We should wait for a study; if we see an increase in use of the crosswalk, then we could look at this again.

Kristie Ferrantella – Requested a recommendation to clean up the corner at Hatikva Way and Surfside Road. She's very in favor of improving the crosswalk; this is near a NRTA stop.

McNeil – Line painting will be done before summer. We are doing brush cutting now so will look at sight lines.

Action **Motion to refer to Planning for further study and realignment.** (made by: Murphy) (seconded)

Roll-call Vote Carried 5-0//Murphy, Rowland, Pittman, McNeil, and Gasbarro-aye

2. Request for yellow no-parking line to be removed in front of 47A West Chester Street.

Documentation Correspondence, photos

Discussion **David White** – In 2010, there was no signage on the road in front of his property and people would park on the grass. He built the cottage without on-site parking because he thought he could park on the street. About a year ago, he realized there is a yellow line there. There is plenty of room to park well off the street and not impede traffic. Proposed removing enough of the yellow line to allow for one car to park on the grass in front of his cottage.

Gasbarro – Procedurally, he sees it as removal of a yellow line to create on-street parking. It does appear this is a straight section of road. Also, we need some planned work to determine if this parking is within a travelled lane or is off the road.

McNeil – The challenge for him is around the neighborhood; in this area, there isn't much on-street parking. All structures have some level of off-street parking. If we try to solve this by removing a yellow line, it isn't a dedicated space, and anyone could use it; that doesn't solve Mr. White's problem. Off-street parking needs to be rectified among the neighbors.

Murphy – Allowing on-street parking cuts down the travel lane; there is a "no parking either side" sign for this street. He fears allowing this will be detrimental to the flow of traffic.

White – Based on past use, none of the points raised are accurate. Explained issues with off-street parking. Asked if he applied for a curb cut would he get more support. If a car were to be parked there, there would be 6 to 8 feet right of the yellow line keeping the car out of the street.

Gasbarro – This would require a second curb cut permitted through the DPW. Asked if there is support for removal of the yellow line.

Rowland – Would like a plan showing conditions on the ground and lot lines.

Pittman – It is important for Mr. White to know that regardless of what his plan shows, it would be very difficult for him to support this. It would be the first request for on-street parking leading to other requests.

Gasbarro – He agrees with Chief Pittman. Suggested Mr. White look into alternatives.

Motion to Deny. (made by: Pittman) (seconded)

Action

Roll-call Vote Carried 5-0//Rowland, McNeil, Murphy, Pittman, and Gasbarro-aye

3. Request for yellow no-parking across from 10 York Street.

Documentation Correspondence, photos, Quitclaim Deed, GIS map and aerial maps, site plans

Discussion **Murphy** – They have the plan; we could extend the yellow line some but not fully.

Gasbarro – The plan doesn't show existing yellow lines and turning radii. We will reach out to the applicant for that information. It will be reviewed at the next meeting.

Action

Held for next meeting.

Roll-call Vote N/A

4. Revisit request for short-term loading zone in front of the Roberts House, 29 Center Street.

Documentation Correspondence, graphic

Discussion **Gasbarro** – There has been discussion on this in the past; proposes moving the fire hydrant across to the west side of the street and allowing a short-term loading zone on the east side of the street. Loading would be to noon then would open to timed parking.

Murphy – Confirmed that TSWG had talked about this in conjunction with removing the India Street loading zone. With the delivery truck up far enough with the ramp down, he wants to check to ensure fire vehicles can make the turn.

Gasbarro – The India Street loading zone is a short one used by UPS. By adding this, we get a more diverse opportunity. He also hopes it would prevent double parking elsewhere.

Nat Lowell – The one-way issue was key to making this work. When we made Broad Street one way, we set up making small improvements. This isn't about the Roberts House; it's about finding a place for the drivers to unload. The yellow line is 38 feet from the corner; as is trucks use it but stick out into the road; by doing this, it will complement the current small loading zone. Doesn't think there will be an issue with emergency trucks turning left off India because the vehicle can pull right up to the curb. This loading zone could service four restaurants.

Action

Motion to recommend a short-term loading zone in front of the Roberts House at 29 Street but not to be implemented until the fire hydrant is moved. (made by: McNeil) (seconded)

Roll-call Vote Carried 5-0//McNeil, Rowland, Pittman, Murphy, Gasbarro-aye

5. Discussion regarding Article 82 (Bylaw Amendment: Streets and Sidewalks) of 2021 Annual Town Meeting.

Documentation Warrant Article 82 of 2021 Annual Town Meeting

Discussion **Gasbarro** – This Article would regulate the minimum amount of signage and sizes. The question is does TSWG want to take a position to support this article.

Kevin Kuester, Article sponsor – Hillary Rayport can answer questions. This is a housekeeping approach in that we need to have guidelines that limit the size of non-regulatory signs.

Hillary Rayport, co-sponsor – This came out of Nantucket Historical Commission's work on the Milestone Road signs. It would direct people specifying signs that signs be the minimum allowable size and non-fluorescent color and there be minimal duplication of signs. This does not impact regulatory signs. There is an exclusion in Article 82 for school zones and temporary construction signs. Also, this does not apply to Milestone Road since it is a State road.

Max Brown – Thinks this is a great idea.

Rowland – This would have a positive affect for the Island aesthetic; it won't hurt, and we'll get the signs we need.

Gasbarro – He agrees with Mr. Rowland. This is laid out as non-prohibitive guidelines.

Discussion on the motion to support:

Murphy – Asked Mr. Sylvia's opinion if this will make a difference.

Sylvia – He normally orders the 24" signs and only uses the fluorescent signs in school zones. Most signs larger than that are installed by contractors because that's what's used off Island.

Murphy – Hearing that makes him more comfortable with Article 82.

Nat Lowell – The intent is good. We should be using a soft approach to fix these things and keep safety in mind.

James Pedrotty – He worked for a manufacturing company that made highway sign materials; there's competing issues on the fluorescent color: it's obnoxious and doesn't fit Nantucket but is designed to be attention getting. There is also an issue of color recognition; fluorescent has message recognition because that color is reserved for where pedestrians are involved.

Pittman – Agrees with Mr. Pedrotty.

McNeil – This is regulating something currently being handled.

Action **Motion to support Article 82.** (made by: Rowland) (seconded)

Roll-call Vote Carried 3-2//Murphy, Rowland, and Gasbarro-aye; McNeil and Pittman-nay

6. Discussion of potential road improvements/parking along Macy Road, Madaket.

Documentation Graphic

Discussion **Gasbarro** – This came out of a discussion at a Select Board meeting. He created a graphic for the committee to consider creation of additional parking along the layout of Macy Road. The layout is 42 feet wide, so discussion might include whether or not the parking is in the layout or use the abutting parcel. Southeast corner shows condition of intersection with extremely soft sand. Discussion is whether to support this or similar proposal to Select Board and how it would be implemented.

Rowland – Sounds like a good idea and solves the parking issue; it looks like there's a strip of Town-owned property, which could be used for this purpose.

McNeil – He supports this.

Pittman – He supports this.

Murphy – He supports this.

Mooney – There is a restriction on the Town's Macy Road parcel (lot 898 on Land Court Plan No. 3092-121) that is may be used for beach and recreational purposes for use and access to Madaket Beach, which may include access and public parking and roadway purposes for the beach.

Max Brown – This is a fantastic proposal that addresses many neighborhood concerns. Asked how many cars it might be able to accommodate.

Gasbarro – He hasn't done a study or calculation, but his sense is it would be more than 30.

Discussion on the motion:

McNeil – Suggested keeping Macy bi-directional and not having angled parking.

Gasbarro – If it were 2-directional with head-in parking, it would continue to serve a purpose should the intersection with Chicago be lost due to erosion. The head-in parking would be based upon the direction of the road.

Action **Motion to recommend the proposal for head-in parking along Macy Road.** (made by: Rowland) (seconded)

Roll-call Vote Carried 5-0//Rowland, Pitman, McNeil, Murphy, and Gasbarro-aye

7. Request for “Slow” signage on Surfside Road crosswalk at Nantucket Elementary/Intermediate Schools

Documentation Correspondence, graphic, video

Discussion **Gasbarro** – This request is from Diane O’Neil, School Facilities Manager.

Pittman – The last thing we need is another sign to look at rather than the clearly marked crosswalk. The crosswalk is difficult because it isn’t at a clear intersection; cars are cued back from Bartlett Road to Larrabee Lane. He’d feel better if the crosswalk were at Bartlett Road, but he already lost that argument. What would be a better solution is for the crossing guard to be much more visible: reflective vest and sign on a pole.

Murphy – Agrees with Chief Pittman. Agrees there are design issues there.

Rowland – He’s not sure a sign would be that helpful. Wonders if other measures might help.

Pittman – Short of a flashing light, there’s nothing more you can do there.

Action **Motion to Deny the request for a sign but recommend that Planning review the necessity for that crosswalk at that location and that TSWG recommend to the school they provide equipment to make the crossing guard more visible.** (made by: Pittman) (seconded)

Roll-call Vote Carried 5-0// Pittman, McNeil, Rowland, Murphy, and Gasbarro-aye

IV. OTHER BUSINESS (Topics not reasonably anticipated 48 hours in advance of meeting)

1. **Pittman** – Going back to the public comment, pointed out that the Select Board adopted a new rule governing public comment at a public meeting regarding cutting people off during public comment. You shouldn’t stop someone from talking about whatever they want. You can establish maximum time limits for someone to talk. The Select Board adopted 3 minutes for speakers making public comments. He’d like TSWG to adopt those same guidelines.

Gasbarro – That would be appropriate for formal adoption on the next agenda.

2. **Gasbarro** – He’s hopeful Old South Road at the Richmond project will be addressed soon.

3. **McNeil** – Asked if Mr. Gasbarro had checked back on the four proposed moped-parking areas being impacted by outdoor dining.

Gasbarro – It’s up to the Town Manager at this point.

V. APPROVAL OF MINUTES

1. The minutes of January 21, 2021.

Action **Motion to Approve.** (made by: McNeil) (seconded)

Roll-call Vote Carried 5-0//Rowland, Pittman, McNeil, Murphy, and Gasbarro-aye

VII. ADJOURNMENT

Action **Motion to Adjourn at 12:34 pm.** (made by: McNeil) (seconded)

Roll-call Vote Carried 5-0//Rowland, Pittman, McNeil, Murphy, and Gasbarro-aye

List of additional documents used at the meeting:

1. Draft January 21, 2021 minutes