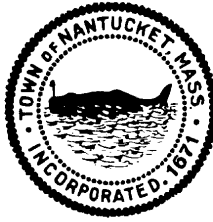


Town and County of Nantucket Select Board • County Commissioners

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
JANUARY 29, 2025 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED JANUARY 27, 2025***

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/e6OhPyLpB2s>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_7bZ5c0ogS3u95zmlhzQfSA

I. CALL TO ORDER

II. ANNOUNCEMENTS

1. The County Commission Meeting is Being Audio and Video Recorded.

III. PUBLIC COMMENT*

IV. NEW BUSINESS*

V. APPROVAL OF MINUTES AND WARRANTS

1. Approval of Minutes of December 18, 2024 at 5:30 PM.
2. Approval of Payroll and Treasury Warrants for January, 2025.

VI. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Permanent and Temporary Easements Over Portions of Lovers Lane, Okorwaw Avenue and Monohansett Road, 1 White Street, 1 Skyline Drive, 1-3 Webster Road, 87 Skyline Drive, Nantucket Municipal Airport, 1 Evergreen Way, 21 Airport Road, portion of Rugged Road, 55 Old South Road and 8 Skyline Drive for Purposes of Roadway Improvements Including but Not Limited to Utility, Slope and Drainage Purposes, as Shown on Plan Entitled "Easement Plans Surfside Area Transportation Enhancements, Lovers Lane, Okorwaw Avenue, Monohansett Road, Nantucket, MA, Nantucket County," Dated August 9, 2023, Updated July 29, 2024, Prepared by Greenman-

Pederson, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2025-1, Sheets 2 through 11, Pursuant to Authority of Massachusetts General Laws Chapters 79 and 82, as Amended, Article I of the Nantucket County Charter, and by Virtue of Every Other Enabling Power and Authority.

VII. OFFICIAL BUSINESS

1. Update on Sheep Pond Road - New Access Road and Betterments.
2. ~~Update on Proposals for Amending Nantucket Planning and Economic Development Commission (NP&EDC) Legislation.~~

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 #	VI. 1.
Date	01/29/2025

Staff

Tracy MacDonald, Real Estate Specialist

Subject

Request for County Commissioner approval and execution of Order of Taking for Easements identified on Plan 2025-1 pursuant to Massachusetts General Laws Chapter 79 and 82, as amended and Article I of the Nantucket County Charter, St. 1996 Chapter 290, §4.

Executive Summary

Common convenience and necessity require the Order of Taking by Eminent Domain of easements of portions of Lovers Lane, Okorwaw Avenue and Monohansett Road, as well as a few individual cross-road areas in connection with the Surfside Area roadway improvements. The individual easement parcels are identified on a plan entitled: "Surfside Area Transportation Enhancements Lovers Lane, Okorwaw Avenue and Monohansett Road, Nantucket, MA Nantucket County" dated August 9, 2023 and updated July 29, 2024, prepared by Greenman-Pederson, Inc. ("GPI") the Nantucket County Registry of Deeds as Plan No. 2025-1, and consists of permanent utility easements, slope easements, drainage easements, and temporary construction easements.

This matter has been advertised for Public Hearing in the January 16, 2025 and January 23, 2025 Inquirer & Mirror and posted on the Town Bulletin Board and filed with the Town Clerk pursuant to MGL c. 79 and 82 and Article I of the Nantucket County Charter, St. 1996, c. 290, § 4. The Order of Taking was prepared by Town Counsel.

Staff Recommendation

To approve and execute the Order of Taking

Background/Discussion

The Surfside Area improvement project is a capital project that has been in the pipeline for several years. Drew Patnode, DPW Director has made several presentations to the Select Board of the project as it has progressed and the presentation has been on the Town website for the public information. There has been outreach conducted with the abutters. The project involves roadway improvements that include much-needed drainage and stormwater infrastructure, curb cuts and traffic considerations. The project has been thoughtfully planned out and reviewed over several years and is now preparing for bid.



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

To take the parcels for easement purposes including temporary construction, permanent utility, slope and drainage needed for overall roadway and community benefits.

Board/Commission Recommendation

N/A

Public Outreach

Advertised in January 16, 2025 and January 23, 2025 Inquirer and Mirror; posted on town bulletin board; project posted on town website; meetings with abutters

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

Strategic Plan, Master Plan

Attachments

Order of Taking for approval and execution; Plan No. 2025-1



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF TAKING

At a regularly convened meeting of the County Commissioners of the County of Nantucket, held this _____ day of _____, 2025, it was voted and ordered:

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 & County Building, 16 Broad Street, Nantucket, Massachusetts 02554, (the “County”) by virtue of and in accordance with the authority of the provisions of Massachusetts General Laws Chapter 79 and 82, as amended, Article I of the Nantucket County Charter, St. 1996 Chapter 290, §4, and by virtue of every other enabling power and authority that is hereunto enabling it in any way, hereby takes, on behalf of the County, for purposes of undertaking construction of roadway improvements, permanent easements for installation of utilities, drainage and slopes and temporary construction easements over, in, under, along, and through portions of certain parcels of land shown more particularly on the plan entitled “Easement Plans Surfside Area Transportation Enhancements, Lovers Lane, Okorwaw Avenue, Monohansett Road, Nantucket, MA, Nantucket County,” dated August 9, 2023, prepared by Greenman-Pedersen, Inc., recorded with Nantucket County Registry of Deeds as Plan No. 2025-1, Sheets 2-11(the “Easement Plans”) and on Exhibit A attached hereto and incorporated herein, and as set forth more particularly below:

1. Permanent Utility Easements. Permanent utility easements located in, on, over, under and along the parcels of land shown on the Easement Plans as “Parcel PUE- 1” through “Parcel PUE-10” (collectively, the “Permanent Utility Easement Premises”) for the purpose of installing, constructing, improving, inspecting maintaining and repairing, replacing, relocating or abandoning in place utilities within the Permanent Utility Easement Premises and all appurtenances related thereto, including, but not limited to lines, wires, cables, conduits and for any and all purposes and uses incidental thereto.

2. Permanent Drainage Easements. Permanent drainage easements located in, on, and under the parcels of land shown on the Easement Plans as “Parcel D-4” and “Parcel D-5” (together, the “Permanent Drainage Easement Premises”) for operating, maintaining, repairing, removing, replacing, relocating and abandoning in place stormwater drain or drains, any manholes, conduits, pipes, culverts, channels and other related structures or facilities for the collection, channeling and the disposal of stormwater and to otherwise take any and all steps to facilitate, maintain and ensure the proper drainage of stormwater, regardless of origin. The Taking includes any stormwater and/or facilities located within the Permanent Drainage Easement Premises serving the Roadways.

3. Permanent Slope Easements. Permanent slope easement located in, on and under the parcels of land shown on the Easement Plans “Parcel SL-1” through “Parcel SL-7” (collectively, the “Permanent Slope Easement Premises”) for constructing and maintain slopes of excavation and/or embankments and clearing and grubbing, and for all purposes and uses incidental thereto.

4. Permanent Easements. Permanent easements located in, on, over and under the parcels of land shown on the Easement Plans as “Parcel E-1” and “Parcel E-2” (together, the “Permanent Easement Premises”); for which Parcel E-1 is for constructing, installing, maintaining and repairing

the sidewalk and curb ramp for a crosswalk, and for which Parcel E-2 is for constructing, installing, maintaining, repairing a bike path, and grading, loaming and seeding the land and for all purposes and uses incidental thereto.

5. Temporary Construction Easements. Temporary construction easements in, on, over, under and along the parcels of land shown on the Easement Plans as “Parcel TE-5” through “Parcel TE-63” (collectively, the “Temporary Easement Premises”) for the purpose of undertaking the Project, including without limitation, grading land, constructing, operating, improving, maintain, repairing, replacing , relocating, realigning, and/or reconstructing slopes of excavation and/or embankment, and/or driveways, sidewalks, parking areas, retaining walls, stone walls, posts, fences, landscaping, loaming, planting trees, seeding, paving and/or erosion control, which temporary easements shall terminate automatically three (3) years from the date this Order of Taking s recorded with the Nantucket Registry of Deeds or filed with the Nantucket Registry District of the Land Court without the necessity of recording or filing any instrument with said Registry of Deeds or Registry District of the Land Court. Nothing in this paragraph shall affect the permanent easements acquired by the County hereunder.

The Town shall have the right of entry upon and passage over the Permanent Drainage Easement Premises, the Permanent Utility Easement Premises and the Temporary Easement Premises (collectively, the “Easement Premises”) by foot, vehicle, or heavy equipment, from time to time, for any and all purposes stated herein or uses incidental thereto, including, without limitation using and temporarily storing, as needed, construction equipment, materials or other incidental items within the Easement Premises for the purposes set forth herein. All sewer and drainage facilities installed by the Town shall remain the property of the Town. No permanent or temporary buildings, structures, and/or objects shall be constructed installed, maintained or placed upon the Easement Premises that may interfere with the rights hereby taken. all purposes of this easement, but not for the purposes of a general right of public access.

The easement taken herein do not include the taking of structures presently situated within the Easement Premises, but do include the right of the Town to remove such structures whenever their removal shall be required for said easement purposes, and further includes trees and shrubs located within the Easement Premises, if any. The Town does not by this Order take any interest in existing easements, if any, affecting said private ways.

The taking does not include any other utilities, including, without limitation, electric, telephone, cable and television utilities, that are owned by private utility companies or easements held by private utility companies located within the Easement Premises.

The parcels of land subject to the aforesaid easements are owned or supposed to be owned and/or formerly owned by the parties listed in Exhibit A, attached hereto and incorporated herein, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said parcel of land is owned by an Owner or Owners unknown to us, and the easements of the parcels of land of an Owner or Owners unknown to us are hereby taken.

Damages have been awarded in the amounts to the Owner or Owners listed on Schedule B in accordance with the provisions of Massachusetts General Laws, Chapter 79, Section 6, as amended, and to any other person or corporation having an interest therein, but which shall not be recorded with the Registry of Deeds or filed with said Registry District of the Land Court.

No betterments are to be assessed under this taking.

[Signature Page to Follow]

IN WITNESS WHEREOF, we, the duly elected and qualified County Commissioners of the County of Nantucket, have hereunto set our hands and seals on this _____ day of _____, 2025.

COUNTY OF NANTUCKET,
BY ITS COUNTY COMMISSIONERS

Thomas M. Dixon

Malcolm W. MacNab

Matthew G. Fee

Brooke Mohr

Dawn E. Hill Holdgate

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared Thomas M. Dixon, Malcolm W. MacNab, Matthew G. Fee, Brooke Mohr and Dawn E. Hill Holdgate, as Members of the County Commissioners of the County of Nantucket, 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 the free act and deed of the County Commissioners of the County of Nantucket.

Notary Public
My Commission Expires:

EXHIBIT A
LIST OF OWNERS

<i>Property Owner:</i>	Denise M. Goldsmith and J. Spencer Goldsmith, Trustees of Denise Spencer Goldsmith Revocable Trust, u/d/t dated January 28, 2003 and recorded in Book 1238, Page 226, undivided 50% interest; and J. Spencer Goldsmith and Denise M. Goldsmith, Trustees of J. Spencer Goldsmith Revocable Trust, u/d/t dated January 28, 2003 and recorded in Book 1238, Page 229, undivided 50% interest
<i>Property Address:</i>	1 White Street, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/29
<i>Interest Taken:</i>	Temporary Easement (TE-53)
<i>Title Reference:</i>	Deed recorded in Book 1238, Page 224; Lot 13 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	ACK Sunshine Daydream LLC
<i>Property Address:</i>	2 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/131.1
<i>Interest Taken:</i>	Temporary Easement (TE-1)
<i>Title Reference:</i>	Deed recorded in Book 1829, Page 215; Lot B on Plan 2016-115 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Henri C. MacArthur, Trustee of 4 Okorwaw Nominee Trust, u/d/t dated July 24, 2022 and recorded in Book 1925, Page 70
<i>Property Address:</i>	4 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/131
<i>Interest Taken:</i>	Temporary Easement (TE-2)
<i>Title Reference:</i>	Deed recorded in Book 1925, Page 76; Lot A on Plan 2016-115 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Gabrielle B. Rogers and Andrea Bettachi Urban, Trustees of R.J. Bettachi Trust No. 1, u/d/t dated April 2, 1998 and recorded in Book 686, Page 142
<i>Property Address:</i>	1 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/28
<i>Interest Taken:</i>	Slope Easement (SL-7); and Temporary Easement (TE-3)
<i>Title Reference:</i>	Deed recorded in Book 686, Page 140; Lot 9 on Plan 11-A recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Lawrence A. Bossidy, Jr., Trustee of Lawrence A. Bossidy Irrevocable Qualified Personal Residence Trust Agreement for Nantucket Property, u/d/t dated March 15, 1998 and recorded in Book 572, Page 29
<i>Property Address:</i>	5 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/78
<i>Interest Taken:</i>	Temporary Easement (TE-4)
<i>Title Reference:</i>	Deed recorded in Book 572, Page 27; Lot 10 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	John David Kann and Lori Hand Kann, Trustees of the John David Kann Trust u/d/t dated July 6, 2000, unrecorded, for undivided 50% interest; and Lori Hand Kann and John David Kann, Trustees of the Lori Hand Kann Trust u/d/t dated July 6, 2000, unrecorded, an undivided 50% interest
<i>Property Address:</i>	8 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/132
<i>Interest Taken:</i>	Temporary Easement (TE-5)
<i>Title Reference:</i>	Deed recorded in Book 1692, Page 314; Lot 16 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Timothy P. Vieth and Jill S. Vieth
<i>Property Address:</i>	12 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/165
<i>Interest Taken:</i>	Slope Easement (SL-1); and Temporary Easement (TE-6)
<i>Title Reference:</i>	Deed recorded in Book 1517, Page 126; Lot 17 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Nantucket Housing Authority
<i>Property Address:</i>	7 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/130
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-1); and Temporary Easement (TE-7)
<i>Title Reference:</i>	Deed recorded in Book 472, Page 18 and Book 601, Page 271; Lots 32-38, inclusive in Block 89 in Plan Book 2, Page 60
<i>Property Owner:</i>	PF Trust Real Estate Holdings LLC
<i>Property Address:</i>	11 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/164
<i>Interest Taken:</i>	Temporary Easement (TE-8)

<i>Title Reference:</i>	Deed recorded in Book 1467, Page 312; Lot 11 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Suzanne M. Daub, Trustee of the Suzanne M. Daub Revocable Trust-2020 u/d/t dated March 17, 2020 and recorded in Book 1785, Page 308
<i>Property Address:</i>	1 Skyline Drive, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/166
<i>Interest Taken:</i>	Slope Easement (SL-2); and Temporary Easement (TE-9)
<i>Title Reference:</i>	Deed recorded in Book 1785, Page 305; Lot 18 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Douglas L. Nigen, Trustee of the Douglas L. Nigen Revocable Trust u/d/t dated October 17, 2016 and recorded in Book 1572, Page 292
<i>Property Address:</i>	22 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/167
<i>Interest Taken:</i>	Temporary Easement (TE-10)
<i>Title Reference:</i>	Deed recorded in Book 1572, Page 290; Lot 1 on Plan 42-I recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	17 Okorwaw LLC
<i>Property Address:</i>	17 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/180
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-2); and Temporary Easement (TE-11)
<i>Title Reference:</i>	Deed recorded in Book 1636, Page 135; Lots in Block 99 on Plan Book 2, Page 61 and Parcel A on Plan 2011-47
<i>Property Owner:</i>	Patrick W. Taaffe and Carol A. Muehling
<i>Property Address:</i>	21 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/181
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-3); and Temporary Easements (TE-12, TE-13 and TE-14)
<i>Title Reference:</i>	Deeds recorded in Book 1372, Page 31 and Book 407, Page 125; Lot 1 on Plan 42-D and Parcel B on Plan 2011-47
<i>Property Owner:</i>	Town of Nantucket, acting through its Select Board
<i>Property Address:</i>	Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	NONE
<i>Interest Taken:</i>	Temporary Easement (TE-15)
<i>Title Reference:</i>	Order of Taking Book 1291, Page 109; Plan 2011-47 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Whitney A. Gifford, Trustee of 25 Okorwaw Avenue Nominee Trust u/d/t dated July 2, 2002 and recorded in Book 764, Page 140
<i>Property Address:</i>	25 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/174
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-4); Temporary Easement (TE-16)
<i>Title Reference:</i>	Deeds Recorded in Book 764, Page 145 and Book 1664, Page 123; Block 113, Plan Book 2, Page 61 and Parcel C on Plan 2011-47
<i>Property Owner:</i>	Town of Nantucket, acting through its Select Board
<i>Property Address:</i>	Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	NONE
<i>Interest Taken:</i>	Temporary Easement (TE-17)
<i>Title Reference:</i>	Order of Taking Book 1291, Page 109; Plan 2011-47 recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Janet S. Anderson and Duncan M. Anderson, Trustees of Ms B'Haven Nominee Trust, u/d/t dated December 15, 2012 and recorded in Book 1360, Page 310
<i>Property Address:</i>	31 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/153
<i>Interest Taken:</i>	Temporary Easement (TE-18) and Permanent Utility Easement PUE-10
<i>Title Reference:</i>	Deed recorded in Book 1360, Page 316; Lot 12 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	26 Okorwaw LLC
<i>Property Address:</i>	26 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/168
<i>Interest Taken:</i>	Temporary Easement (TE-19)
<i>Title Reference:</i>	Deed recorded in Book 1897, Page 218; Lot 19 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Willard W. Brown, Jr., Clinton R. Brown, Kimberly B. Morrow and Timothy H. Brown, Trustees of 30 Okorwaw Realty Trust, u/d/t dated September 20, 1999 and recorded in Book 648, Page 231
<i>Property Address:</i>	30 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/169
<i>Interest Taken:</i>	Temporary Easement (TE-20)
<i>Title Reference:</i>	Deed recorded in Book 648, Page 236; Lot 20 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	DEVA LLC
<i>Property Address:</i>	36 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/170
<i>Interest Taken:</i>	Temporary Easement (TE-21)
<i>Title Reference:</i>	Deed recorded in Book 1597, Page 249; Lot 21 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	N6 Capitol LLC
<i>Property Address:</i>	33 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/152.1
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-5); and Temporary Easement (TE-23)
<i>Title Reference:</i>	Deed recorded in Book 1743, Page 165; Lot 13-A on Plan 2014-112 recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Howard D. Nair, Trustee of Okorwaw Land Trust u/d/t dated May 9, 1995 and recorded in Book 472, Page 178
<i>Property Address:</i>	Portions of Adams and Andrews Street, Nantucket, MA 02554
<i>Map/Parcel:</i>	NONE
<i>Interest Taken:</i>	Temporary Easements (TE-22 and TE-24)
<i>Title Reference:</i>	Deed Book 472, Page 183; Portion Lot 13; Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Robert A. Larrabee and Elizabeth F. Larrabee
<i>Property Address:</i>	41 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/151
<i>Interest Taken:</i>	Permanent Utility Easement (PE-6); and Temporary Easement (TE-25)
<i>Title Reference:</i>	Deed recorded in Book 195, Page 187; Lot 14 on Plan 11-A recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Robert D. Orlandi, Trustee of the Robert D. Orlandi Family Trust, u/d/t dated November 15, 2012 and recorded in Book 1364, Page 148 for undivided 50% interest; and Deborah J. DuBois, Trustee of the Deborah J. DuBois Family Trust, u/d/t dated November 15, 2012 and recorded in Book 1364, Page 142 for an undivided 50% interest
<i>Property Address:</i>	42 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/171
<i>Interest Taken:</i>	Temporary Easements (TE-26 and TE-28)
<i>Title Reference:</i>	Deed recorded in Book 1364, Page 139; Lot 22 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Sharon L. Jones
<i>Property Address:</i>	7 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/172
<i>Interest Taken:</i>	Temporary Easement (TE-27)
<i>Title Reference:</i>	Deed recorded in Book 1861, Page 156; Lot 23 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Charles B. Bruno and Mary Murray Bruno, Trustee of Murray Bruno Revocable Trust, u/d/t dated March 19, 2018 and recorded in Book 1668, Page 288
<i>Property Address:</i>	10 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/142
<i>Interest Taken:</i>	Temporary Easement (TE-29)
<i>Title Reference:</i>	Deed recorded in Book 1668, Page 284; Lot 28 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Todd W. Winship, Elizabeth W. Winship, Bess W. Clarke, Gerard A. Clarke, Claire B. Winship and Thoms P. Geras, Jr. Trustees of Sixteen Monohansett Road Trust, u/d/t dated September 25, 2015 and recorded in Book 1541, Page 152
<i>Property Address:</i>	16 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/143
<i>Interest Taken:</i>	Temporary Easement (TE-30)
<i>Title Reference:</i>	Deed recorded in Book 1914, Page 266; Lot 30A on Plan 2022-41 recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Sharon W. Flynn, Trustee of the Sharon W. Flynn Revocable Trust, u/d/t dated August 11, 2022 and recorded in Book 1926, Page 202
<i>Property Address:</i>	20 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/144
<i>Interest Taken:</i>	Temporary Easement (TE-31)
<i>Title Reference:</i>	Deed recorded in Book 1926, Page 199; Lot 30B on Plan 2022-41 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Town of Nantucket, acting through its Select Board
<i>Property Address:</i>	Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	NONE
<i>Interest Taken:</i>	Temporary Easement (TE-32)
<i>Title Reference:</i>	
<i>Property Owner:</i>	NHA Properties, Inc./Habitat for Humanity Lessee and Katherine J. Deras Sublessee
<i>Property Address:</i>	46& 48 Okorwaw Avenue, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/213 & 79/173
<i>Interest Taken:</i>	Temporary Easement (TE-33)
<i>Title Reference:</i>	Deed recorded in Book 987, Page 42; Block 144 in Plan Book 2, Page 61; Notice of Lease Book recorded in Book 1236, Pages 149 and 168 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Duncan F. Winter and Delphine Winter
<i>Property Address:</i>	26 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/145
<i>Interest Taken:</i>	Temporary Easement (TE-34)
<i>Title Reference:</i>	Deed recorded in Book 1093, Page 229; Lot 31 on Plan 11-A recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	John L. Halliwell, Trustee of the John L. Halliwell Revocable Trust – 1993 u/d/t dated December 23, 1993 and recorded in Book 1604, Page 150 as amended and restated on December 15, 2006, as evidenced by a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 recorded in Book 1604, Page 150
<i>Property Address:</i>	2 Webster Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/146
<i>Interest Taken:</i>	Slope Easement (SL-3) and Temporary Easement (TE-35)
<i>Title Reference:</i>	Deed recorded in Book 1604, Page 152; Lot 32 on Plan 11-A recorded at the

	Nantucket Registry of Deeds
<i>Property Owner:</i>	Arthur I. Reade, Jr., Trustee of 15 Monohansett Realty Trust u/d/t dated December 7, 2022 and recorded in Book 1923, Page 193
<i>Property Address:</i>	15 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/148
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-7); and Temporary Easements (TE-36, TE-37 and TE-38)
<i>Title Reference:</i>	Deed recorded in Book 1923, Page 199; Lot A on Plan 2012-66 recorded at the Nantucket Registry of Deeds

<i>Property Owner:</i>	Peter J. MacKay and Alison R. MacKay, Trustees of MacKay Family Trust – 2006 u/d/t dated June 30, 2006 and amended on January 13, 2021 and filed as Document No. 168150 for undivided 50% interest; and David P. MacKay and Anne M. Phaneuf, Trustees of the MacKay/Phaneuf Family Trust – 2018 u/d/t dated July 11, 2018 and filed as Document No. 159027 for an undivided 50% interest
<i>Property Address:</i>	21 and 25 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/112
<i>Interest Taken:</i>	Temporary Easements (TE-39 and TE-40)
<i>Title Reference:</i>	Deeds recorded in Book 1796, Page 305 and Book 1655, Page 103; Certificates of Title No. 28127; Lot 1, Block 262, Plan Book 2, Page 60 and Lot 2 on Land Court Plan 39913-A recorded at the Nantucket Registry of Deeds and filed with Nantucket Registry District of the Land Court respectively
<i>Property Owner:</i>	Leanne A. Baker
<i>Property Address:</i>	3 Webster Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/111
<i>Interest Taken:</i>	Temporary Easement (TE-42)
<i>Title Reference:</i>	Deed recorded in Book 637, Page 129; Lot 1; Plan 2018-44 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Andrew J. Mulcahy
<i>Property Address:</i>	1 Webster Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/111.1
<i>Interest Taken:</i>	Temporary Easement (SL-4)
<i>Title Reference:</i>	Deed recorded in Book 1746, Page 232; Lot 2, Plan 2018-44 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	38 Monohansett LLC
<i>Property Address:</i>	38 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	70/60
<i>Interest Taken:</i>	Temporary Easement (TE-46)
<i>Title Reference:</i>	Deed recorded in Book 1820, Page 224; Lot 2 on Plan 2017-24 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Town of Nantucket, acting through its Select Board
<i>Property Address:</i>	Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	None
<i>Interest Taken:</i>	Permanent Utility Easement (PUE-8) and Temporary Easement (TE-43)

<i>Title Reference:</i>	Order of Taking Book 1281, Page 129; Plan 2011-21 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Mary E. Huber and Richard L. Sheehan, Trustees of Huber-Sheehan Revocable Trust u/d/t dated March 13, 2020 and recorded in Book 1739, Page 291
<i>Property Address:</i>	31 and 33 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/61 and 62
<i>Interest Taken:</i>	Temporary Easement (TE-44)
<i>Title Reference:</i>	Deed recorded in Book 1739, Page 289; Lots 1 and 2, Plan 2018-28 recorded with the Nantucket Registry of Deeds
<i>Property Owner:</i>	Town of Nantucket, acting through its Select Board
<i>Property Address:</i>	Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	None
<i>Interest Taken:</i>	Temporary Easement (TE-45)
<i>Title Reference:</i>	Order of Taking recorded in Book 1585, Page 293; Plan 2012-24 at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Managers of the Eighty Seven Skyline Drive Condominium Association by Declaration of Association and By-laws of Eighty Seven Skyline Drive Condominium Association dated January 7, 2009 and recorded in Book 1173, Page 1
<i>Property Address:</i>	87 Skyline Drive, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/56
<i>Interest Taken:</i>	Temporary Easement (TE-47)
<i>Title Reference:</i>	Master Deed recorded in Book 1172, Page 332; amended in Book 1443, Page 326; Plan 2009-11 and 2014-62 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Town of Nantucket Airport Commission
<i>Property Address:</i>	Nantucket Airport, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/12
<i>Interest Taken:</i>	Easement (E-2); Permanent Utility Easement (PUE-9); Temporary Easements (TE-52, TE-61 and TE-62)
<i>Title Reference:</i>	Order of Taking Book 117, Page 551; Parcel 1, Plan Book 15, Page 60 recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Garfield D. Bloise and Gillian K. Bloise
<i>Property Address:</i>	42 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/55

<i>Interest Taken:</i>	Slope Easement (SL-5) and Temporary Easement (TE-48)
<i>Title Reference:</i>	Deed recorded in Book 1780, Page 61; Lot 62, Plan 11-A at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Toni L. Ward and John E. Ward
<i>Property Address:</i>	44 Monohansett Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	68/700
<i>Interest Taken:</i>	Slope Easement (SL-6) and Temporary Easement (TE-49)
<i>Title Reference:</i>	Certificate of Title 27069; Lot 978 on Land Court Plan 16514-122 filed with the Nantucket Registry District of the Land Court
<i>Property Owner:</i>	Nantucket Safe Harbor for Animals, Inc.
<i>Property Address:</i>	1 Evergreen Way, Nantucket, MA 02554
<i>Map/Parcel:</i>	68/727
<i>Interest Taken:</i>	Temporary Easement (TE-50)
<i>Title Reference:</i>	Certificate of Title No. 29228; Lot 447 on Land Court Plan 16514-16 filed with the Nantucket Registry District of the Land Court

<i>Property Owner:</i>	Raymond P. Conlon, Trustee of the Repeater Trust u/d/t dated March 15, 1994 and filed as Document No. 64103
<i>Property Address:</i>	21 Airport Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	68/54
<i>Interest Taken:</i>	Temporary Easement (TE-51)
<i>Title Reference:</i>	Certificate of Title No. 16221; Lot 48, Land Court Plan 16514-G filed with the Nantucket Registry District of the Land Court
<i>Property Owner:</i>	Camp Richards Campers Association, Inc.
<i>Property Address:</i>	Rugged Road, Nantucket, MA 02554
<i>Map/Parcel:</i>	79/3
<i>Interest Taken:</i>	Temporary Easements (TE-54 and TE-55)
<i>Title Reference:</i>	Deed Book 1396, Page 22; Shares 24 and 25, Plan Book 2, Page 85, recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Camp Richards Campers Association, Inc.
<i>Property Address:</i>	Rugged Road
<i>Map/Parcel:</i>	79/1
<i>Interest Taken:</i>	Temporary Easements (TE-59 and TE-60)
<i>Title Reference:</i>	Deed recorded in Book 1396, Page 22; Shares 26-31, Plan Book 2, Page 85, recorded at the Nantucket Registry of Deeds
<i>Property Owner:</i>	Lazlo von Lazar and Irene von Lazar
<i>Property Address:</i>	34 Lover's Lane, Nantucket, MA 02554
<i>Map/Parcel:</i>	68/66
<i>Interest Taken:</i>	Temporary Easement (TE-56)
<i>Title Reference:</i>	Certificate of Title No. 25923; Lot 93, Land Court Plan 16514-R filed with the Nantucket Registry District of the Land Court
<i>Property Owner:</i>	Sandra R. Schulz and David A. Schulz
<i>Property Address:</i>	32 Lover's Lane, Nantucket, MA 02554
<i>Map/Parcel:</i>	68/143
<i>Interest Taken:</i>	Drainage Easement (D-1) and Temporary Easement (TE-57)
<i>Title Reference:</i>	Certificate of Title No. 20208; Lot 92, Land Court Plan 16514-R filed with the Nantucket Registry District of the Land Court

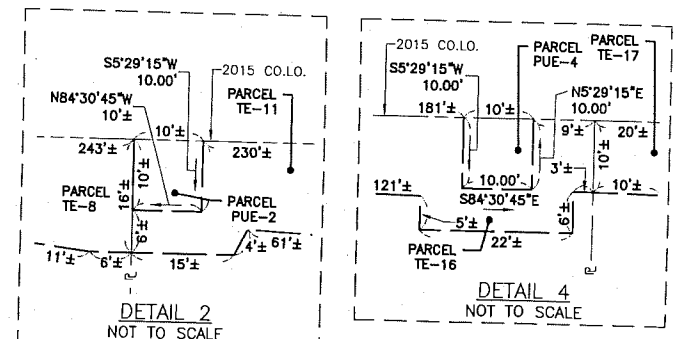
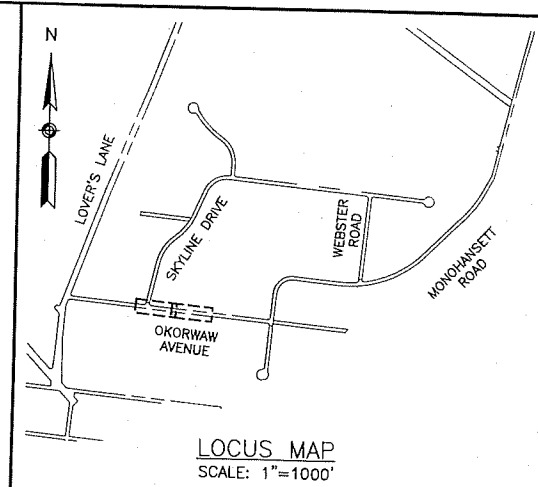
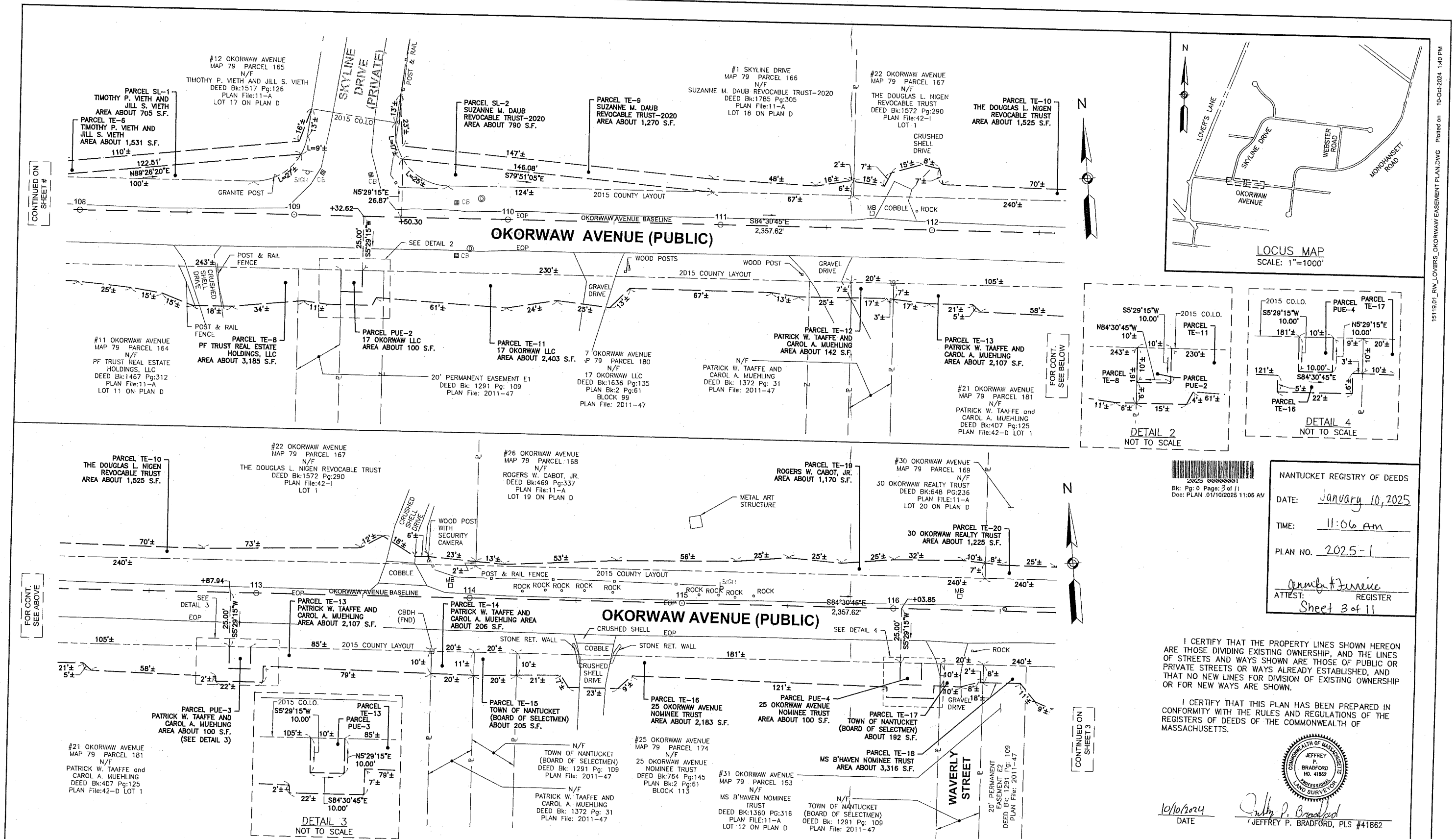
SCHEDULE B – SCHEDULE OF DAMAGES
DO NOT RECORD

OWNERS	INTEREST TAKEN	DAMAGES AWARDED
Denise M. Goldsmith Revocable Trust and J. Spencer Goldsmith Revocable Trust (1/2 interest each)	TE-53	\$928.92
ACK Sunshine Daydream LLC	TE-1	\$316.89
4 Okorwaw Nominee Trust	TE-2	\$180.58
R.J. Bettachi Trust No. 1	SL-7	\$532.17
	TE-3	\$316.62
Lawrence A. Bossidy Irrevocable Qualified Personal Residence Trust	TE-4	\$569.38
John David Kann Trust (1/2 interest) and Lori Hand Kann Trust (1/2 interest)	TE-5	\$418.58
Timothy P. Vieth and Jill S. Vieth	SL-1	\$788.19
	TE-6	\$410.80
Nantucket Housing Authority	PUE-1	\$111.80
	TE-7	\$567.50
PF Trust Real Estate Holdings, LLC	TE-8	\$833.40
Suzanne M. Daub Revocable Trust-2020	SL-2	\$211.97
	TE-9	\$340.77
The Douglas L. Nigen Revocable Trust	TE-10	\$409.19
17 Okorwaw LLC	PUE-2	\$111.80
	TE-11	\$644.77
Patrick W. Taaffe and Carol A. Muehling	PUE-3	\$26.83
	TE-12	\$38.10
	TE-13	\$596.70
	TE-14	\$58.34
Town of Nantucket (Select Board)	TE-15	\$58.06

25 Okorwaw Avenue Nominee Trust	PUE-4	\$118.00
	TE-16	\$618.23
Town of Nantucket (Select Board)	TE-17	\$54.37
MS B'Haven Nominee Trust	TE-18	\$708.28
	PUE-10	\$59.00
26 Okorwaw LLC	TE-19	\$331.34
30 Okorwaw Realty Trust	TE-20	\$346.92
Deva, LLC	TE-21	\$444.91
Okorwaw Land Trust	TE-22	\$90.91
N6 Capitol LLC	PUE-5	\$118.00
	TE-23	\$629.84
Okorwaw Land Trust	TE-24	\$66.55
Robert A. Larrabee and Elizabeth Larrabee	PUE-6	\$326.86
	TE-25	\$461.33
Robert D. Orlandi Family Trust and Deborah J. Dubois Family Trust (1/2 Interest each)	TE-26	\$370.43
	TE-28	\$314.92
Sharon L. Jones	TE-27	\$1,446.87
Murray Bruno Revocable Trust	TE-29	\$121.78
Sixteen Monohansett Road Trust	TE-30	\$270.46
Sharon W. Flynn Revocable Trust	TE-31	\$363.33
Town of Nantucket (Select Board)	TE-32	\$43.33
NHA Properties, Inc. /Habitat for Humanity/ Katherine J. Deras	TE-33	\$396.76
Duncan F. Winter and Delphine Winter	TE-34	\$409.51

John L. Halliwell Revocable Trust	SL-3	\$465.58
	TE-35	\$408.94
15 Monohansett Road Realty Trust	PUE-7	\$118.00
	TE-36	\$19.82
	TE-37	\$728.96
	TE-38	\$58.34
MacKay Family Trust-2006 and	TE-39	\$60.04
MacKay/Phaneuf Family Trust-2018	TE-40	\$177.85
Andrew J. Mulcahy	SL-4	\$1,884.46
Leanne A. Baker	TE-42	\$555.07
38 Monohansett LLC	TE-46	\$856.96
Town of Nantucket (Select Board)	PUE-8	\$118.00
	TE-43	\$433.01
Huber- Sheehan Revocable Trust	TE-44	\$772.85
Town of Nantucket (Select Board)	TE-45	\$2,310.06
Larry B. Whelden and Elizabeth M. Whelden; and Meredith H. Lepore and Matthew R. Peel, Trustees Of 87 Skyline Drive Condominium' Association	TE-47	\$1,060.30
Town of Nantucket (Airport Commission)	E-2	\$4,429.72
	PUE-9	\$118.00
	TE-52	\$195.97
	TE-61	\$1,805.12
	TE-62	\$2,489.89
Garfield D. Bloise and Gillian K. Bloise	SL-5	\$42.48
	TE-48	\$829.78
John E. Ward and Toni L. Ward	SL-6	\$238.36
	TE-49	\$723.86
Nantucket Safe Harbor for Animals, Inc.	TE-50	\$656.74
The Repeater Trust	TE-51	\$33.13

Camp Richards Campers Association, Inc.	TE-54	\$15.01
	TE-55	\$52.96
	TE-59	\$44.46
	TE-60	\$3,838.39
Laszlo Von Lazar and Irene Von Lazar	TE-56	\$41.35
Sandra R. Schultz and David A. Schultz	D-1	\$4,984.32
	TE-57	\$1,011.31
Jeffrey Remick and Kimberly A. Remick	D-5	\$2,490.98
	TE-63	\$72.78
KTN Old South LLC	E-1	\$105.02
	TE-58	\$43.61



NANTUCKET REGISTRY OF DEEDS

DATE: January 10, 2025

TIME: 11:06 Am

PLAN NO. 2025-1

ATTEST: Jeffrey P. Bradford REGISTER

Sheet 3 of 11

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THOSE DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

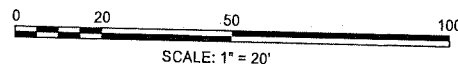


DATE: 10/10/2024

Jeffrey P. Bradford
JEFFREY P. BRADFORD, PLS #41862

NOTE: THIS PLAN IS NOT A VERIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

NO.	DATE	DESCRIPTION	BY
1	7/29/24	TEMP. EASEMENT UPDATES	NJA



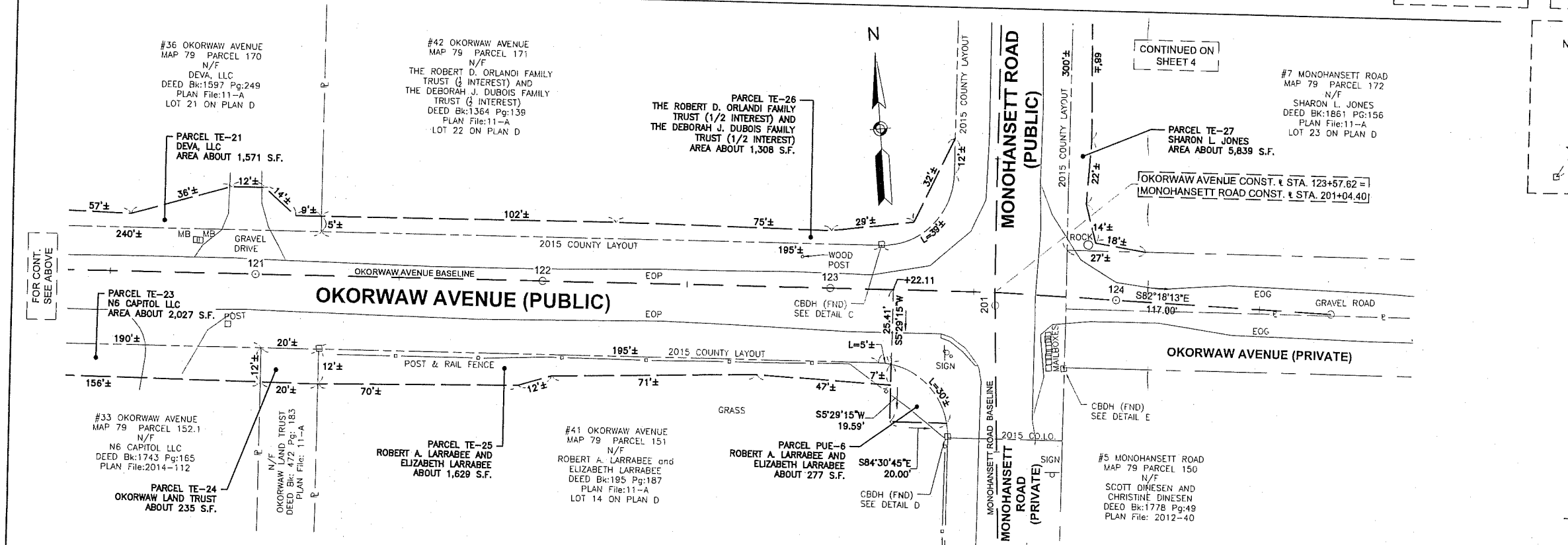
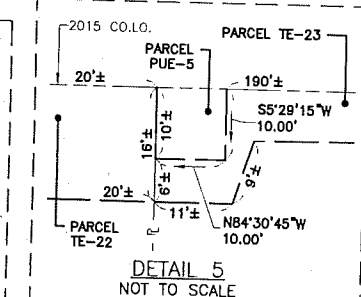
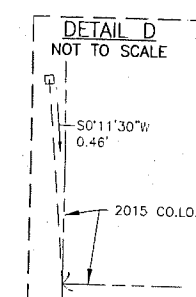
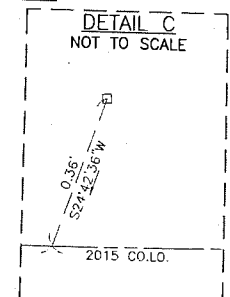
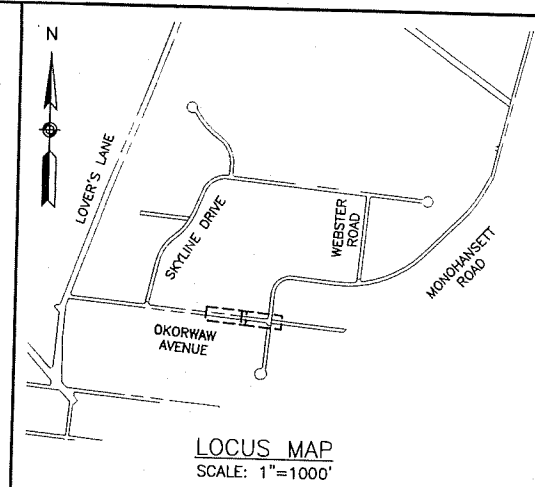
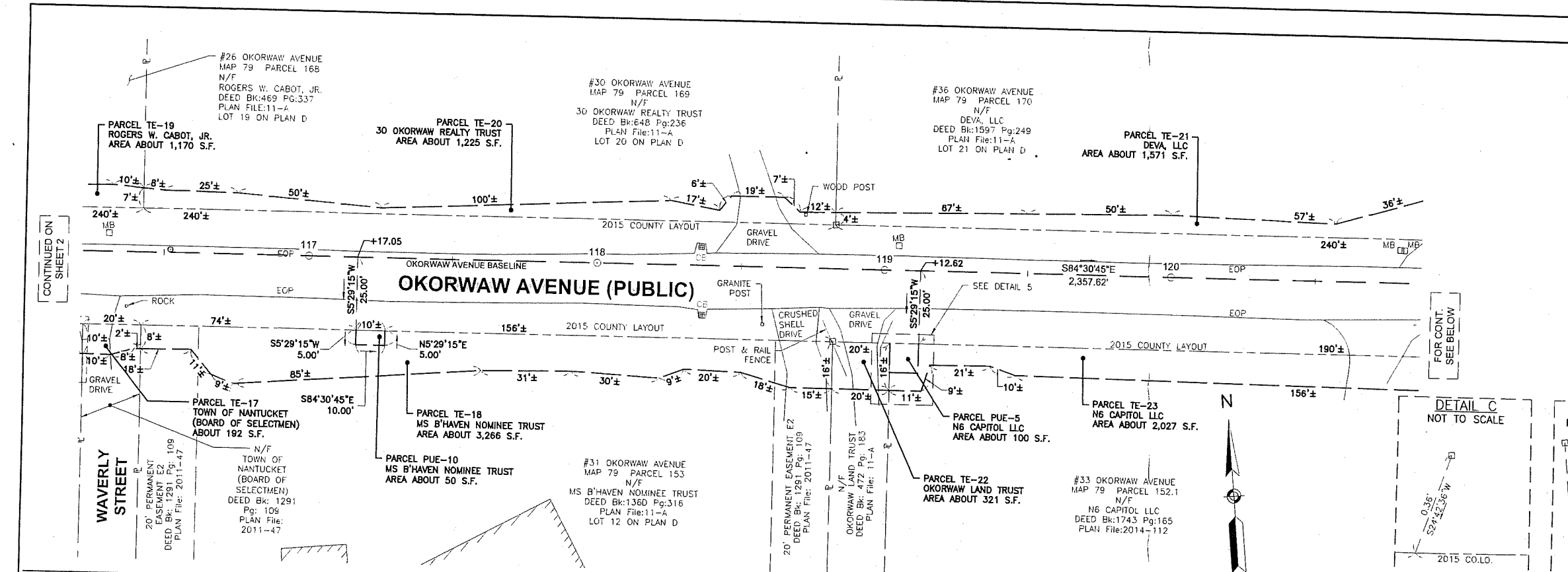
PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

GPI Engineering
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Planning
Construction Inspection
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Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887
GPINET.COM

EASEMENT PLANS
SURFSIDE AREA TRANSPORTATION ENHANCEMENTS
LOVERS LANE, OKORWAW AVENUE, MONOHANSETT ROAD
NANTUCKET, MA
NANTUCKET COUNTY
1" = 20 FT.
AUGUST 9, 2023

DRAWN BY: DMZ/BJE
APPROVED BY: JPB

SHEET 2 OF 10
MAX-2015119.01



NANTUCKET REGISTRY OF DEEDS

DATE: January 10, 2025

TIME: 11:06 AM

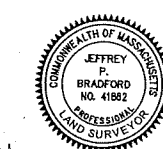
PLAN NO. 2025-1

ATTEST: Jeffrey P. Bradford REGISTER

Sheet 4 of 11

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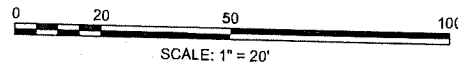


DATE: 1/2/2025

JEFFREY P. BRADFORD, PLS #41862

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NO.	DATE	DESCRIPTION	BY
2	11/19/24	ADD PUE-10	DZM
1	7/29/24	TEMP. EASEMENT UPDATES	NJA



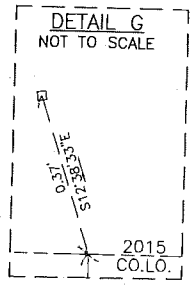
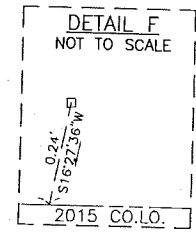
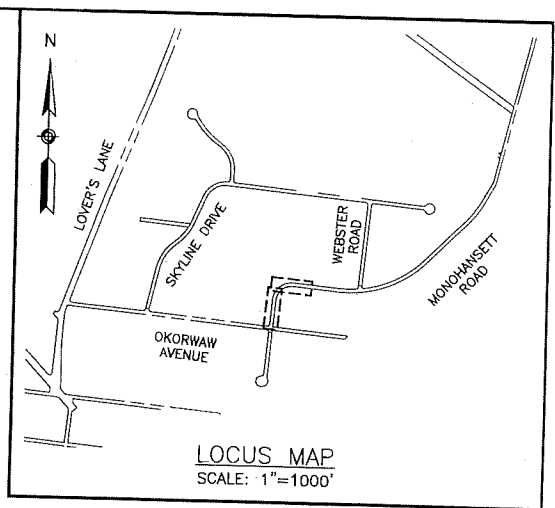
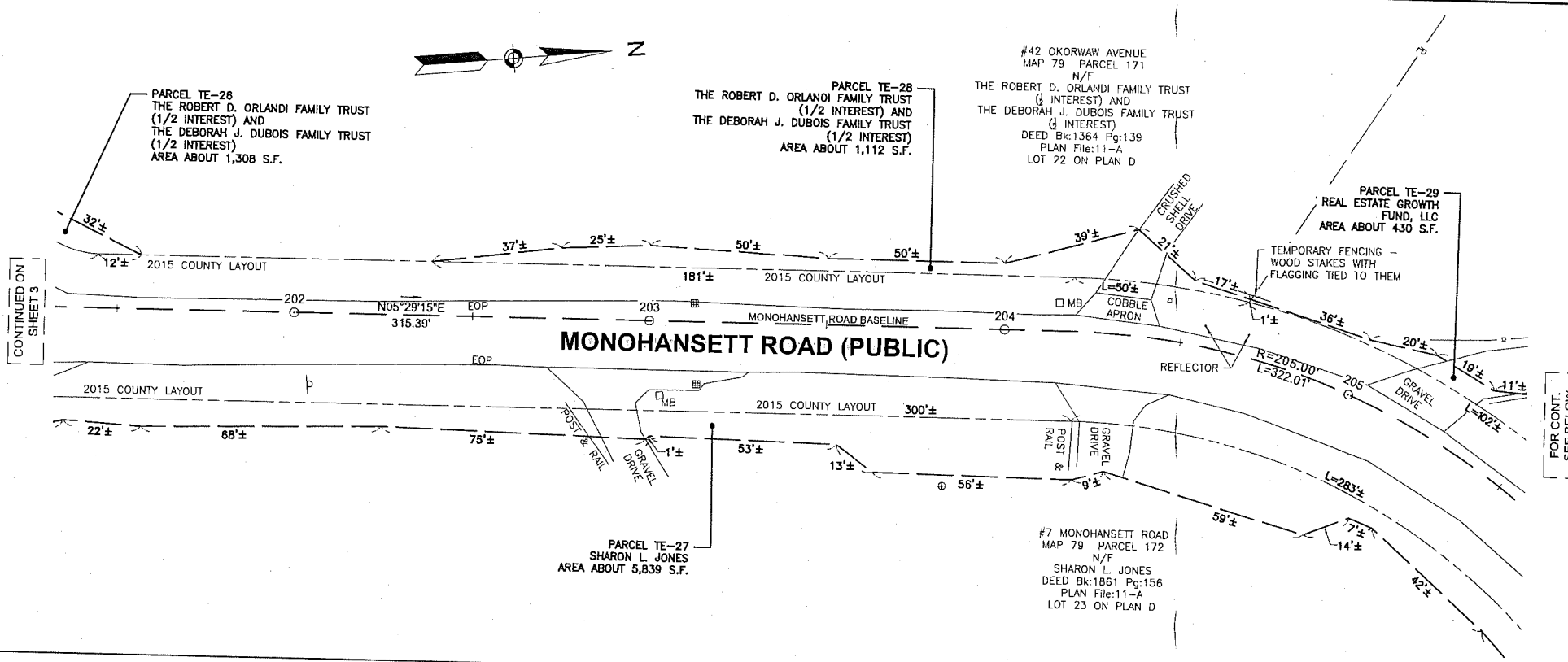
PREPARED FOR:
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16 BROAD STREET
NANTUCKET, MA 02554

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Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

EASEMENT PLANS
SURFSIDE AREA TRANSPORTATION ENHANCEMENTS
LOVERS LANE, OKORWAW AVENUE, MONOHANSETT ROAD
NANTUCKET, MA
NANTUCKET COUNTY
1" = 20 FT.
AUGUST 9, 2023

DRAWN BY: DMZ/BJE
APPROVED BY: JPB

SHEET 3 OF 10
MAX-2015119.01



NANTUCKET REGISTRY OF DEEDS

DATE: January 10, 2025

TIME: 11:06 AM

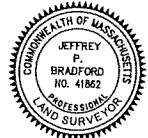
PLAN NO. 2025-1

ATTEST: Jeffrey P. Bradford REGISTER

Sheet 5 of 11

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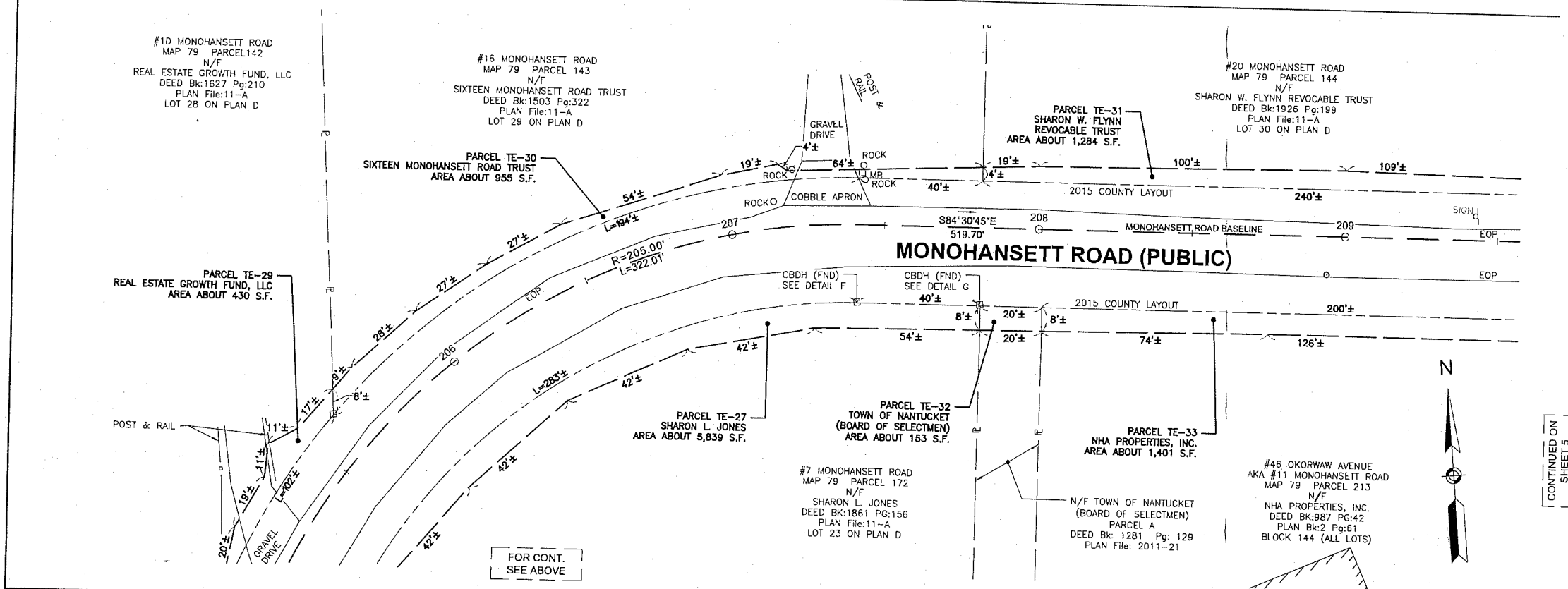
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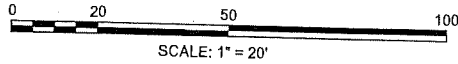
DATE: 3/10/2024

JEFFREY P. BRADFORD, PLS #41862

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NO.	DATE	DESCRIPTION	BY
1	7/29/24	TEMP. EASEMENT UPDATES	NJA



PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

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Design
Planning
Construction Inspection

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Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

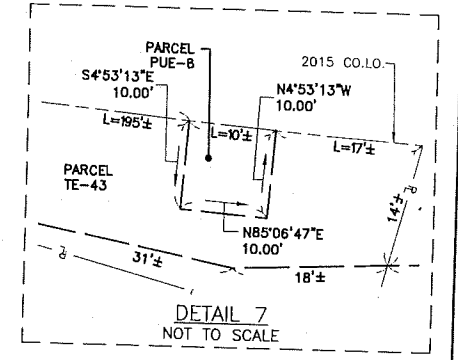
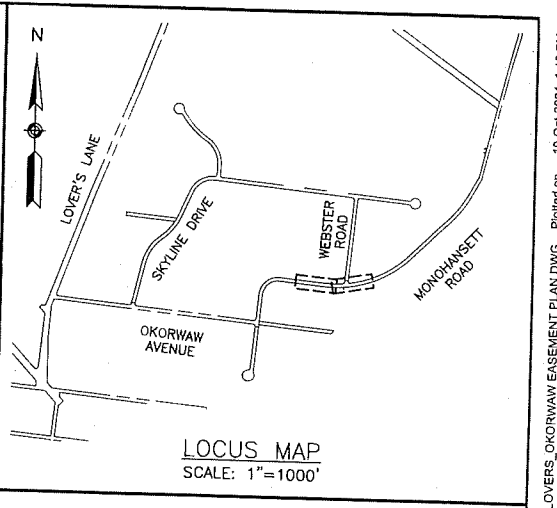
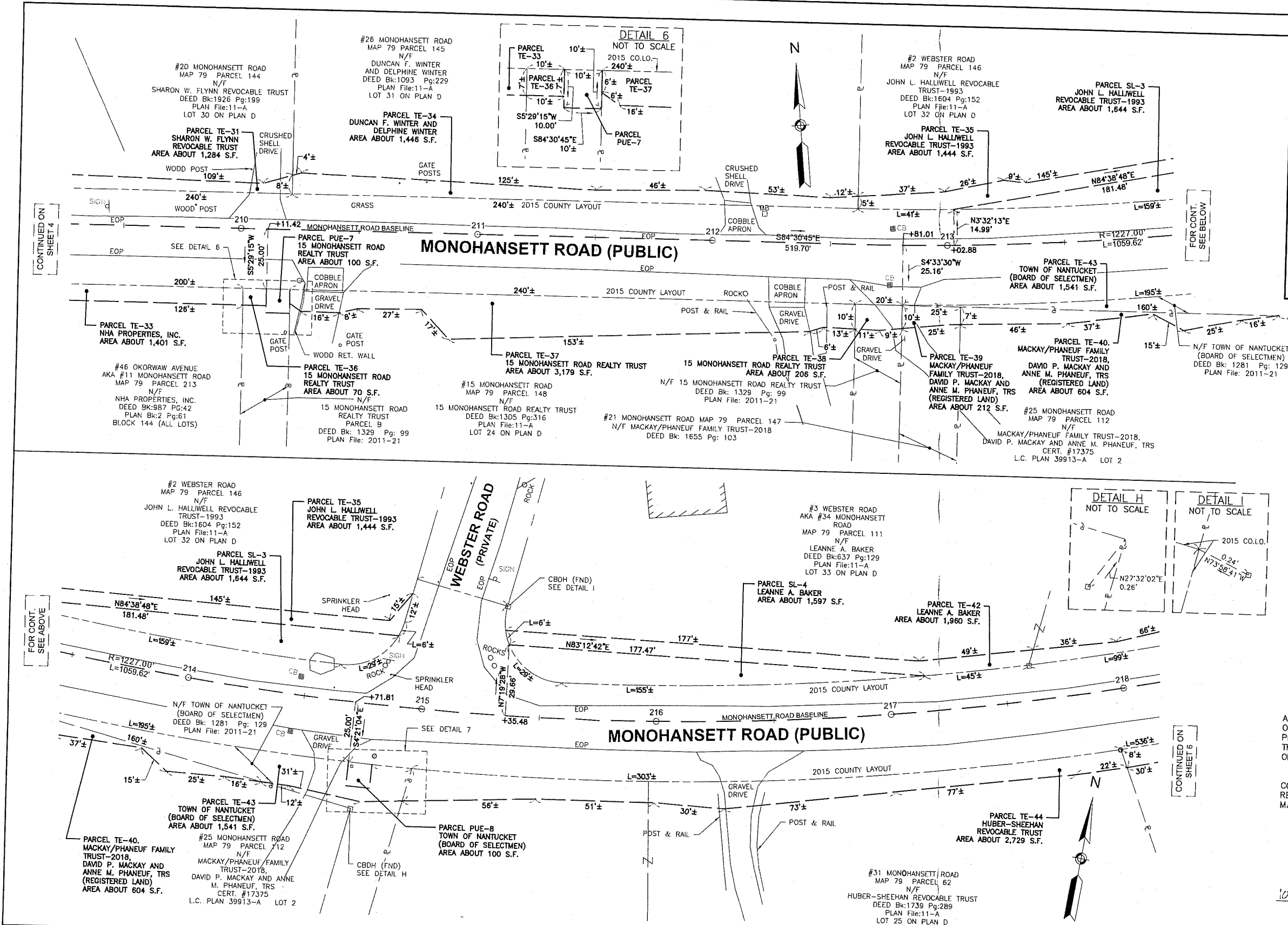
EASEMENT PLANS

SURFSIDE AREA TRANSPORTATION ENHANCEMENTS
LOVERS LANE, OKORWAW AVENUE, MONOHANSETT ROAD
NANTUCKET, MA
NANTUCKET COUNTY

1" = 20 FT. AUGUST 9, 2023

DRAWN BY: DMZ/BJE
APPROVED BY: JPB

SHEET 4 OF 10 MAX-2015119.01



NANTUCKET REGISTRY OF DEEDS

DATE: January 10, 2025

TIME: 11:06 AM

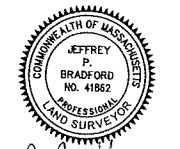
PLAN NO. 2025-1

ATTEST: Jeffrey P. Bradford REGISTER

Sheet 6 of 11

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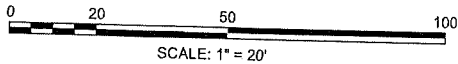


DATE: 10/10/2024

JEFFREY P. BRADFORD, PLS #41862

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NO.	DATE	DESCRIPTION	BY
1	7/29/24	TEMP. EASEMENT UPDATES	NJA



PREPARED FOR:
TOWN OF NANTUCKET
16 BROAD STREET
NANTUCKET, MA 02554

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Design
Planning
Construction Inspection
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EASEMENT PLANS
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NANTUCKET, MA
NANTUCKET COUNTY
AUGUST 9, 2023

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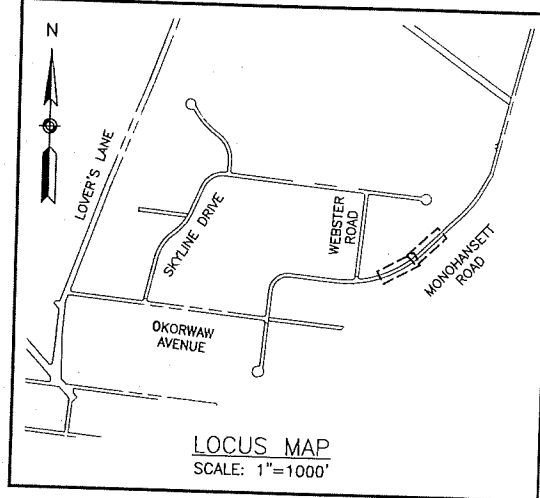
DRAWN BY: DMZ/BJE
APPROVED BY: JPB

SHEET 5 OF 10
MAX-2015119.01

CONTINUED ON
SHEET 5

FOR CONT.
SEE BELOW

0.21'
558'±
2015 C.O.L.O.
DETAIL J
NOT TO SCALE



15119.01_RW_LOVERS_OKORWAW_EASEMENT_PLANDWG Plotted on 10-Oct-2024 1:41 PM

#3 WEBSTER ROAD
MAP 79 PARCEL 111
N/F
LEANNE A. BAKER
DEED Bk:637 Pg:129
PLAN File:11-A
LOT 34 ON PLAN D

PARCEL TE-42
LEANNE A. BAKER
AREA ABOUT 1,960 S.F.

PARCEL TE-46
LEANNE A. BAKER
AREA ABOUT 3,026 S.F.

#38 MONOHANSETT ROAD
MAP 79 PARCEL 60
N/F
LEANNE A. BAKER
DEED Bk:639 Pg:314
PLAN File:11-A
LOT 34 ON PLAN D

MAP 79 PARCEL 62
N/F
TOWN OF NANTUCKET
(BOARD OF SELECTMEN)
DEED Bk: 1585 Pg:293
PLAN File: 2012-24

PARCEL TE-45
TOWN OF NANTUCKET
(BOARD OF SELECTMEN)
AREA ABOUT 8,157 S.F.

MAP 79 PARCEL 12
N/F
TOWN OF NANTUCKET
(AIRPORT COMMISSION)
DEED Bk: 117 Pg: 551

PARCEL TE-61
TOWN OF NANTUCKET
(AIRPORT COMMISSION)
AREA ABOUT 6,374 S.F.

NANTUCKET REGISTRY OF DEEDS

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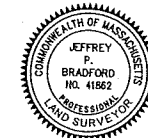
PLAN NO. 2025-1

ATTEST: Jeffrey P. Bradford
REGISTER
Sheet 7 of 11

2025 00000001
Bk: Pg: 0 Page: 7 of 11
Doc: PLAN 01/10/2025 11:06 AM

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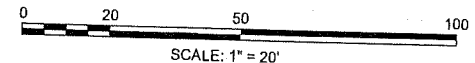
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10/10/2024
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JEFFREY P. BRADFORD, PLS #41862

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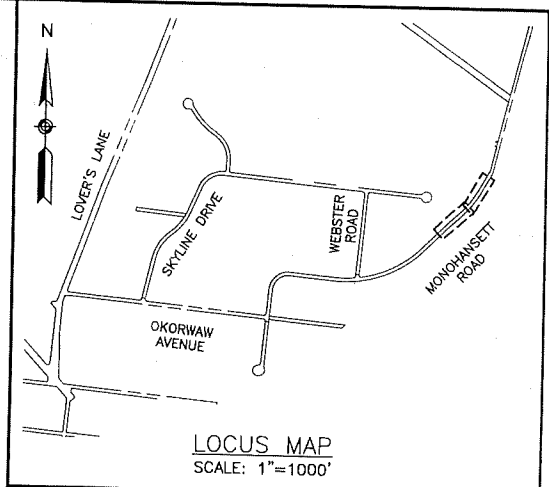
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DRAWN BY: DMZ/BJE
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SHEET 6 OF 10
MAX-2015119.01

CONTINUED ON
SHEET 6

FOR CONT.
SEE BELOW



15115.01_RV_LOVERS_OKORWAW EASEMENT PLAN.DWG Plotted on 10-Oct-2024 1:41 PM

2025 000000001
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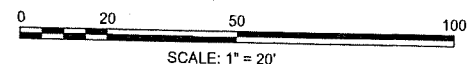
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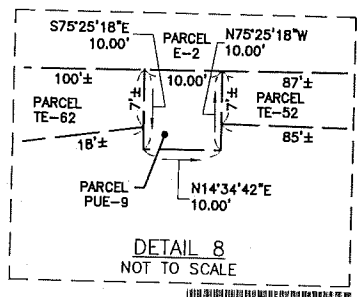
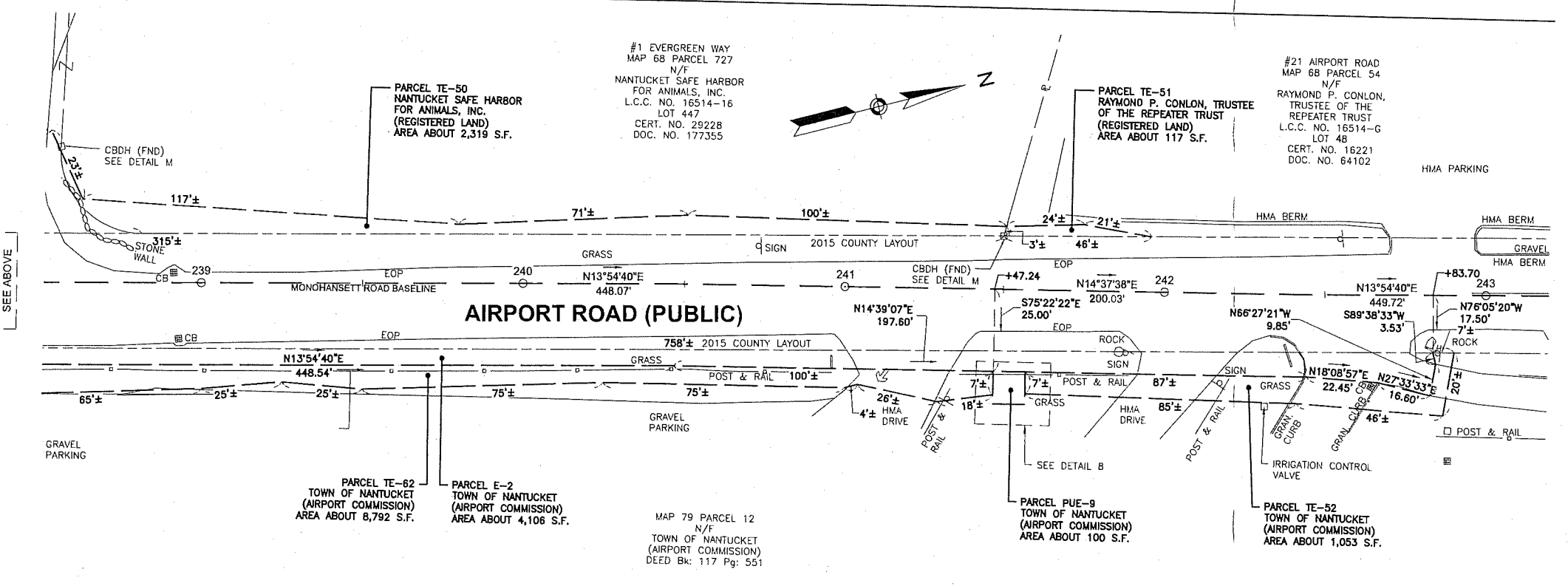
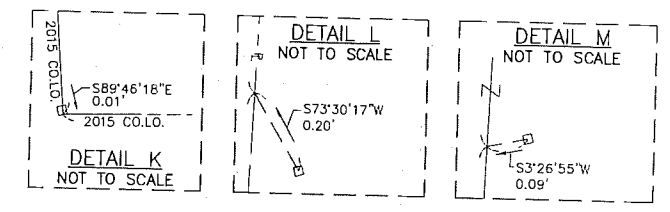
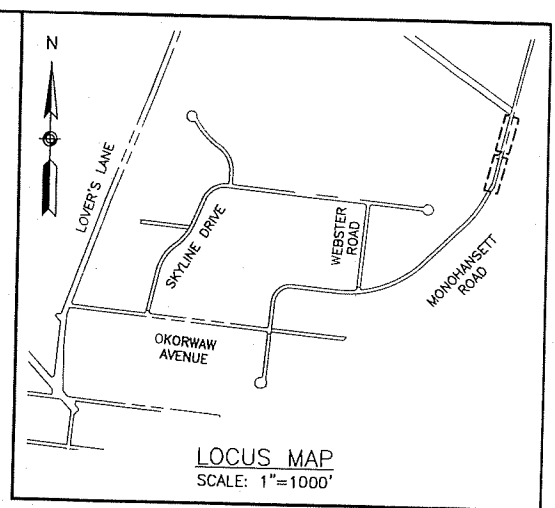
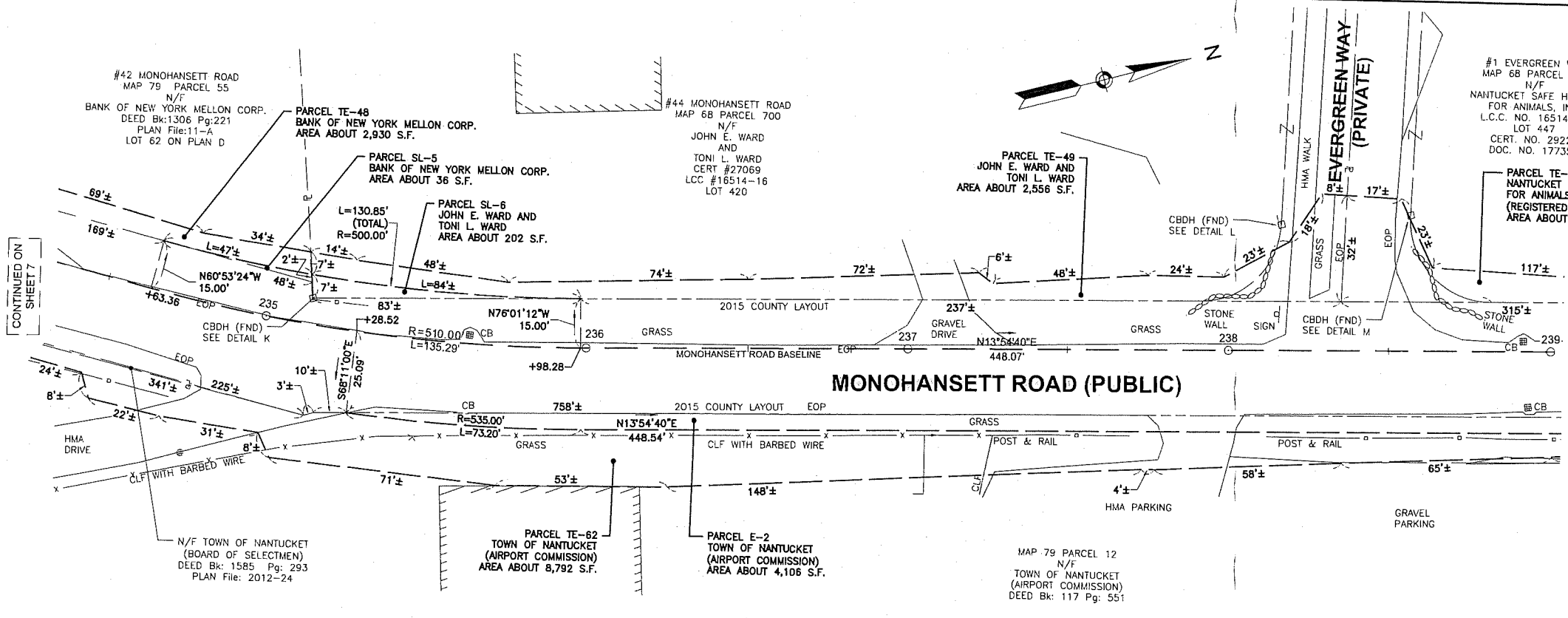
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SHEET 7 OF 10
MAX-2015119.01



NANTUCKET REGISTRY OF DEEDS

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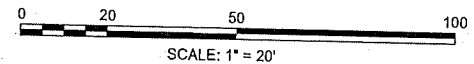


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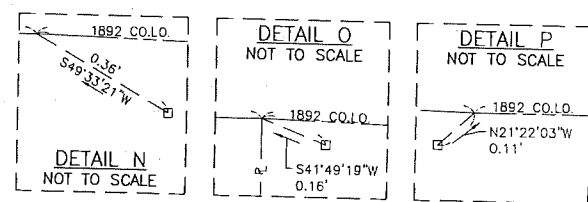
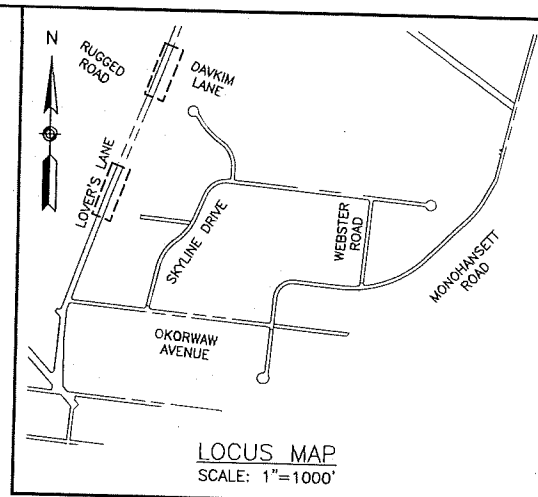
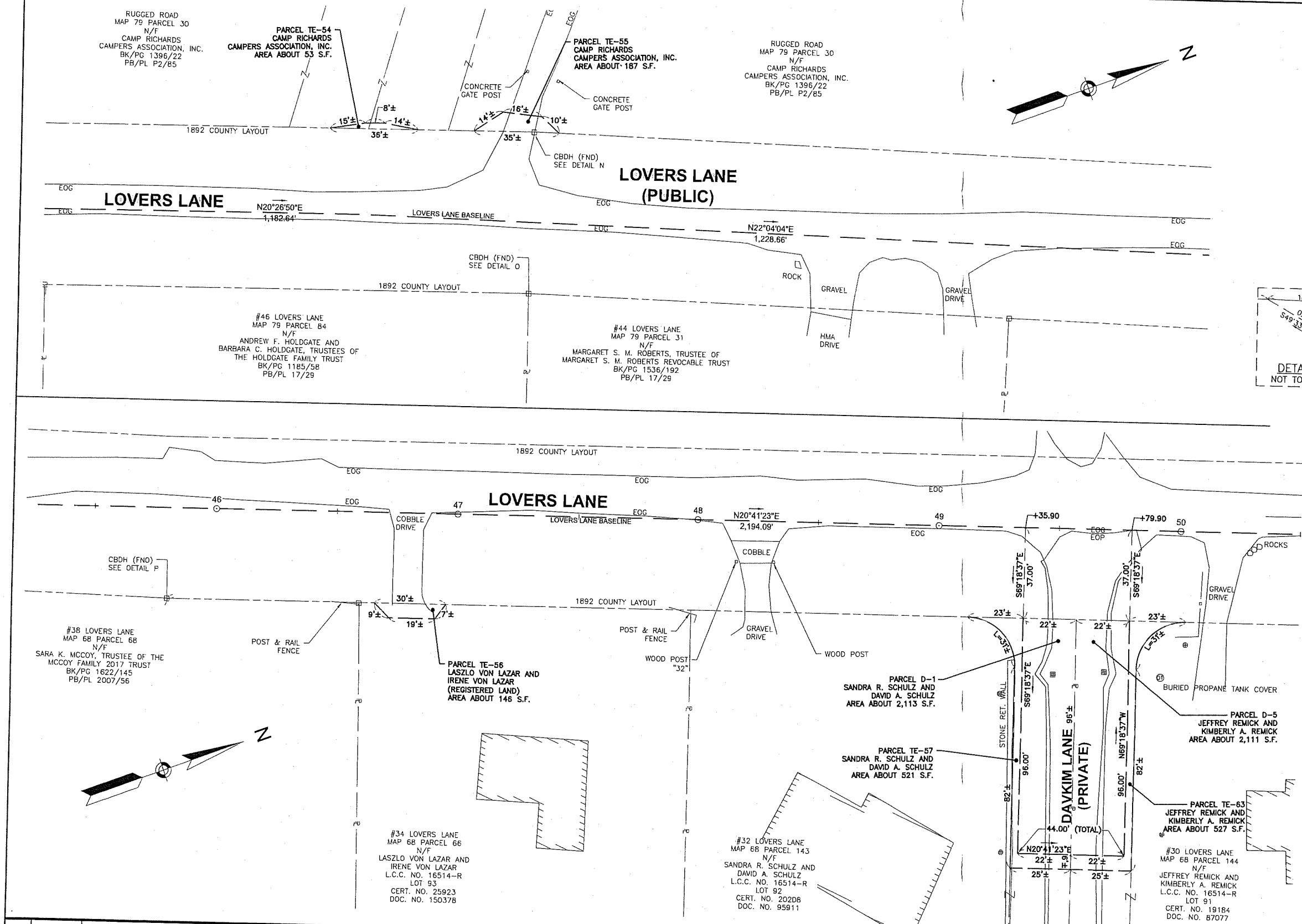
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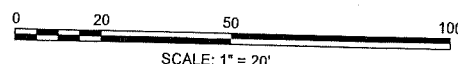
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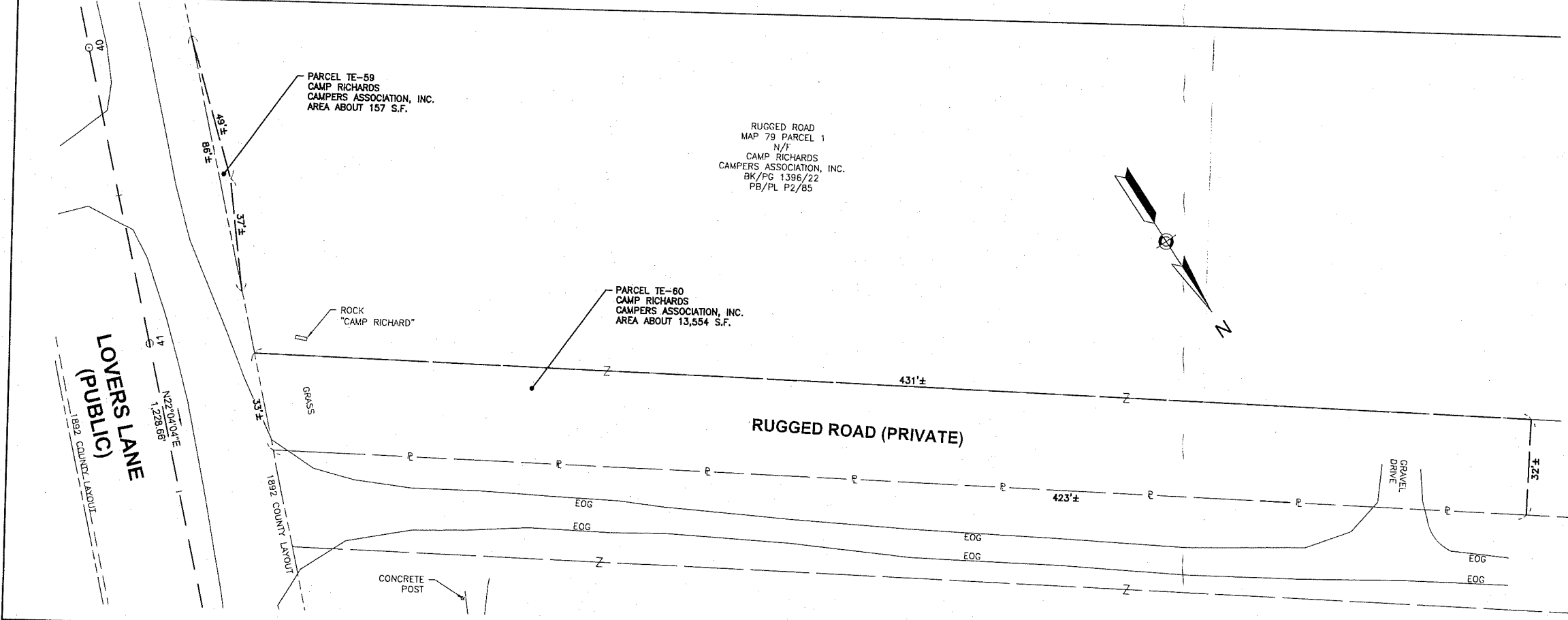
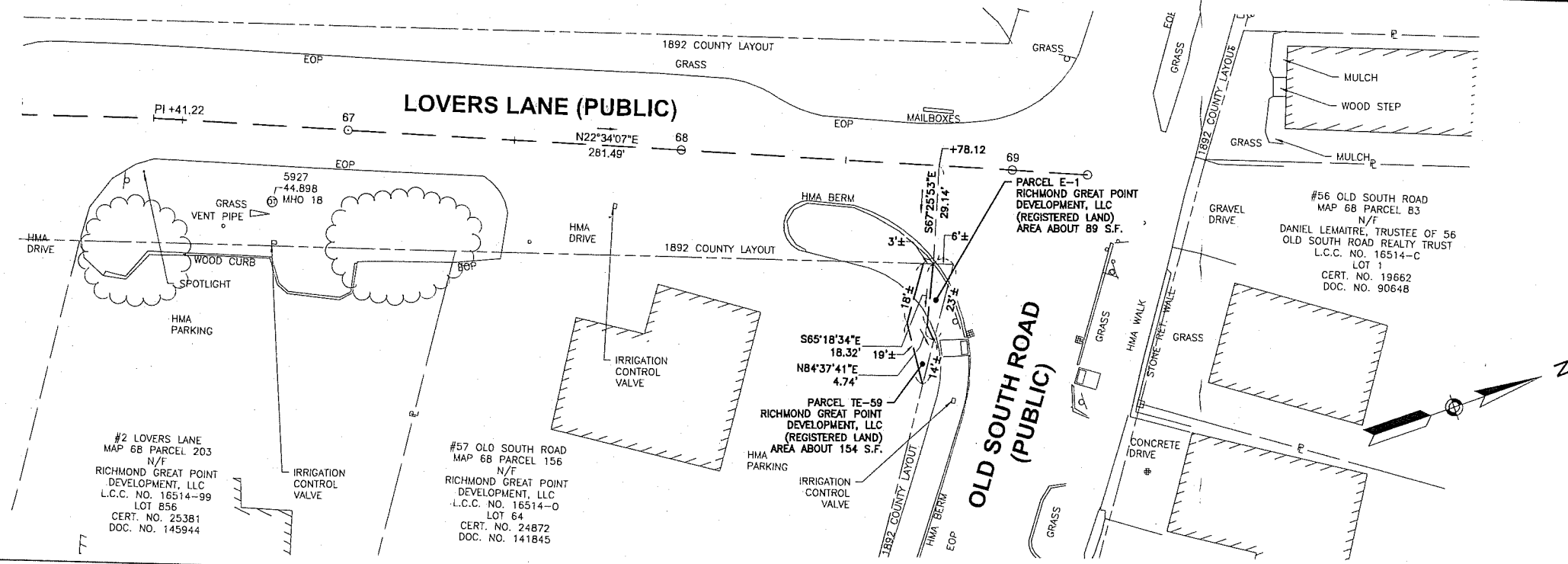
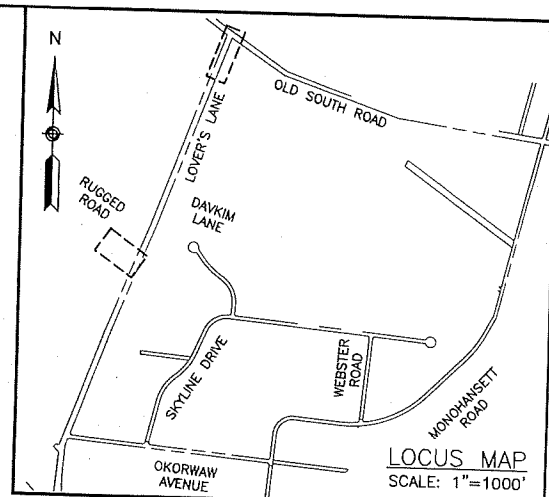
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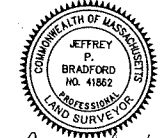
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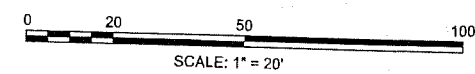
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SHEET 10 OF 10
MAX-2015119.01

Sheep Pond Road Alternate Access Update

January 29, 2025



Agenda

1. Summary
2. Erosion Monitoring Update
3. Proposed Alternate Access Road
4. Construction Cost Estimates
5. Betterments
6. Complicating factors
7. Next Steps

Summary

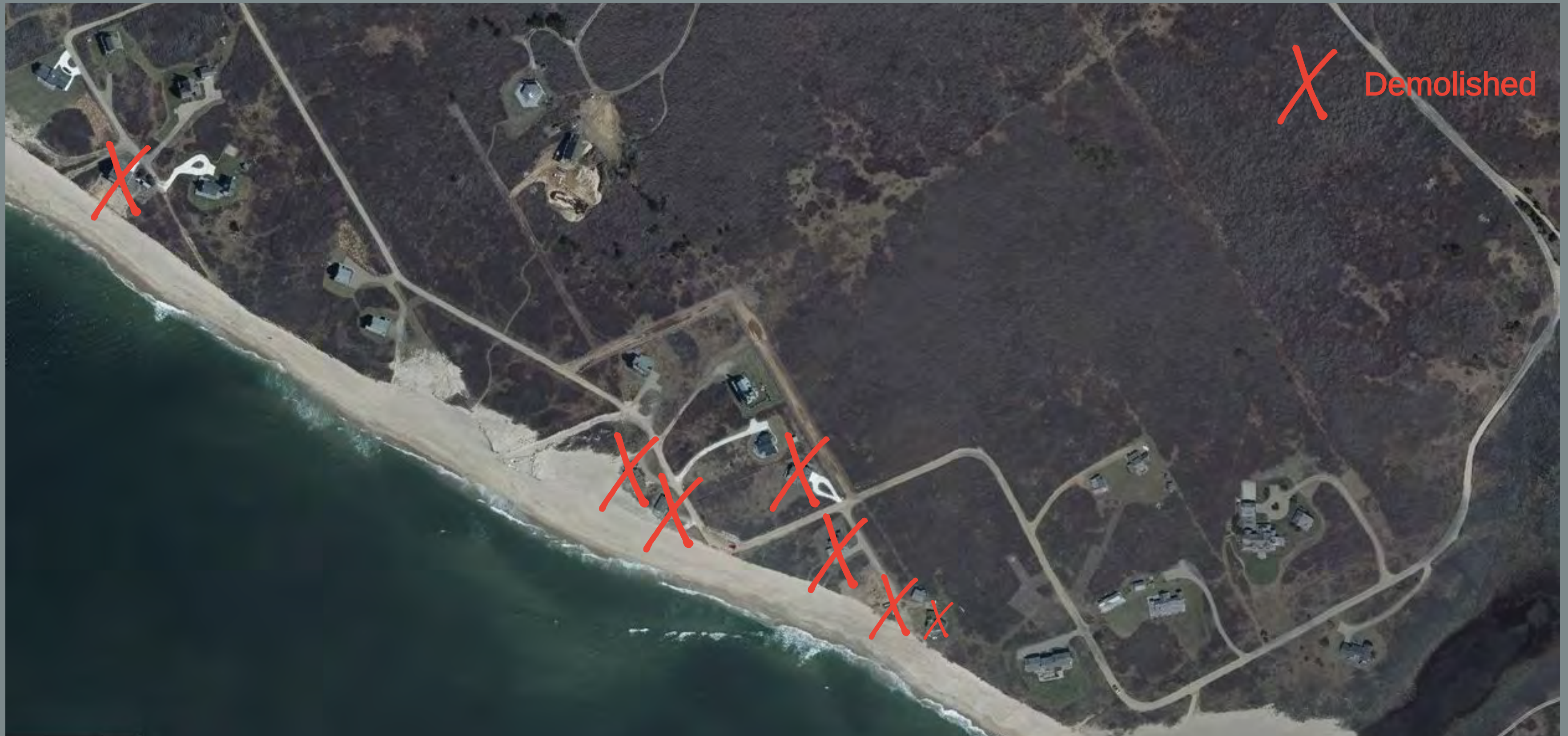
- Erosion previously necessitated alternate access via Head of Plains Road
 - Abutters granted the County temporary construction easement – expires March 2025
- Continued erosion threatening Sheep Pond Road near #28
- Town developed plan for permanent alternate access
 - Across NCF parcels
 - Betterments to be assessed to Sheep Pond Road residents

SHEEP POND



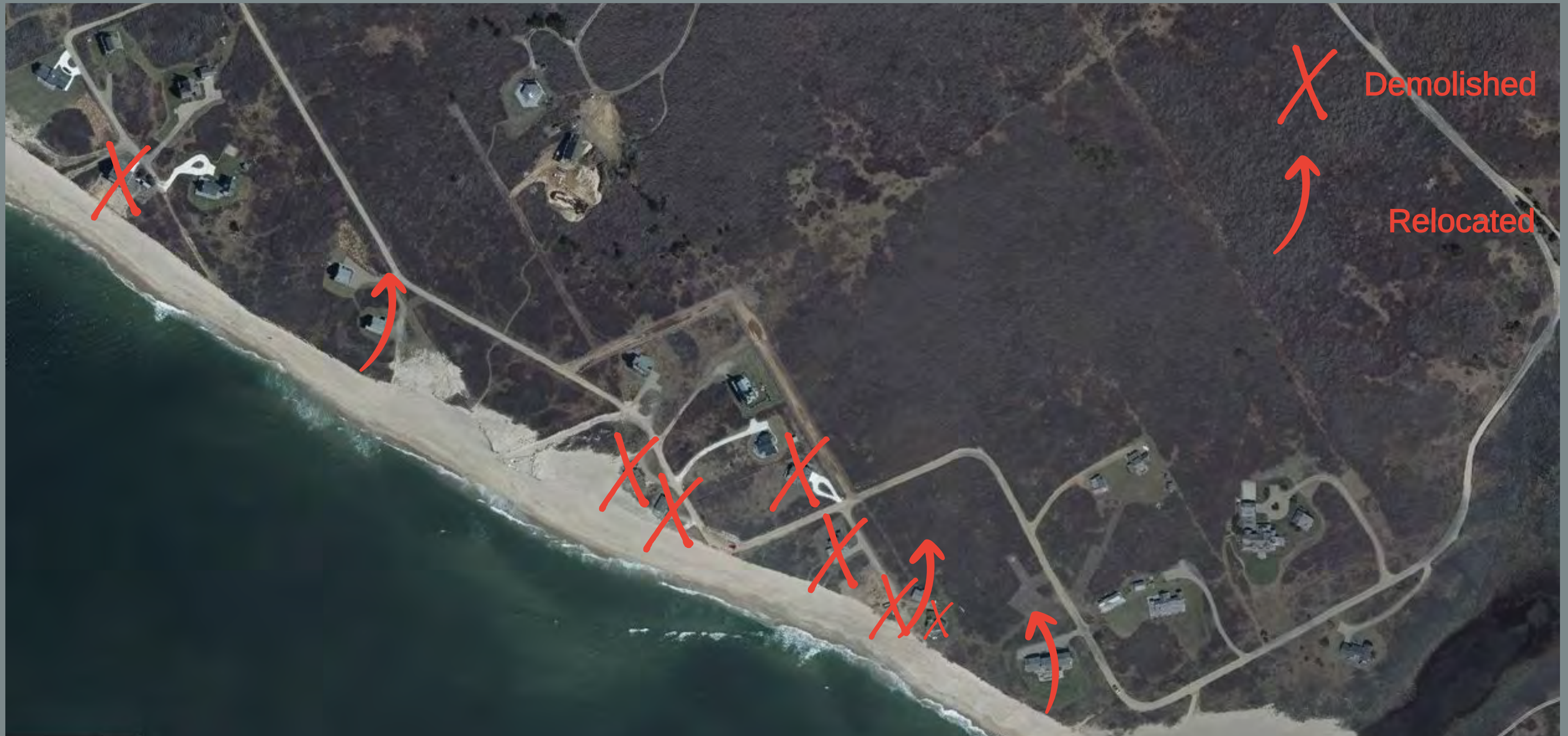
SHEEP POND

2014



SHEEP POND

2014



Current GIS

2014



16 Sheep Pond



16 Sheep Pond



2021



2024

Since been relocated to 14 Sheep Pond, currently on cribbing

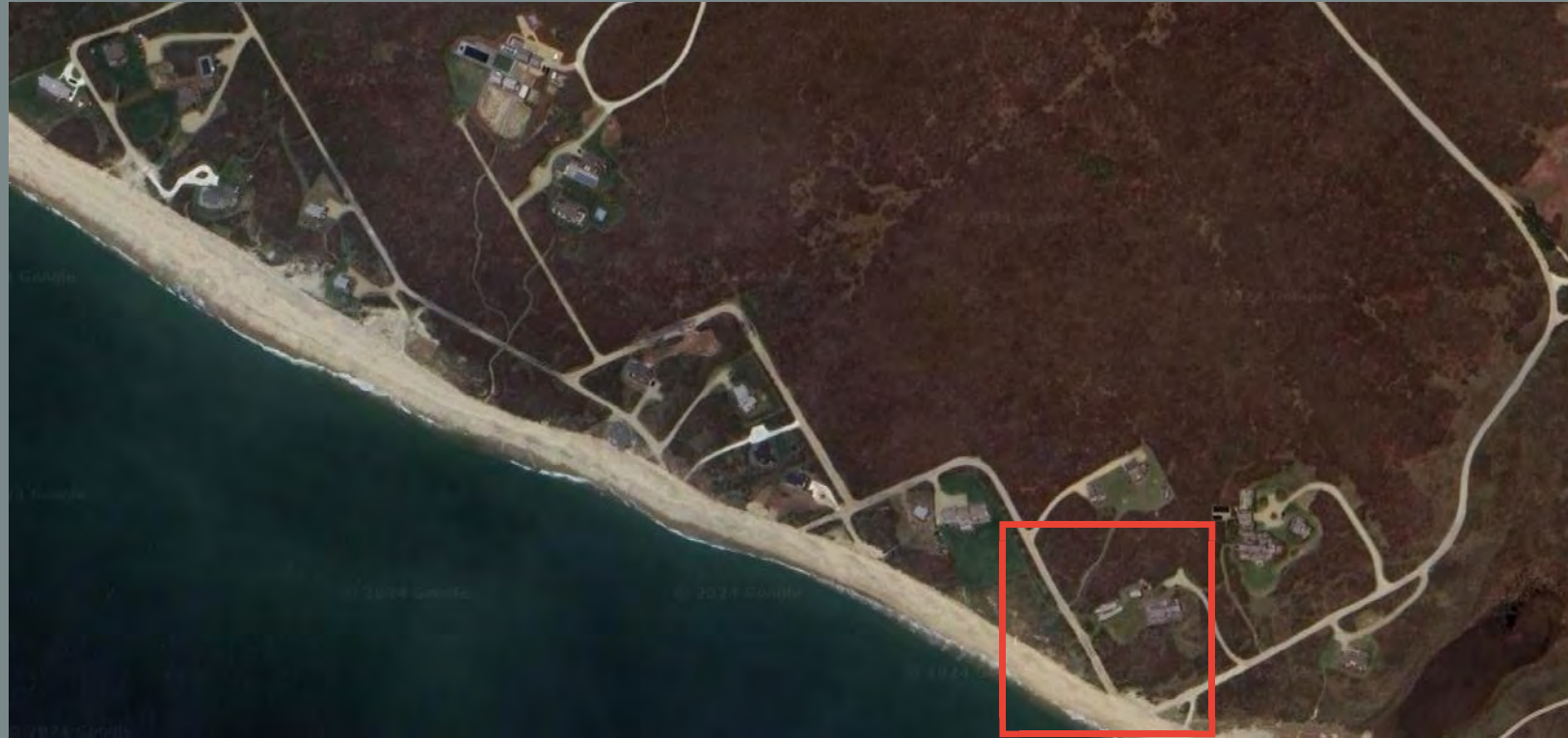
28 Sheep Pond



'Circular' driveway

Actively being demolished

Breach near 21 Sheep Pond



End of road 10 Sheep Pond



Breach near 43 Sheep Pond Road



Almost breach near 28 Sheep Pond



● = Road corner at #28



Proposed Alternate Access Road

- Design considerations:
 - Longevity/Sustainability (road located behind homes)
 - Impacts to NCF parcels
 - Impacts to abutters
 - Cost (based on final level of improvement and bidding)

Construction Cost Estimates

**Sheep Pond Road Alternate Access
Cost Estimate
Using FY25 Annual Road Works Contract unit prices (VBC)**

12" gravel road surface	
Clearing and Grubbing (\$35,000/ac)	
Area (ac)	1.07
Cost =	\$37,450
Unclassified Excavation (\$69/cy)	
Volume (cy)	1437
Cost =	\$99,200
Gravel Borrow (\$370/cy)	
Volume (cy)	1437
Cost =	\$531,700
Fine Grading & Compacting (\$27/sy)	
Area (sy)	4311
Cost =	\$ 116,400
Base cost	\$784,750
Mobilization/contingency (10%)	\$78,475
Surveying/layout	\$5,000
Total construction cost =	\$868,225
Say =	\$870,000

6" gravel road surface	
Clearing and Grubbing (\$35,000/ac)	
Area (ac)	1.07
Cost =	\$37,450
Unclassified Excavation (\$69/cy)	
Volume (cy)	718.5
Cost =	\$49,600
Gravel Borrow (\$370/cy)	
Volume (cy)	718.5
Cost =	\$265,850
Fine Grading & Compacting (\$27/sy)	
Area (sy)	4311
Cost =	\$ 116,400
Base cost	\$469,300
Mobilization/contingency (10%)	\$46,930
Surveying/layout	\$5,000
Total construction cost =	\$521,230
Say =	\$525,000

No gravel road surface	
Clearing and Grubbing (\$35,000/ac)	
Area (ac)	1.07
Cost =	\$37,450
Unclassified Excavation (\$69/cy)	
Volume (cy)	0
Cost =	\$0
Gravel Borrow (\$370/cy)	
Volume (cy)	0
Cost =	\$0
Fine Grading & Compacting (\$27/sy)	
Area (sy)	0
Cost =	\$0
Base cost	\$37,450
Mobilization/contingency (10%)	\$3,745
Surveying/layout	\$5,000
Total construction cost =	\$46,195
Say =	\$50,000

Betterments

To include all construction and legal costs of project.

Outline of Betterment Process:

- Betterment Assessment Statement
- Order of Betterment Assessment
- Lien's Effective Date
- Collection of Betterments
- Apportionment
- Termination of Lien
- Dissolution of Lien

Complicating Factors

- Easement Acquisitions
- Land swap with NCF (50 Altar Rock & paper streets)
 - Land Court
- Town Meeting authorizations
- Home Rule Petition with State Legislature
- Natural Heritage & Endangered Species (NHESP) Permitting

Next Steps

- Extension of temporary construction easement over Head of Plains
- Execution of MOU between NCF, Sheep Pond residents, and the County
- Execute and Record Roadway Easement Agreement between NCF and Residents
- Convey 50 Altar Rock and paper streets to NCF
- Obtain NHESP permit for construction
- Construct alternate access road
- Assess Betterments to Residents

**Outline of Roadway Easement
between
Nantucket Conservation Foundation, Inc. (NCF)
And
Sheep Pond Road Residents (the “Residents”)
*As of Jan 2025***

Due to the erosion of a portion of Sheep Pond Road, the Sheep Pond Road Residents (the “Residents”) were unable to access their homes out to a public way. In order to provide the Residents with access to their homes and to be able to have access for emergency services, the County of Nantucket engaged in negotiations with property owners abutting Head of Plains Road to grant a Temporary Construction Easement for access for the Residents and for the County to prepare a temporary access way for the Residents. The abutters have granted an extension of the Temporary Easement to the County which will expire in March, 2025. Since it is highly unlikely that the permanent alternate access will not be ready by that time, the County is prepared to request the abutters to grant an additional extension. Unfortunately, the delays, despite the Town’s best efforts to keep this project moving, were due to issues out of the Town’s control. There were time constraints in bring the necessary Warrant Articles to Town Meeting, filing the Home Rule Petition with the State Legislature and obtaining the Legislative approval from both Houses of the State Legislature. The passage of this Legislation took over two years and diligent efforts working with the Town’s State Legislators to finally on the last day of the Legislative Session, get the passage of the legislation to authorize the Town to convey 50 Altar Rock Road to NCF. This legislation was critical to this transaction as it provided a significant part of the consideration to NCF for its granting the permanent roadway easement over a portion of its property. The Town is still waiting for Natural Heritage to approve of the Town’s permits for this project.

The framework for this transaction which has been agreed to is for NCF to convey a permanent roadway access easement to the Residents, and in exchange the County will convey 50 Altar Rock Road and the paper streets within its boundaries off Head of Plains Road to NCF; the County shall construct the permanent alternate access easement roadway, and the Residents agree to the assessment and payment of betterments for the costs of this roadway easement project which solely benefits the Residents.

In order to complete this transaction, the following steps must be taken for the roadway easement project to be completed:

- Complete the negotiations and the execution of the Memorandum of Understanding between NCF, the Residents and the County.
- Obtain an extension of the temporary access easement over Head of Plains Road from the abutters.
- Obtain permit approvals from Natural Heritage to proceed with the construction and use of the Roadway Easement over the permanent alternate access road.

- Complete the negotiations of the Roadway Easement Agreement between NCF and the Residents, execute and record the Roadway Easement Agreement,
- County approve of the funding for this project and the assessment of betterments to the Residents.
- Commence and complete construction of the permanent alternate access road.
- Complete plans necessary for the Town to take by eminent domain the paper streets in the NCF property and to obtain approval from the Planning Board.
- Prepare the Land Court Plans of the paper streets for Land Court Engineers' approval.
- Draft Order of Taking of paper streets and hold public hearing for the vote to authorize the Order of Taking.
- File Petition with Land Court requesting the issuance of the Certificates of Title of the paper streets in the name of the Town.
- Town deliver Deed to NCF for 50 Altar Rock Road.
- Upon issuance of Land Court Order to issue paper streets in name of Town , deliver Deed to NCF of the paper streets.

OUTLINE OF BETTERMENT ASSESSMENT PROCESS

G.L. c. 80, §1 authorizes the Town, acting by and through its Select Board or the County, acting by and through its County Commissioners to assess betterments for public improvements. For purposes of the Sheep Pond Road project, I only reference the County and County Commissioners.

I have outlined below the general procedure for assessment of a betterment pursuant to G.L. c. 80:

● **Betterment Assessment Statement-** County Commissioners must formally vote to undertake the construction of the project and the assessment of betterments. This Statement shall contain:

1. a description of the area sufficiently accurate for identification which is expected to receive the benefit or advantage, other than the general advantage to the community, from such improvement;
2. a reference to a recorded plan of the area;
- 3 an estimate the betterments to be assessed upon each parcel of land in the area; and shall be recorded within ninety (90) days from the adoption of the Order in the Registry of Deeds or Registry District of the Land Court.

● **Order of Betterment Assessment-** Within six (6) months after the completion of the improvements, the County Commissioners shall determine the value of such benefit or advantage to the land within this area and shall assess upon each parcel in the area a proportionate share of the cost of the improvements, and may include in such cost all damages awarded therefor under G.L. c. 79. No betterments shall be assessed for such improvements that are greater than the estimate. I recommend that the County estimate the costs of the improvements conservatively so that they do not exceed the estimate. Betterments may not be assessed unless the Order is recorded.

● **Lien's Effective Date-** The County's lien takes effect upon the recording of the Statement stating that betterments are to be assessed. The law in regard to the collection of annual taxes, to the sale of land for the non-payment thereof and to redemption therefrom applies to betterment assessments. G.L. c. 80, §4.

● **Collection of Betterments-** G.L. c. 80, § 4 provides that, within a reasonable time after making the assessment, the County Commissioners shall certify to the Assessors the list of assessments; the Assessors then must forthwith commit such assessments to the Tax Collector. The Tax Collector then must forthwith send notice to the person designated as the owner of each parcel assessed and demand payment of the assessment. The Collector has the same powers and is subject to the same duties with respect to such assessments as in the case of the annual real estate taxes, including the power to sell land for non-payment, but the property owner is **not** personally liable for payment of the betterment or special assessment.

●**Apportionment-** An owner may elect to pay the assessment in installments, not to exceed 20 annual payments. If the owner makes no election, the Board of Assessors may divide the assessment into equal portions not to exceed 20. G.L. c.80, §13. Typically, all owners electing to apportion payments, and the assessing board, choose the full 20 years. The Assessors then adds one of said portions, with interest on the amount remaining unpaid to the date when interest on taxes becomes due and payable, to the first annual tax upon the land and then add to the annual tax for each year thereafter one of the portions and one year's interest on the amount of the assessment remaining unpaid until all such portions have been added, and includes the apportioned assessment with interest on the annual tax bill.

●**Termination of Lien-** Generally, if there has been no conveyance of the property to a third party, the property remains subject to the lien until the assessment has been paid in full. If there has been a conveyance of the property, the lien terminates at the expiration of two (2) years from October 1 of the year in which the assessment is first placed on the annual tax bill, or, if an assessment has been apportioned, from October 1 of the year in which the last portion is placed upon the annual tax bill, whichever is later. G.L. c. 80, §12.

●**Dissolution of Lien-** A lien is dissolved by the recording or registration with the Registry of Deeds by the Collector of Taxes of a certificate, on a form approved by the Commissioner of Revenue, stating that the assessment constituting the lien, together with any interest and costs associated therewith, has been paid or legally abated.