

Town and County of Nantucket Select Board • County Commissioners

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



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
COUNTY COMMISSIONERS
JUNE 5, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS***

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/yad-65-cO4w>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_dTilSg8mSnukjvHT0raAHA

- I. CALL TO ORDER***
- II. ELECTION OF OFFICERS***
- III. ANNOUNCEMENTS***
 1. The County Commission Meeting is Being Audio/Video Recorded.
- IV. PUBLIC COMMENT****
- V. NEW BUSINESS****
- VI. APPROVAL OF MINUTES AND WARRANTS***
 1. Approval of Minutes of May 1, 2024 at 5:30 PM.
 2. Approval of Payroll and Treasury Warrants for May 2024.
- VII. OFFICIAL BUSINESS/CITIZEN REQUESTS***
 1. Request for Approval and Execution of Order of Alteration and Layout of Waitt Drive, Previously Shown as Lot 80 on Plan Entitled "Being a Division of Lot 76 on Land Court Plan 37902-C, Now are Shown as Lots 79, 80 & 81 to be Taken as Public Way, Division & Roadway Layout Plan of Land in Nantucket, MA., prepared for Town of Nantucket," Dated April 3, 2016, Updated April 20, 2016, Prepared by Blackwell and Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-58; New Alteration and Layout Shown on Plan Entitled "Waitt Drive Alteration Plan, Nantucket, MA prepared for County of

Nantucket,” Dated May 4, 2024, Prepared by Blackwell and Associates, Inc. and
Recorded with Nantucket County Registry of Deeds as Plan No. 2024-10.

VIII. COMMISSIONERS REPORTS/COMMENTS

IX. ADJOURNMENT

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



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees 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 Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee 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 Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

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

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

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

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

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

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

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

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

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

Approved: March 27, 2024



Agenda Item Summary

Agenda Item #	VII. 1.
Date	06/05/2024

Staff

Tracy MacDonald

Subject

Request for County Commissioner approval and execution of Order of Alteration and Layout of Waitt Drive from former Plan 2016-58 to as shown on Plan 2024-10 and pursuant to Massachusetts General Laws Chapter 82, as amended.

Executive Summary

Common convenience and necessity require the alteration and layout of Waitt Drive as a County Way, shown on original Order of Layout Plan recorded with the Nantucket Registry of Deeds as Plan 2016-58 and filed with the office of the Town Clerk. The boundaries of said Waitt Drive as altered and laid out are Lots 27, 78B, 80A and 95A, and Lot 80B as shown on Plan 2016-58 shall be removed from the layout of Waitt Drive as shown on a plan entitled "Waitt Drive Alteration Plan, Nantucket, MA prepared for County of Nantucket, dated May 4, 2024, prepared by Blackwell and Associates, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2024-10, a copy of which is filed with the office of the Town Clerk. All of the land lying within the boundaries of Waitt Drive as shown on said Plan is laid out as a County Way.

This matter has been advertised for Public Hearing in the May 23, 2024 Inquirer & Mirror and posted on the Town Bulletin Board and filed with the Town Clerk pursuant to MGL c. 82 and Article I of the Nantucket County Charter, St. 1996, c. 290, § 4. The Order of Alteration and Layout was prepared by Town Counsel.

Staff Recommendation

To approve and execute the Order of Alteration and Layout

Background/Discussion

The Town acquired the parcel connecting to Amelia Drive after the original layout was designed in Plan 2016-58. Therefore, to connect the two parcels and create access to Amelia, Planning recommended the alteration shown on Plan 2024-10. This alteration is crucial to the design of the new Dormitory planned by Affordable Housing Trust.



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

To alter the road layout and dispose of the culdesac for a roadway benefiting Affordable Housing properties and providing access from Amelia Drive.

Board/Commission Recommendation

Planning and Economic Development Commission; Affordable Housing Trust

Public Outreach

Advertised in May 23, 2024 and Planning Board Hearing May 13, 2024, Posted on Bulletin Board

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

Strategic Plan, Master Plan, Affordable Housing

Attachments

Order of Alteration and Layout of Waitt Drive for Execution; Plan No. 2024-10; Copy of Previous Order of Layout and Plan 2016-58. Certified copy of Article 100 of the 2011 Annual Town Meeting.



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF ALTERATION AND LAYOUT OF WAITT DRIVE

Whereas, the undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapter 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on June 5, 2024 that common convenience and necessity require the alteration and layout of Waitt Drive as a County way, shown as Lot 80 on a plan entitled "Being a Division of Lot 76 on Land Court Plan 37902-C, Now are Shown as Lots 79, 80 & 81 to be Taken as Public Way, Division & Roadway Layout Plan of Land in Nantucket, MA., prepared for Town of Nantucket," dated April 3, 2016, updated April 20, 2016, prepared by Blackwell and Associates, Inc." recorded with Nantucket County Registry of Deeds as Plan No. 2016-58 and filed with the office of the Town Clerk, and referenced in an Order of Layout by the County of Nantucket County Commissioners dated May 25, 2016, a copy of which is filed with the Office of the Town Clerk, do hereby order the alteration of the layout of Waitt Drive as a County way as shown on the plan referenced below; and

The boundaries of said Waitt Drive as altered and laid out are Lots 27, 78B, 80A and 95A, and Lot 80B as shown on said Plan shall be removed from the layout of Waitt Drive as shown on a plan entitled "Waitt Drive Alteration Plan, Nantucket, MA prepared for County of Nantucket, dated May 4, 2024, prepared by Blackwell and Associates, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2024-10, a copy of which is filed with the office of the Town Clerk. All of the land lying within the boundaries of Waitt Drive as shown on said Plan is hereby laid out as a County Way.

IN WITNESS WHEREOF, we the duly elected and qualified County Commissioners of the County of Nantucket have hereunto set our hands and seals this ____ day of _____, 2024

COUNTY OF NANTUCKET
By Its COUNTY COMMISSIONERS

Malcolm W. MacNab

Thomas M. Dixon

Matthew G. Fee

Dawn E. Hill Holdgate

Brooke Mohr

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared Malcolm W. MacNab, Thomas M. Dixon, Matthew G. Fee, Dawn E. Hill Holdgate and Brooke Mohr, as members of the Nantucket County Commissioners, as aforesaid, proved to me through satisfactory evidence of identification which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as County Commissioners of the County of Nantucket.

Notary Public
My Commission Expires: _____

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)

MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 10 FT./5 FT.
GROUND COVER % : 40%

NANTUCKET REGISTRY OF DEEDS

Date: May 17, 2024

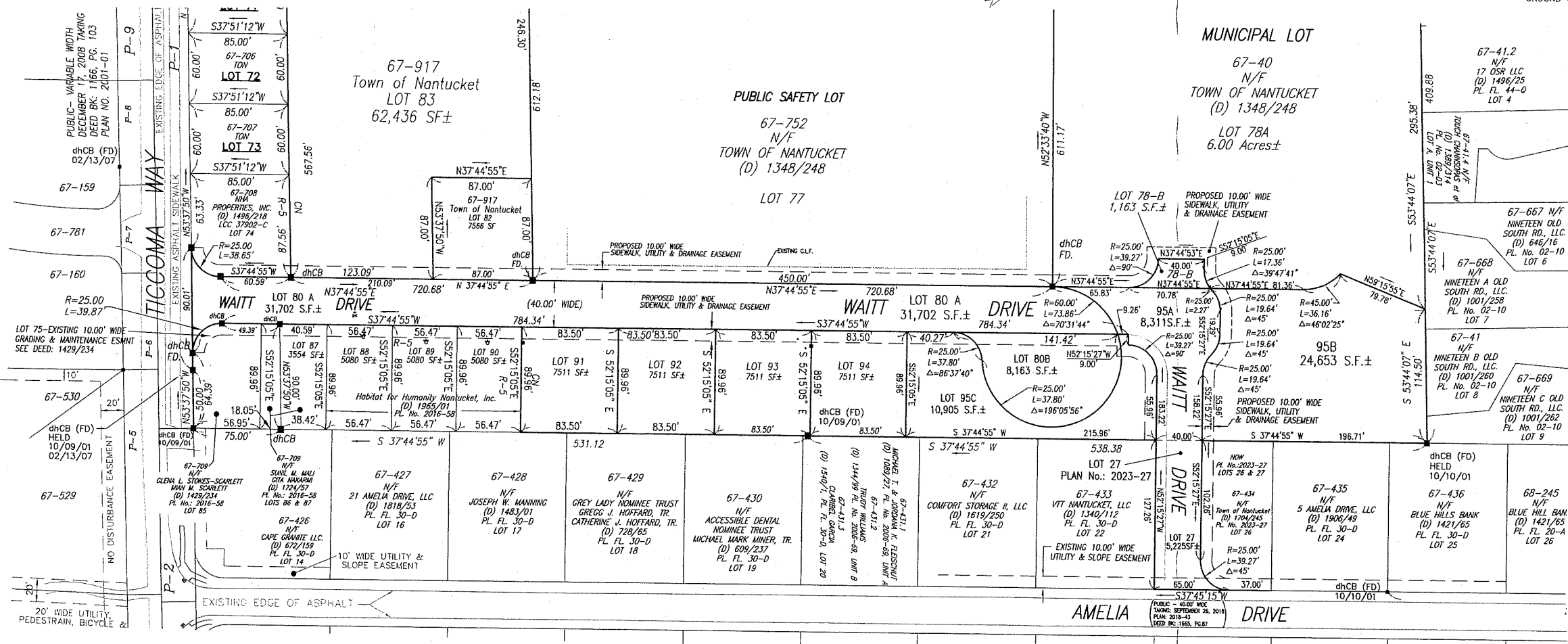
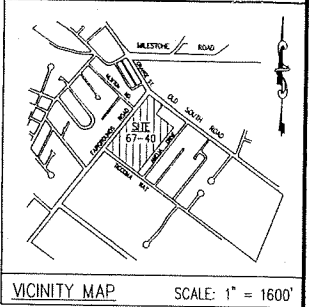
Time: 11:10 AM

Plan No.: 2024-10

Attest: Gavin H. Fanning
Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE



Nantucket
County Commissioners

Being a majority—

Malcolm W. MacNab, Chs

Thomas M. Dixon, Vice Chair

Down E. Hill Holgate

Matt Feg

Brooke Mohr

DATE SIGNED: _____

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

David Iverson, Chairman

Joseph Topham, Vice Chairman

Berry Rector

Nathaniel Lovell

DATE SIGNED: 05-13-2024

FILE No.: PLSUB-2024-05-00478

REFERENCE IS MADE TO ARTICLE 99, 2015 ANNUAL TOWN MEETING

DISPOSITION OF LOTS

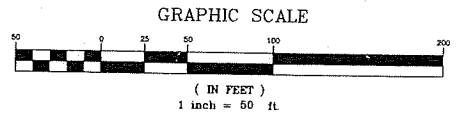
BEING A REDIVISION OF THE FOLLOWING LOTS TO CREATE ROADWAY
ALTERATION OF WAITT DRIVE FROM TICCOMA WAY TO AMELIA DRIVE

☐ LOTS 80, 95 AND 78 SHOWN ON PLAN NO.: 2016-58 ARE TO BE REDIVIDED
AND COMBINED WITH LOT 27 SHOWN ON PLAN NO.: 2023-27 TO BECOME
BECOME THE LAYOUT OF WAITT DRIVE. LOTS ARE SHOWN HEREON
AS LOTS: 80A, 95A, 78B AND LOT 27.

☐ LOT 78 (MUNICIPAL LOT) SHOWN ON PLAN: 2016-58 (FORMERLY
LOT 78 ON LAND COURT PLAN 37902-C) TO BE RE-DIVIDED AND
BECOME LOTS 78A & 78B. LOT 78A TO BECOME THE MUNICIPAL
LOT AND LOT 78B TO BECOME AN UNDIVIDED PORTION OF WAITT DRIVE.

☐ LOTS 91-94, 95C, 95B AND 80B ARE TO BE RE-DIVIDED ON AN ANR PLAN
TO FOLLOW AND WILL BE DESIGNATED FOR SEASONAL HOUSING USE BY THE
TOWN OF NANTUCKET.

☐ TOTAL AREA OF WAITT DRIVE WHICH IS COMPRISED OF LOTS: 80A, 78B,
95A & 27 IS 46,401 S.F.±.



PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A
DETERMINATION OF CONFORMANCE UNDER ZONING.

THE PLANNING BOARD DETERMINES THAT:

(c) LOT(S) 78B & 27 CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE
NANTUCKET ZONING BY-LAW, TO COMPLY WITH THE MINIMUM AREA REQUIREMENTS
APPLICABLE UNDER SUCH BY-LAW.

LEGEND

dhCB ■ DENOTES CONCRETE BOUND
(FD) WITH DRILLHOLE FOUND

dhCB □ DENOTES CONCRETE BOUND
WITH DRILLHOLE TO BE SET

OWNER INFORMATION

TOWN OF NANTUCKET
DEED BK. 1348, PG. 248: Plan No.: 2016-58
OFF TICCOMA WAY
ASSESSORS MAP 67, PARCELS: 927 & 40
ALSO:
DEED BK. 1704, PG. 245 Plan No.: 2023-27
OFF AMELIA DRIVE
ASSESSORS MAP 67, PARCEL 434 (Portion)

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.

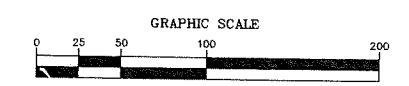
Fred C. Asadoorian 5/4/24
PROFESSIONAL LAND SURVEYOR DATE



BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
www.blackwellsurvey.com

WAITT DRIVE ALTERATION PLAN NANTUCKET, MA.

prepared for
COUNTY OF NANTUCKET
1"=50' MAY 4, 2024



CALC'D/DRWN: L. Asadoorian
APPROVED: L.A.

SHEET 1 OF 1

B-7808

TOWN CLERK

NANTUCKET

JUNE
30PM12:57:14

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF LAYOUT OF Way to be named at a future date

Whereas, the undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapter 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on May 25, 2016 that common convenience and necessity require the layout of Way to be named as a County way, shown as "Proposed Road Lot, Lot 80" on the plan referenced below, do hereby lay out Way to be named as a County way as shown on the plan referenced below; and

The boundaries of said way as laid out are shown on a plan entitled "Being a Division of Lot 76 on Land Court Plan 37902-C, Now are Shown as Lots 79, 80 & 81, Lot 80 to be Taken as a Public Way, Division & Roadway Layout Plan of Land in Nantucket, MA., prepared for Town of Nantucket," dated April 3, 2016, updated April 20, 2016, prepared by Blackwell and Associates, Inc." recorded with Nantucket County Registry of Deeds as Plan No. 2016-38 and filed with the office of the Town Clerk. All of the land lying within the boundaries of Way to be named as shown on said Plan is hereby laid out as a County Way.

Adopted May 25, 2016

NANTUCKET COUNTY COMMISSIONERS



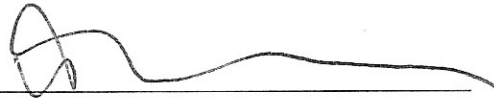
Rick Atherton



Robert DeCosta



Matthew G. Fee



Dawn E. Hill Holdgate



James R. Kelly

Filed in the office of the

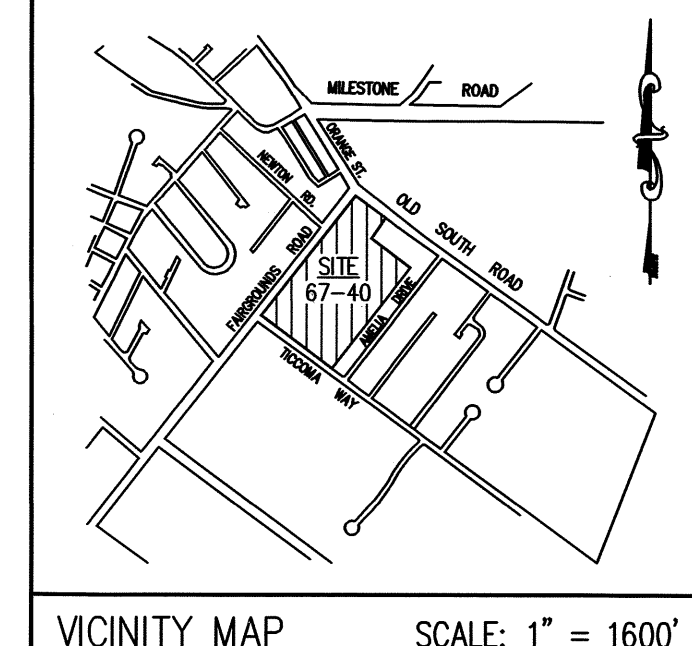
Town Clerk, June 30, 2016

Town Clerk, Attest

554506/NANT 19750/0001



Date: June 17, 2016
Time: 2:06 PM
Plan No.: 2016-58
Attest: Gerrit H. Ferreira Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)
MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 10 FT./5 FT.
GROUND COVER % : 40 %

PROPOSED BIKE PATH EASEMENT
LINE & CURVE TABLE

LINE NO.	BEARING	DISTANCE
L1	N35°24'12"E	170.92'
L2	N39°33'21"E	153.94'
L3	N33°07'59"E	74.95'
L4	N43°15'58"E	53.15'
L5	N37°16'27"E	174.87'
L6	N35°50'28"E	307.97'
L7	N39°42'54"E	141.44'
L8	N37°07'13"E	117.99'
L9	N67°31'08"E	60.05'

CURVE NO.	RADIUS	ARC LENGTH
C1	70.00	33.20'
	DELTA	TANGENT
	27°10'37"	16.92'

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

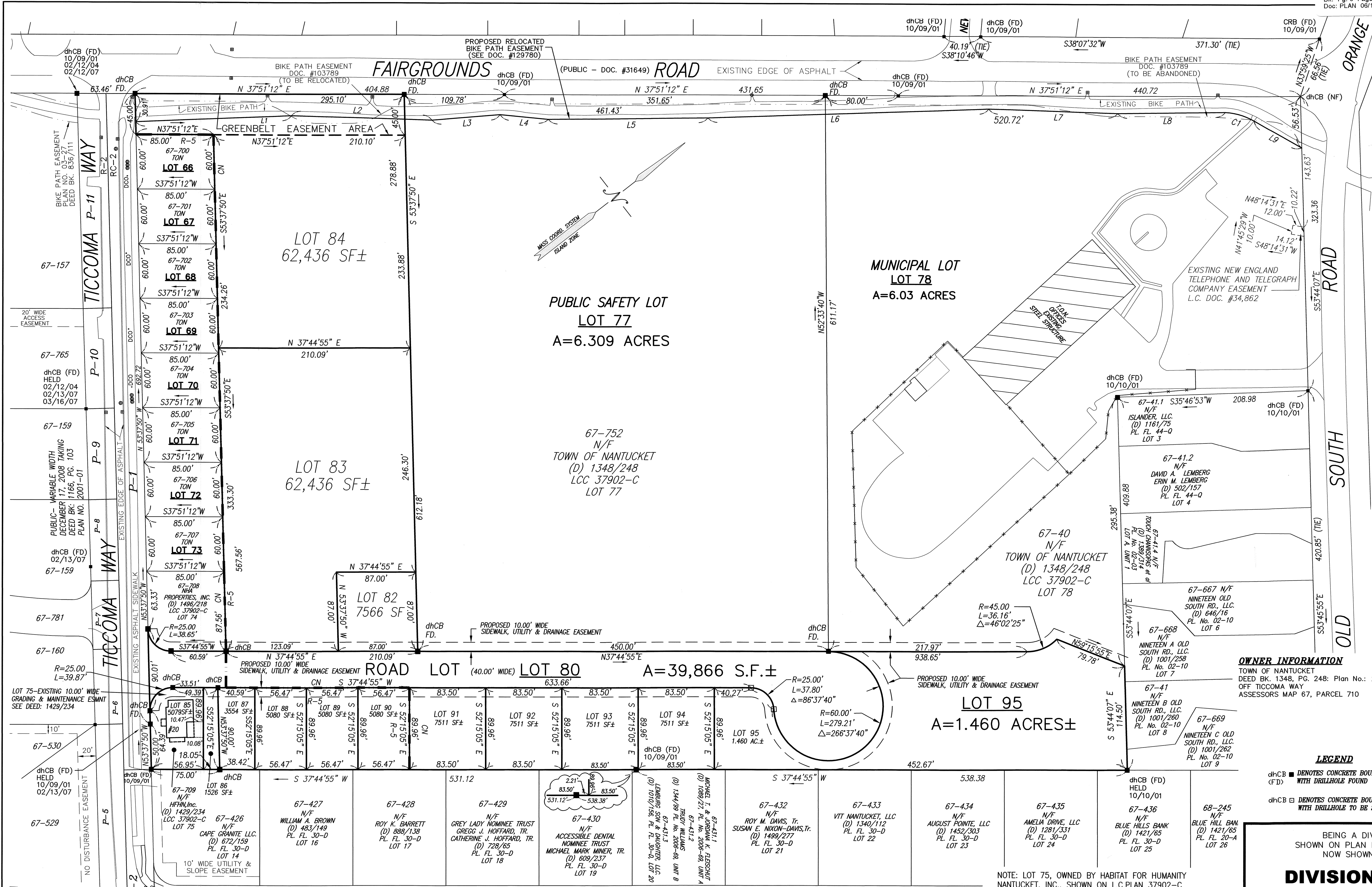
Barry Reiter, Chairman
Linda Williams, Vice Chairman
Nathaniel Brown
Joseph M. Mulligan
John F. Trudell III
DATE SIGNED: 6/16/16
FILE No.: 7904

LEGEND
dhCB ■ DENOTES CONCRETE BOUND
(FD) WITH DRILLHOLE FOUND
dhCB □ DENOTES CONCRETE BOUND
WITH DRILLHOLE TO BE SET

BEING A DIVISION OF LOTS 75, 79 & 81
SHOWN ON PLAN RECORDED AS PLAN NO.: 2016-38
NOW SHOWN AS LOTS: 82 THROUGH 95

DIVISION PLAN OF LAND in NANTUCKET, MA.

prepared for
TOWN OF NANTUCKET
1"=50'
JUNE 3, 2016
GRAPHIC SCALE
0 25 50 100 200



NO.	DATE	DESCRIPTION	BY

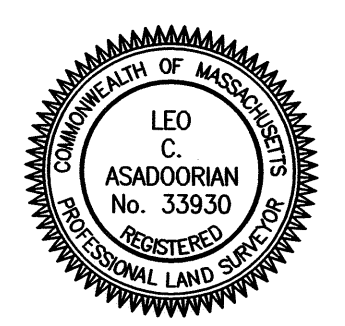
THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 82-95 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.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

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.

L. Asadoorian 6/6/16
PROFESSIONAL LAND SURVEYOR DATE



BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
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