

# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25  
All meeting **notices and agenda** must be filed and time stamped with the  
Town Clerk's Office and posted at least 48 hours prior to the meeting  
(excluding Saturdays, Sundays and Holidays)

**Committee/Board/s** | FINANCE COMMITTEE

**Day, Date, and Time** | THURSDAY, MARCH 6, 2025 @ 4:00 PM

**Location / Address** | REMOTE PARTICIPATION VIA ZOOM  
The meeting will be aired at a later time on the Town's Government TV  
YouTube Channel  
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

**Signature of Chair or  
Authorized Person** | STEVEN HUNTER

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF  
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML  
STATUTE, NO MEETING MAY BE HELD!

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/87337234672?pwd=SpTHZEXhaagEIDJdQDqXgRfYD1DSb.1>

Meeting ID: 873 3723 4672  
Passcode: 777138

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Review and Discussion of FY2026 Solid Waste Budget  
<https://stories.opengov.com/nantucketma/published/0l3YfDeziN>
5. Discussion, deliberation and potential motions on Warrant Articles for Annual Town Meeting 2025

| Article | Primary Sponsor | Description                                                 |
|---------|-----------------|-------------------------------------------------------------|
| 14      | Select Board    | Supplemental Appropriation: Tom Nevers Road Bike Path       |
| 15      | Select Board    | Appropriation: Fiscal Year 2026 Enterprise Funds Operations |
| 16      | Select Board    | Appropriation: Enterprise Funds Capital Expenditures        |

|    |                                                        |                                                                                                                                              |
|----|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 76 | David F. Visco,<br>et al                               | General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - Rachel Drive, South Shore Road and Felcon Drive       |
| 77 | Christopher Fraker, et al                              | General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 42 Monohansett Road                                   |
| 78 | Stephen Maury,<br>et al                                | General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 13A Woodland Drive and a Portion of 13 Woodland Drive |
| 79 | Stephen Maury,<br>et al                                | General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - a Portion of 13 Woodland Drive                        |
| 80 | Clifford J. Williams, et al                            | General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 44 Skyline Drive                                      |
| 81 | Select Board                                           | Real Estate Lease/License of Baxter Road Property for Erosion Control                                                                        |
| 93 | Select Board                                           | Real Estate Acquisition: Parcels Abutting Tom Nevers Road and Real Estate Conveyance: Tom Nevers Road and Parcels Abutting Tom Nevers Road   |
| 94 | Select Board                                           | Real Estate Disposition: Long-term Lease of Portions of 48 Sparks Avenue and Access and Utility Easements                                    |
| 95 | Select Board for Nantucket Memorial Airport Commission | Real Estate Disposition: Utility Easement - Portion of 10 Nobadeer Farm Road/Airport Housing                                                 |
| 96 | Select Board for Nantucket Memorial Airport Commission | Real Estate Disposition: Utility Easements/Airport                                                                                           |
| 97 | Select Board                                           | Real Estate Disposition: Utility Easement/16 Broad Street                                                                                    |
| 98 | Select Board                                           | Real Estate Disposition: Utility Easement/Waite Drive                                                                                        |
| 99 | Select Board                                           | Real Estate Disposition: Conveyance of 7 Amelia Drive to the Nantucket Affordable Housing Trust Fund                                         |

6. Committee Reports

7. Date of Next Meeting – Monday, March 10, 2025 @ 4:00 PM (Remote)

8. Other Business

9. Adjournment

# Nantucket 2025 ATM

## Sewer District Articles

The intent of this document is to clarify the planning status for sewer service as relevant to several proposed 2025 ATM Articles.

### Definitions

CWMP Needs Areas – These are the areas recommended in the CWMP to be connected to the town sewer system. The 2014 CWMP recommended 8 Needs Areas.

Zone II Wellhead Protection Area – This is the area in Nantucket where the groundwater was determined by hydro-geologic modeling to be tributary to the Town's water supply wells. See Attachment A.

Town WPZ (Wellhead Protection Zone) – The 2004 CWMP and the 2014 CWMP reference the Town WPZ. The CWMPs identify the Town WPZ as an area directly adjacent to the town water supply well. This area is a subarea within the overall Zone II Wellhead Protection Area. See Attachment A.

WPZ Needs Area – This is a select area within the Zone II Wellhead Protection Area that was recommended in the Sewer Master Plan for connection to the town sewer based on the proximity to the new proposed water supply well. See Attachment A.

### Reports

2004 CWMP - The 2004 CWMP recommended that non sewerer properties within the Town WPZ continue the use of on-site septic systems with oversight from the Town under a Septage Management Plan. See Attachment B (Figure from the 2004 CWMP).

2014 CWMP - The 2014 CWMP recommended 8 Needs Areas be connected to the town sewer system. The CWMP also identified 2 Special Areas - the Town WPZ and the Town Sewer District Unsewered properties. The 2014 CWMP maintained the recommendation that non sewerer properties within the Town WPZ continue the use of on-site septic systems with oversight from the Town under the Septage Management Plan. If the continued use of septic systems is found to be compromising the public water supply, the CWMP recommends connecting these properties to the town sewer at that time. See Attachment C (Figure 3-22 from the 2014 CWMP). Attachment D (Table 2-16 from the 2014 CWMP) identifies the Needs Areas and flows included in the Surfside WWTF capacity.

Sewer Master Plan – Based on the location of the new water supply well near the water tower between Polpis Road and Milestone Road, the Sewer Master Plan recommended connecting select properties within the Zone II Wellhead Protection Area to the town sewer. These properties identified as the WPZ Needs Area were selected based on their very close proximity to the new water supply well. See Attachment A.

Sewer Master Plan Supplement - The Sewer Master Plan Supplement evaluated the Zone II Wellhead Protection Area to identify which properties within the Zone II remain on septic systems. A conceptual plan was developed to identify where extensions of the town sewer system would be required to provide service. Large unsewered areas identified in hatched pink on Attachment A are not planned for sewer extension at this time, as these areas were not included in the capacity of the collection system or the Surfside WWTF.

## **ATM Articles**

### Article 76 – Rachel Drive, South Shore Road and Felcon Drive

The properties listed in Article 76 are located in the Miacomet Needs Area. This is one of the needs areas recommended in the 2014 CWMP to be connected to the town sewer system. The wastewater flows from these properties were included in the capacity of the collection system and the Surfside WWTF. It should be noted that the gravity sewer on South Shore Road is not available for sewer connections until such time as the South Shore Road Pump Station is constructed at the Surfside WWTF.

The remaining properties in the Miacomet Needs Area will also need to be added to the Sewer District to be able to connect to the gravity sewer in South Shore Road once the pump station is constructed.

### Article 77 – 42 Monohansett Road

This property is not located within the Zone II Wellhead Protection Area. It was not identified as a needs area in any of the planning reports. The wastewater flow from this property was not included in the capacity of the collection system or the Surfside WWTF.

### Articles 78 and 79 – 13&13A Woodland Drive

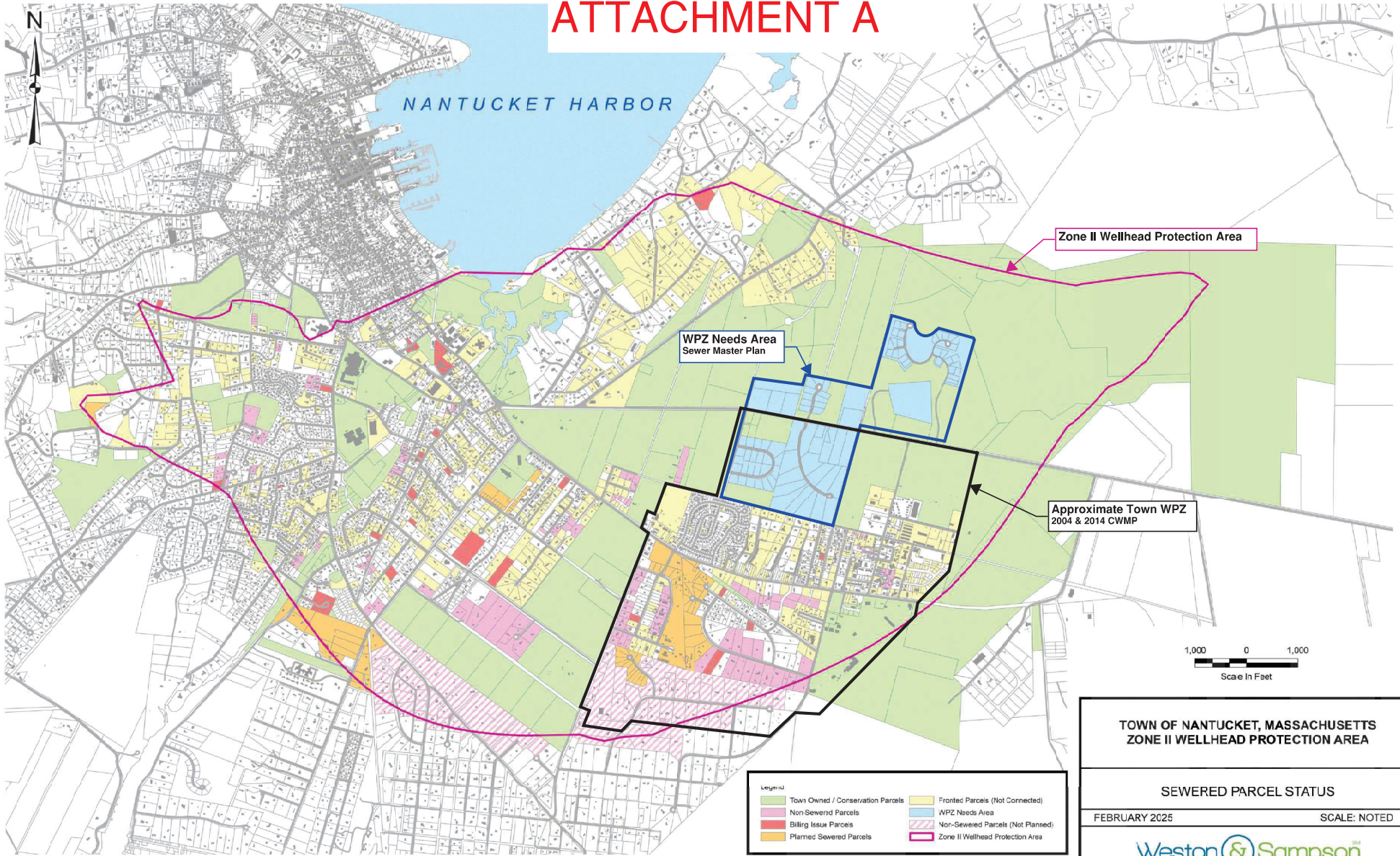
These properties are located within the Zone II Wellhead Protection Area. However, they were not recommended for sewer under the 2014 CWMP. The CWMP recommended these properties continue the use of on-site septic systems with oversight from the Town under the Septage Management Plan. If the Town determines that the use of septic systems on these properties will compromise the public water supply, then the CWMP recommendations support connecting these properties to the town sewer at that time. These properties are not identified as needs areas in any of the planning reports. The wastewater flows from these properties were not included in the capacity of the collection system or the Surfside WWTF.

### Article 80 – 44 Skyline Drive

This property is located within the Zone II Wellhead Protection Area. As with the Woodland Drive properties, the CWMP recommended this property continue the use of on-site septic systems with oversight from the Town under the Septage Management Plan. If the Town determines that the use of septic systems on this property will compromise the public water supply, then the CWMP recommendations support connecting this property to the town sewer at that time. This property is not identified as a needs area in any of the planning reports. The wastewater flows from this property were not included in the capacity of the collection system or the Surfside WWTF.



# ATTACHMENT A



# ATTACHMENT B

## Challenge:

Evaluate alternatives for a 20-year solution to wastewater collection, treatment and disposal needs of the Town.

## Solution:

An Island-wide study to maintain and/or improve environmental conditions while determining costs, benefits for long-term sustainability, protection of the sole source aquifer and public health, and preservation of Nantucket Harbor, Madaket Harbor, Polpis Harbor and Sesachacha Pond.

## Area of Wastewater Disposal Need Based on Wellhead Overlay Protection Zone

### Town WPZ

#### Challenge

- Wellhead Protection Zone
- Private Water Supply & Wastewater Disposal

#### Solution

- Septage Management Plan

## Area of Wastewater Disposal Need Based on Harbor Watershed Line

### Pocomo

#### Challenge

- Nantucket Harbor Watershed
- High Groundwater
- Private Water Supply & Wastewater Disposal

#### Solution

- Septage Management Plan

### Monomoy

#### Challenge

- Nantucket Harbor Watershed
- Private Water Supply & Wastewater Disposal

#### Solution

- Connect into Existing Wastewater System

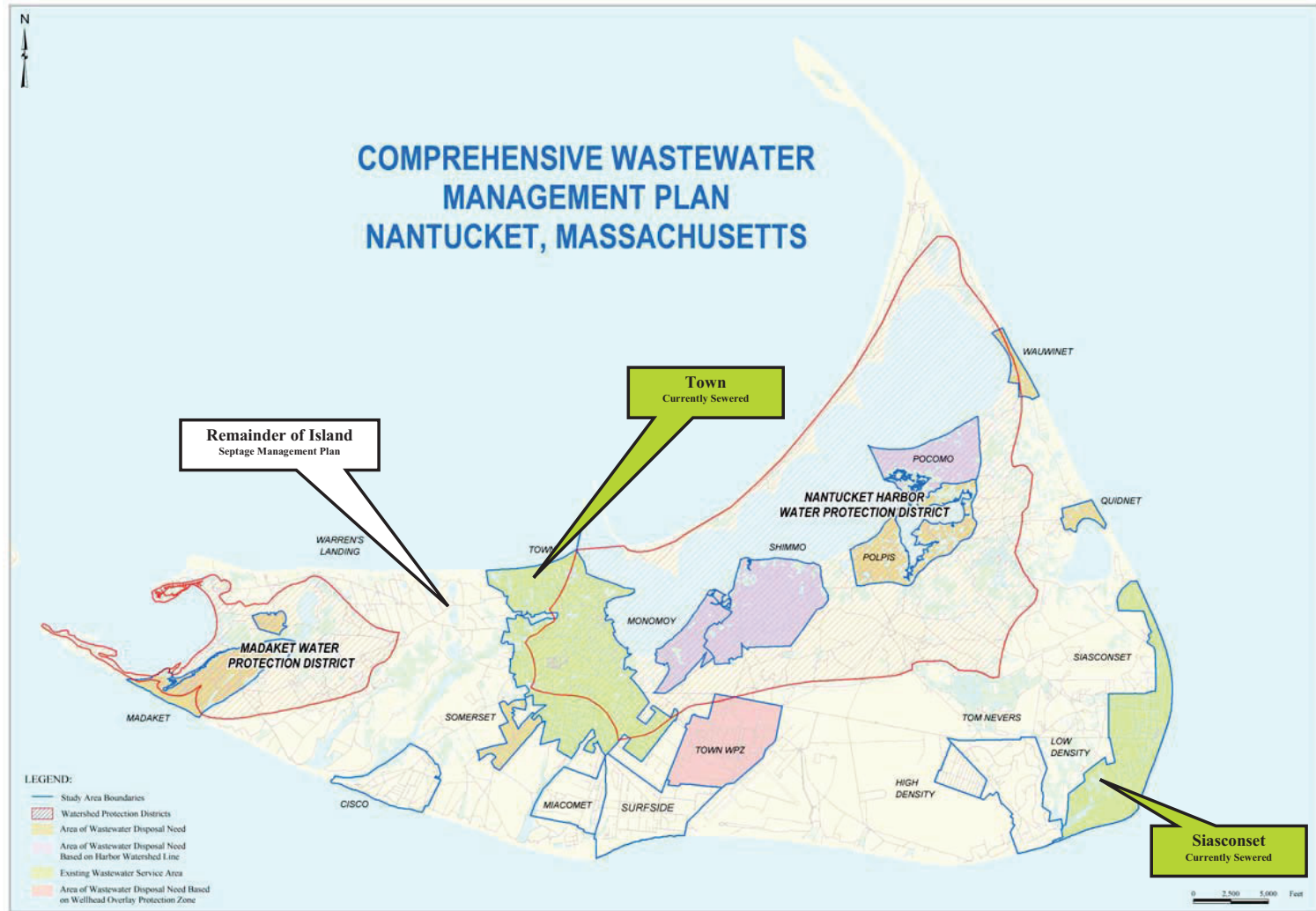
### Shimmo

#### Challenge

- Nantucket Harbor Watershed
- Private Water Supply & Wastewater Disposal

#### Solution

- Connect into Existing Wastewater System



## Area of Wastewater Disposal Need

### Madaket

#### Challenge

- Small Dense Lots
- Madaket Harbor Watershed
- Private Water Supply & Wastewater Disposal

#### Solution

- Decentralize Wastewater Treatment

### Polpis

#### Challenge

- Nantucket Harbor Watershed
- Degradation of Polpis Harbor
- High Groundwater
- Private Water Supply & Wastewater Disposal

#### Solution

- Septage Management Plan

### Quidnet

#### Challenge

- Topography
- Small Dense Lots
- Private Water & Wastewater Disposal

#### Solution

- Septage Management Plan

### Somerset

#### Challenge

- Small Dense Lots
- Private Water & Wastewater Disposal

#### Solution

- Connect into Existing Wastewater System

### Warrens Landing

#### Challenge

- Madaket Harbor Watershed
- Small Dense Lots
- Private Wastewater Disposal

#### Solution

- Decentralize Wastewater Treatment

### Wauwinet

#### Challenge

- Small Dense Lots
- Private Water Supply & Wastewater Disposal

#### Solution

- Septage Management Plan

Prepared For: Town of Nantucket, Department of Public Works, 188 Madaket Road, Nantucket, MA 02554

For Additional Information Contact: Mr. Jeffrey Willett, Director, Department of Public Works, 508-228-7244

Prepared By: Earth Tech, Inc., 196 Baker Avenue, Concord, MA 01742, Contact: Mr. Thomas Parece, P.E., 978-371-4142

Date Prepared: June 2003



# Town of Nantucket CWMP Update



## AREAS RECOMMENDED FOR SEPTAGE MANAGEMENT PLAN

## SPECIAL AREAS RECOMMENDED FOR SEWER

December 2013

# Attachment D

Table 2-16: Average Daily Flow and Peak Hour Flow

|                                                         | Flow<br>(MGD)                |                    |                  |                | BOD <sub>5</sub> Load<br>(lbs/day) |                    | TSS Load<br>(lbs/day) |                    | Total Nitrogen<br>Load (lbs/day) |                    |
|---------------------------------------------------------|------------------------------|--------------------|------------------|----------------|------------------------------------|--------------------|-----------------------|--------------------|----------------------------------|--------------------|
|                                                         | Average<br>Daily -<br>Summer | Maximum<br>Monthly | Maximum<br>Daily | Peak<br>Hourly | Average<br>Daily                   | Maximum<br>Monthly | Average<br>Daily      | Maximum<br>Monthly | Average Daily                    | Maximum<br>Monthly |
| Projected by Study / Need Area                          |                              |                    |                  |                |                                    |                    |                       |                    |                                  |                    |
| Madaket                                                 | 0.16                         |                    |                  |                | 490                                |                    | 560                   |                    | 90                               |                    |
| Warren's Landing                                        | 0.03                         |                    |                  |                | 100                                |                    | 110                   |                    | 20                               |                    |
| Hummock Pond South                                      | 0.07                         |                    |                  |                | 200                                |                    | 230                   |                    | 40                               |                    |
| Hummock Pond North                                      | 0.09                         |                    |                  |                | 290                                |                    | 330                   |                    | 50                               |                    |
| Somerset                                                | 0.10                         |                    |                  |                | 320                                |                    | 360                   |                    | 60                               |                    |
| Monomoy                                                 | 0.08                         |                    |                  |                | 260                                |                    | 300                   |                    | 50                               |                    |
| Shimmo                                                  | 0.06                         |                    |                  |                | 190                                |                    | 220                   |                    | 30                               |                    |
| Town                                                    | 0.59                         |                    |                  |                | 1,800                              |                    | 2,050                 |                    | 330                              |                    |
| Nantucket PLUS                                          | 0.07                         |                    |                  |                | 230                                |                    | 260                   |                    | 40                               |                    |
| Miacomet                                                | 0.07                         |                    |                  |                | 210                                |                    | 240                   |                    | 40                               |                    |
| Subtotal Projected                                      | 1.33                         | 1.42               | 1.82             | 3.52           | 4,090                              |                    | 4,660                 |                    | 750                              |                    |
| Projected Infiltration/Inflow (Future)                  | 0.06                         | 0.06               | 0.06             | 0.06           |                                    |                    |                       |                    |                                  |                    |
| Total Projected                                         | 1.39                         | 1.48               | 1.88             | 3.58           | 4,090                              | 4,790              | 4,660                 | 6,150              | 750                              | 860                |
| Existing Conditions at Surfside WWTF                    | 1.53                         | 1.64               | 2.10             | 4.06           | 4,990                              | 5,830              | 3,490                 | 4,610              | 530                              | 610                |
| <b>Total Projected and Existing (Future Conditions)</b> | <b>2.9</b>                   | <b>3.1</b>         | <b>4.0</b>       | <b>7.7</b>     | <b>9,100</b>                       | <b>10,600</b>      | <b>8,200</b>          | <b>10,800</b>      | <b>1,300</b>                     | <b>1,500</b>       |



# 2025 Annual Town Meeting Warrant Article 93

**Real Estate Acquisition:  
Parcels Abutting Tom Nevers Road  
and Real Estate Conveyance:  
Tom Nevers Road and Parcels  
Abutting Tom Nevers Road**

## Legend

-  Tom Nevers Road Parcels
-  Buildings
-  Parcel Lines

1 inch = 413 feet

**Data Sources:**  
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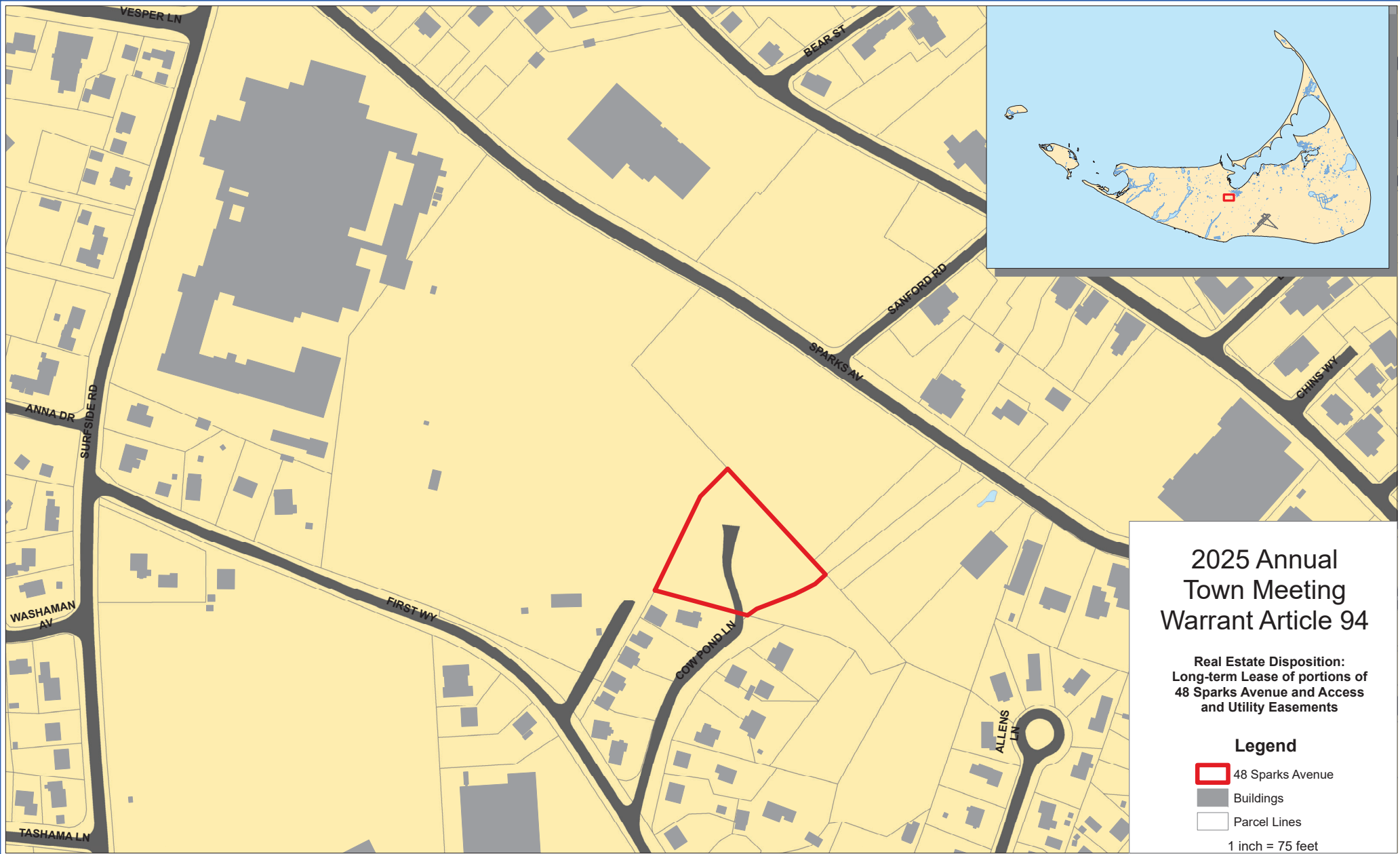
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Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

January 2025





# 2025 Annual Town Meeting Warrant Article 94

**Real Estate Disposition:  
Long-term Lease of portions of  
48 Sparks Avenue and Access  
and Utility Easements**

## Legend

- 48 Sparks Avenue
- Buildings
- Parcel Lines

1 inch = 75 feet

**Data Sources:**  
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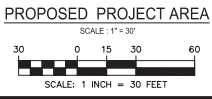
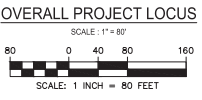
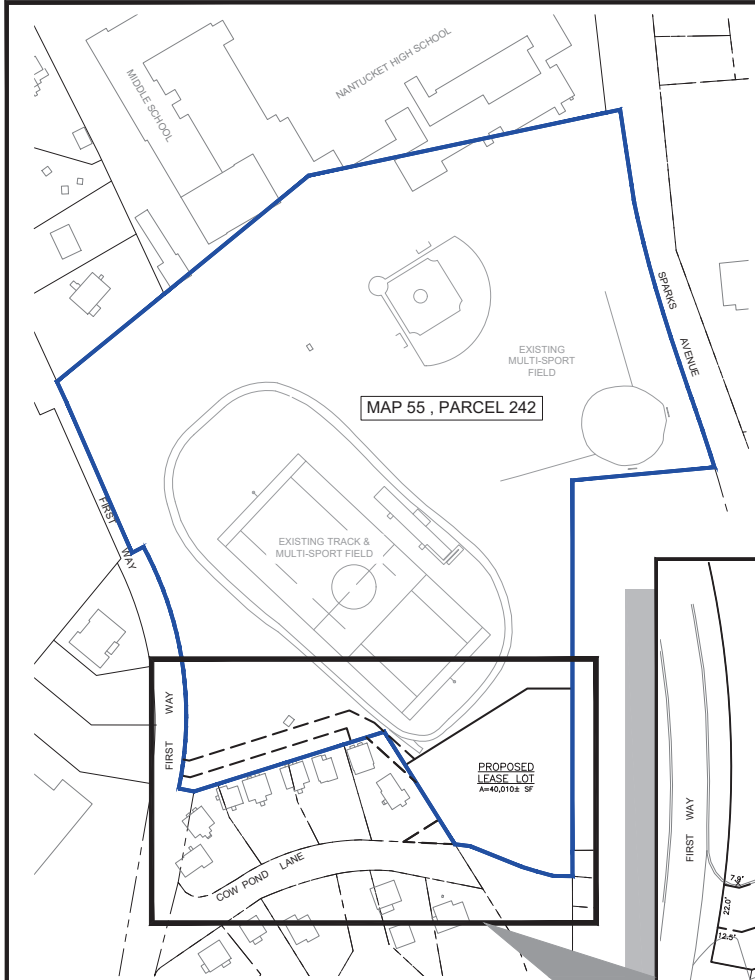


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January 2025

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Nantucket, MA 02554



**GENERAL NOTES:**

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM RECORD PLAN INFORMATION AND IS NOT THE RESULT OF AN ON THE GROUND SURVEY.
2. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25019C0088G DATED JUNE 9, 2014.
3. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 15th EDITION, EFFECTIVE AUGUST 1, 2021, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

**ZONING REQUIREMENTS:**

THE SITE IS ZONED RESIDENTIAL-10 (R-10)

| REQUIRED               | REQUIRED    |
|------------------------|-------------|
| LOT AREA               | 10,000 S.F. |
| LOT FRONTAGE           | 75 FT.      |
| FRONT YARD SETBACK     | 20 FT.      |
| REAR YARD SETBACK      | 10 FT.      |
| SIDE YARD SETBACK      | 10 FT.      |
| MAX GROUND COVER RATIO | 25%         |

**OVERLAY DISTRICT APPLICABILITY**

SEWER DISTRICT  
ZONE 2 WELLHEAD PROTECTION DISTRICT

**CURRENT OWNER:**

TOWN OF NANTUCKET  
16 BROAD STREET  
NANTUCKET, MA 02554

**TITLE REFERENCE:**

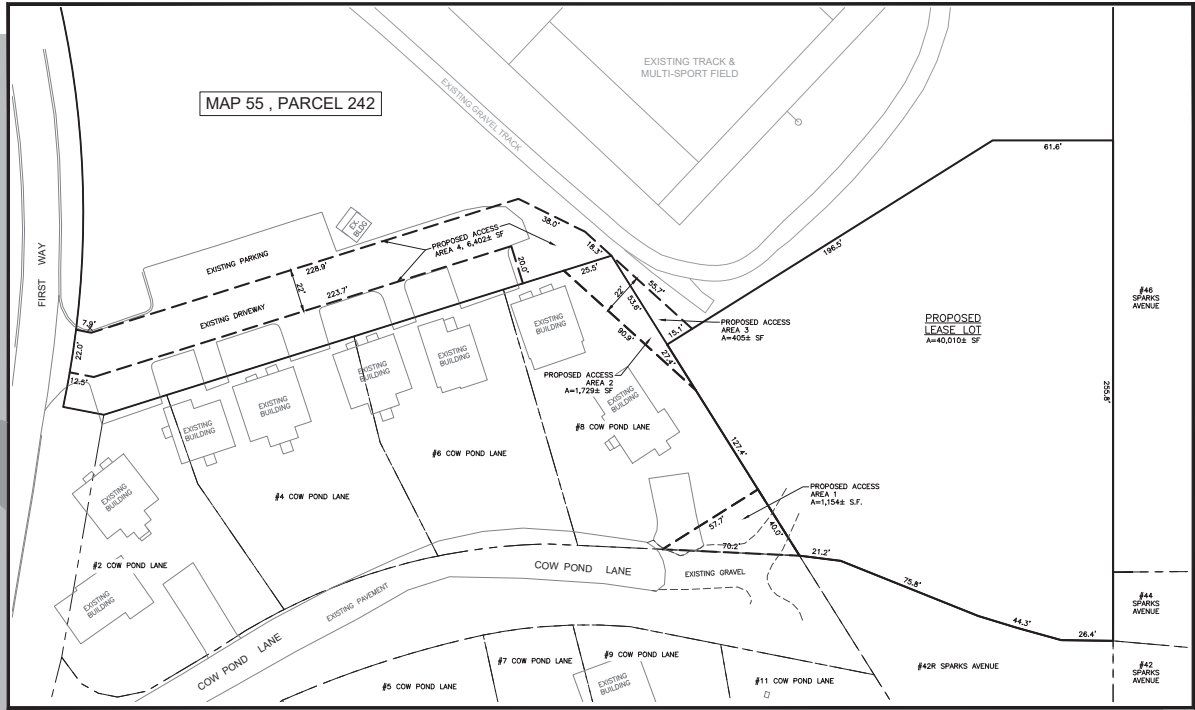
BOOK 113 PAGE 192

**PLAN REFERENCE:**

48 SPARKS AVENUE & COW POND LANE  
NANTUCKET, MASSACHUSETTS

**ASSESSORS REFERENCE:**

MAP 55, PARCEL 242



**SITE DESIGN  
ENGINEERING, LLC.**  
11 CLISHMAN STREET  
MIDDLEBORO, MA 02346  
T: 508-967-0873 F: 508-967-0874  
WWW.SDE4DEC.COM

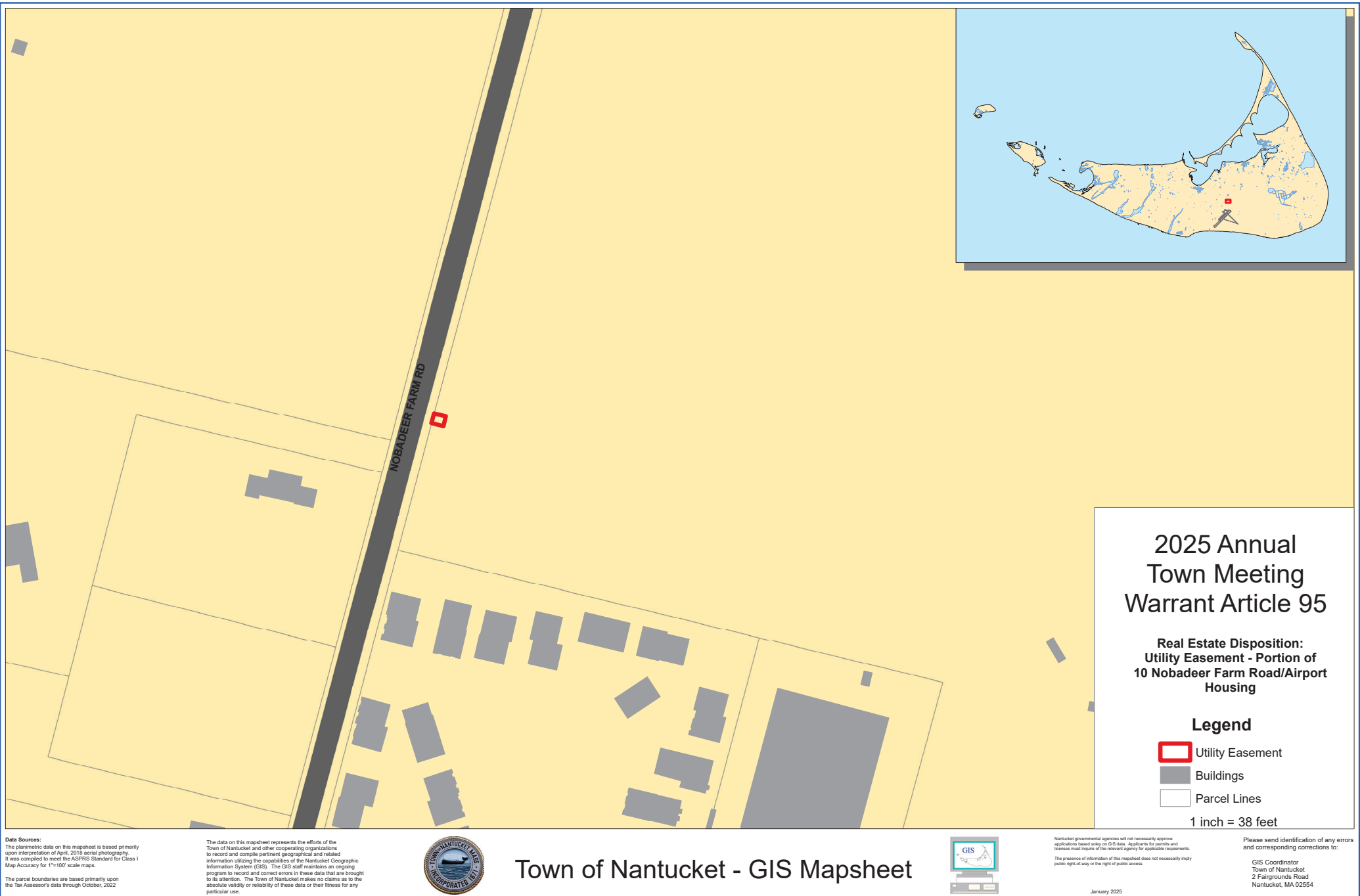
| PLAN REVISIONS |      | APPROVED    |
|----------------|------|-------------|
| NO.            | DATE | DESCRIPTION |
|                |      |             |
|                |      |             |
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|                           |                    |                  |
|---------------------------|--------------------|------------------|
| DATE: DECEMBER 30, 2024   |                    |                  |
| DRAWN BY:<br>/ RT         | DESIGN BY:<br>/ RT | CHECK BY:<br>DCM |
| PROJECT NO. 24146         |                    |                  |
| ISSUED FOR:<br><br>REVIEW |                    |                  |

**LEASE PLAN**  
48 SPARKS AVENUE & COW POND LANE  
ASSESSORS MAP 55, PARCEL 242  
NANTUCKET, MASSACHUSETTS

**LEASE PLAN**

SCALE: **AS NOTED**  
SHEET NO.



# 2025 Annual Town Meeting Warrant Article 95

**Real Estate Disposition:  
Utility Easement - Portion of  
10 Nobadeer Farm Road/Airport  
Housing**

## Legend

-  Utility Easement
-  Buildings
-  Parcel Lines

1 inch = 38 feet

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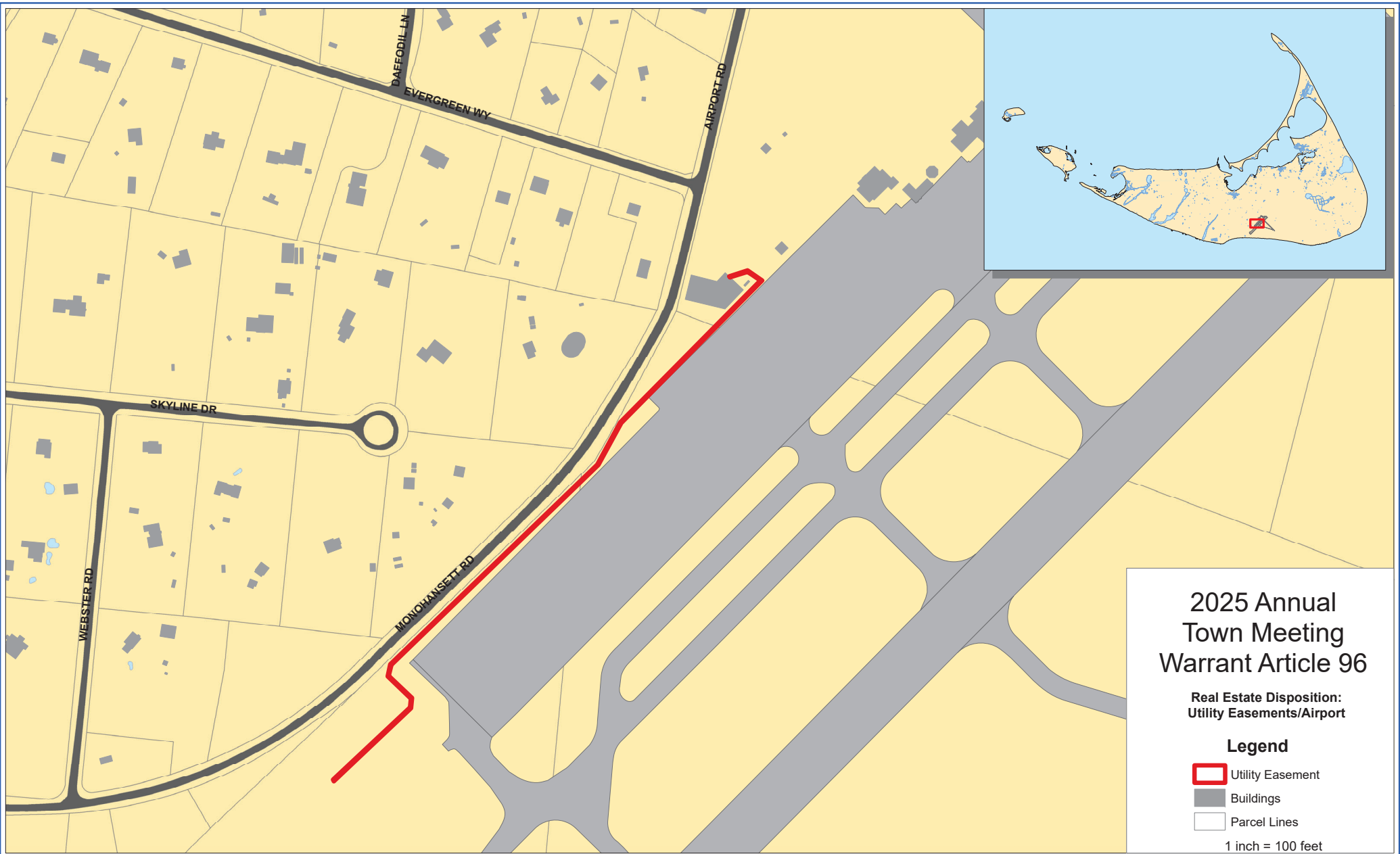
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January 2025

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GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554





# 2025 Annual Town Meeting Warrant Article 96

**Real Estate Disposition:  
Utility Easements/Airport**

## Legend

- Utility Easement
- Buildings
- Parcel Lines

1 inch = 100 feet

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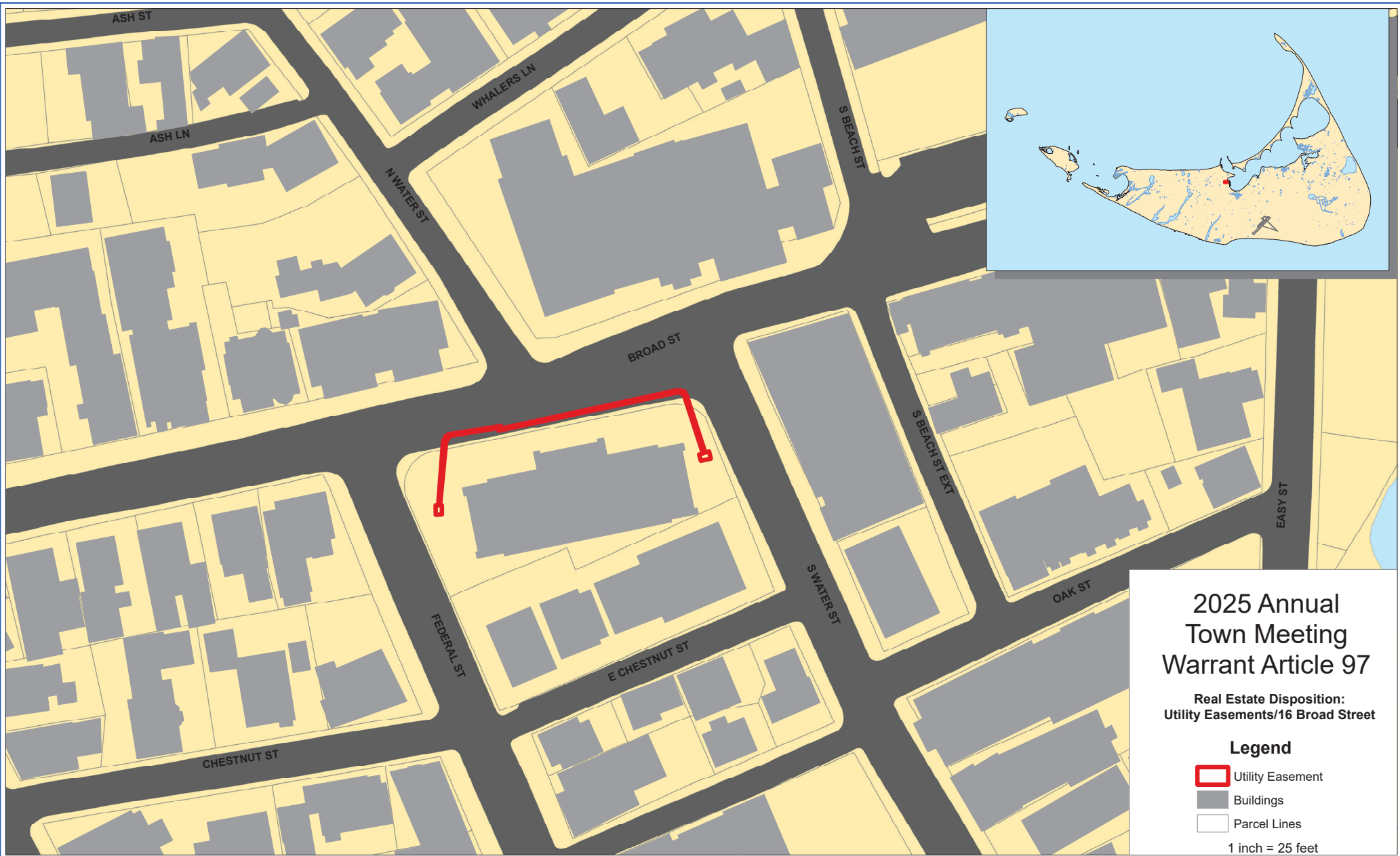


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2 Fairgrounds Road  
Nantucket, MA 02554



## 2025 Annual Town Meeting Warrant Article 97

**Real Estate Disposition:  
Utility Easements/16 Broad Street**

### Legend

- Utility Easement
  - Buildings
  - Parcel Lines
- 1 inch = 25 feet

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Nantucket, MA 02554



## 2025 Annual Town Meeting Warrant Article 98

**Real Estate Disposition:  
Utility Easements/Waitt Drive**

### Legend

-  Utility Easement
  -  Buildings
  -  Parcel Lines
- 1 inch = 38 feet

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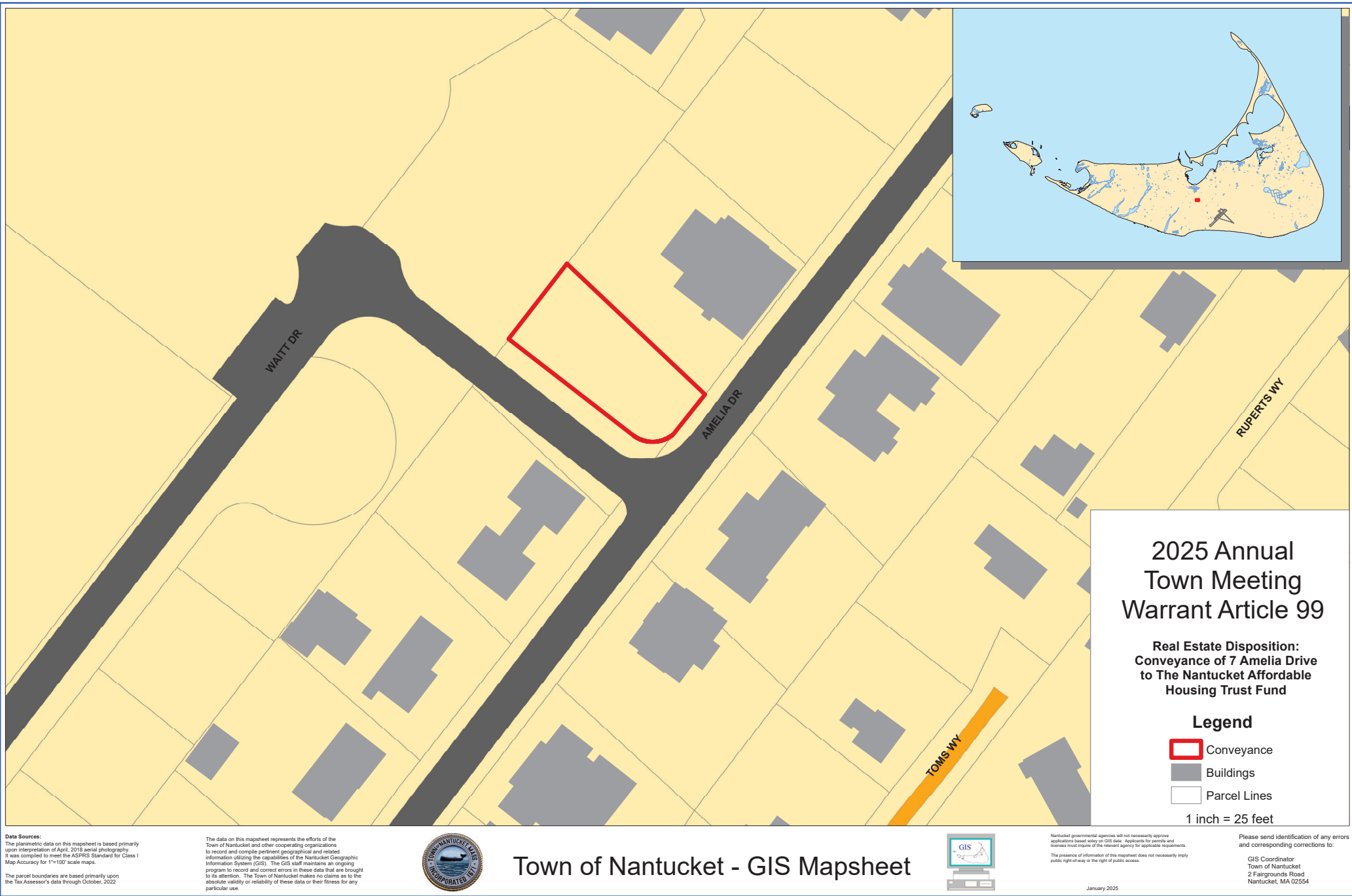


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2 Fairgrounds Road  
Nantucket, MA 02554



2025 Annual  
Town Meeting  
Warrant Article 99

**Real Estate Disposition:  
Conveyance of 7 Amelia Drive  
to The Nantucket Affordable  
Housing Trust Fund**

**Legend**

-  Conveyance
-  Buildings
-  Parcel Lines

1 inch = 25 feet

**Data Sources:**  
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2018 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.  
  
The parcel boundaries are based primarily upon the Tax Assessor's data through October, 2022

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



Town of Nantucket - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must comply with the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

January 2025

Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554





## **ARTICLE 12**

### **(Supplemental Appropriation: Public Works Facility Improvements - Design)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to make design improvements to the Department of Public Works facility at 1 Shadbush Road and/or 188 Madaket Road, including the costs of professional services for design, permitting, and engineering, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 13**

### **(Appropriation: Our Island Home)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to construct a new Our Island Home facility at 40 Sherburne Commons Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 14**

### **(Supplemental Appropriation: Tom Nevers Road Bike Path)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of making various transportation-related improvements for the construction of a bike path along Tom Nevers Road, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 15**

### **(Appropriation: Fiscal Year 2026 Enterprise Funds Operations)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the operation of the Enterprise Funds of the Town of Nantucket for Fiscal Year 2026, out of anticipated revenues of the designated funds; or to take any other action related thereto.

*(Select Board for the Various Departments Indicated)*

## **ARTICLE 16**

### **(Appropriation: Enterprise Funds Capital Expenditures)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of capital expenditures for the Enterprise Funds of the Town of Nantucket; or to take any other action related thereto.

*(Select Board for the Various Departments Indicated)*

## **ARTICLE 17**

### **(Enterprise Funds: Fiscal Year 2025 Budget Transfers)**

To see what sums the Town will vote to transfer into various line items of Fiscal Year 2025 Enterprise Fund operating budgets from other line items of said budgets and/or from Enterprise Surplus Reserve Funds; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 18**

### **(Appropriation: Waterways Improvement Fund)**

To see what sum the Town will vote to appropriate from the revenue received under Chapter 60B subsection (i) of section 2 and under Chapter 91 section 10A of the Massachusetts General Laws and sums received from the Commonwealth or Federal Government for purposes established by Chapter 40 section 5G of the Massachusetts General Laws including but not limited to (1) maintenance, dredging, cleaning and improvement of harbors, inland waters and great ponds, (2) the public access thereto, (3) the breakwaters, retaining walls, piers, wharves and moorings thereof, and (4) law enforcement and fire prevention in the Town and County of Nantucket, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 19**

### **(Appropriation: Ambulance Reserve Fund)**

To see what sum the Town will vote to appropriate from the Ambulance Reserve Fund for the purchase of ambulance-related equipment, including but not limited to

## ARTICLE 76

### (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - Rachel Drive, South Shore Road and Felcon Drive)

To see if the Town will vote to amend the Town Sewer District map to include the following propertie, currently outside of the district, to within the district:

| Map | Lot  | Number | Street           |
|-----|------|--------|------------------|
| 80  | 53.6 | 1      | Rachel Drive     |
| 80  | 53.3 | 2      | Rachel Drive     |
| 80  | 53   | 3      | Rachel Drive     |
| 80  | 53.4 | 4      | Rachel Drive     |
| 80  | 53.5 | 5      | Rachel Drive     |
| 80  | 53.8 | 5R     | Rachel Drive     |
| 80  | 53.7 | 6      | Rachel Drive     |
| 80  | 53.2 | 43     | South Shore Road |
| 80  | 53.1 | 47     | South Shore Road |
| 80  | 294  | 1      | Felcon Drive     |
| 80  | 329  | 5      | Felcon Drive     |
| 80  | 330  | 9      | Felcon Drive     |
| 80  | 331  | 11     | Felcon Drive     |

All as shown on the attached map.

Or to take any other action related thereto.

*(David F. Visco, et al)*

## ARTICLE 77

### (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 42 Monohansett Road)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcel to the Town Sewer District:

| Map | Lot | Number | Street           |
|-----|-----|--------|------------------|
| 79  | 55  | 42     | Monohansett Road |

All as shown on a map entitled “2024 Annual Town Meeting Warrant Article \_\_\_\_\_” dated \_\_\_\_\_ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Christopher Fraker, et al)*



## ARTICLE 78

### **(General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 13A Woodland Drive and a Portion of 13 Woodland Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding 13A Woodland Drive and the portion of 13 Woodland Drive currently located in the Residential 20 (R-20) zoning district, which are located within the “Town Wellhead Protection Zone” and designated as a Special Area Recommended for Sewer under the Comprehensive Wastewater Management Plan adopted in October 2014, to the Town Sewer District.

| Map | Lot | Number          | Street         |
|-----|-----|-----------------|----------------|
| 79  | 208 | 13 (portion of) | Woodland Drive |
| 79  | 8   | 13A             | Woodland Drive |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Stephen Maury, et al)*

## ARTICLE 79

### **(General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - a Portion of 13 Woodland Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the portion of 13 Woodland Drive currently located in the Limited Use General 2 (LUG-2) zoning district, and which lies within the “Town Wellhead Protection Zone” and is designated as a Special Area Recommended for Sewer under the Comprehensive Wastewater Management Plan adopted in October 2014, to the Town Sewer District.

| Map | Lot | Number          | Street         |
|-----|-----|-----------------|----------------|
| 79  | 208 | 13 (portion of) | Woodland Drive |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Stephen Maury, et al)*

## ARTICLE 80

### **(General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 44 Skyline Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following property to the Town Sewer District.

| Map | Lot | Number | Street        |
|-----|-----|--------|---------------|
| 79  | 990 | 44     | Skyline Drive |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Clifford J. Williams, et al)*

## ARTICLE 81

### **(Real Estate Lease/License of Baxter Road Property for Erosion Control)**

To see if the Town will vote to authorize the Select Board pursuant to Chapter 67-1E of the Town of Nantucket Bylaws to lease or license certain Town-owned property along Baxter Road located from 41 Baxter Road to 119 Baxter Road, located on Town Assessor's Map 49 as Parcel 9, Town Assessor's Map 48 as Parcel 8 and Town Assessor's Map 48 as Parcel 6 as shown on a plan which is on file with the Office of the Town Clerk, for erosion control purposes, on such terms and conditions as the Select Board deems appropriate subject to and consistent with any terms and conditions ordered by the Conservation Commission, which may include the operation and maintenance of the coastal engineering structures, bluff armoring projects, hard or soft erosion control devices, bulkheads and the like, and the reservation of any easements or restrictions in regard to the property.

All as shown on a map on file at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

## ARTICLE 82

### **(Acceptance of Massachusetts General Law: Seasonal Community Designation)**

To see if the Town will vote to accept on behalf of the Town of Nantucket, the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or to take any other action relative thereto.

*(Select Board)*

## ARTICLE 83

### **(Acceptance of Massachusetts General Law: Effect of Military Service on Salary, Seniority and Leave Allowances of Public Employees)**

To see if the Town Will vote to: acceptance of Mass General Law Part I, Title 5, Chapter 33 Section 59; or otherwise act thereon.

Section 59: Effect of military service on salary, seniority and leave allowances of public employees

SECTION 3. The first paragraph of section 2.3 of said article II of said charter is hereby amended by striking out the words “Board of Selectmen,” in each instance in which they appear, and inserting in place thereof, in each instance, the following words:- select board.

SECTION 4. Subsection (d) of section 2.8 of said article II of said charter is hereby amended by striking out the words “Board of Selectmen” and inserting in place thereof the following words:- select board.

SECTION 5. This act shall take effect upon its passage.

Or take any other action related thereto.

*NOTE: This home rule petition was approved as Article 91 of the 2023 Annual Town Meeting and Article 91 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.*

*(Select Board)*

#### **ARTICLE 93**

##### **(Real Estate Acquisition: Parcels Abutting Tom Nevers Road and Real Estate Conveyance: Tom Nevers Road and Parcels Abutting Tom Nevers Road)**

To see if the Town will vote to authorize the Select Board to acquire by gift or purchase for roadway and bicycle path purposes certain parcels of land abutting Tom Nevers Road, in the Town and County of Nantucket, shown on Layout Sheets 1-9 entitled “The Commonwealth of Massachusetts Plan of Road in the Town of Nantucket, Nantucket County Laid Out as a Highway by the Department of Public Works dated October 30, 1956 and filed with the Nantucket Registry District of the Land Court as Parcel Nos. 1, 2, 33, 37, 40-59 inclusive, 61-71 inclusive, and Parcels D-2-F and Parcel D-3-F, and Parcels 32A, Parcel 39A and Parcel 60B, more particularly described in Certificate of Title No. 4240 filed with said Registry District of the Land Court; and further to authorize the Select Board to convey or otherwise dispose of the fee title in Tom Nevers Road as shown on the above-referenced Layout Plan and on Land Court Plan No. 5004-L filed with said Registry District of the Land Court and the above-described parcels of land abutting Tom Nevers Road to the County of Nantucket for roadway and bicycle path purposes, such conveyance to be on such terms and conditions as the Select Board deem appropriate.

All as shown on a map filed with the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 94**

##### **(Real Estate Disposition: Long-term Lease of Portions of 48 Sparks Avenue and Access and Utility Easements)**

To see if the Town will vote to authorize the Select Board to lease for a term not to exceed ninety-nine (99) years to the Nantucket Education Trust, Inc. a portion of 48 Sparks Avenue, Nantucket, located on a portion of Town-owned property located on Town Assessor's Map 55 as Parcel 242, containing 40,010± square feet, and shown as "Proposed Lease Lot" on a plan entitled "Lease Plan, 48 Sparks Avenue & Cow Pond Lane, Nantucket, Massachusetts, Assessor's Map 55, Parcel 242," dated December 30, 2024, prepared by Site Design Engineering, LLC," a copy of which is on file with the Office of the Town Clerk, for year-round housing for Nantucket Public Schools staff and to grant non-exclusive rights in the Access Areas, shown on said Plan as "Proposed Access Area 1" containing 1,154± square feet, "Proposed Access Area 2" containing 1,729± square feet, "Proposed Access Area 3" containing 405± square feet, and "Proposed Access Area 4" containing 6,402± square feet for access and utility purposes located over portions of the Town-owned property at 48 Sparks Avenue and 8 Cow Pond Lane, all as shown on said Lease Plan," the lease and easements being on such terms and conditions as the Select Board deems appropriate, and the reservation of any easements or restrictions in regard to the subject property.

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 95**

##### **(Real Estate Disposition: Utility Easement - Portion of 10 Nobadeer Farm Road/Airport Housing)**

To see if the Town will vote to authorize the Select Board in its capacity and also acting through its Airport Commission to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high voltage electrical current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across, and upon certain portions of a parcel of Town-owned land at 10 Nobadeer Farm Road f/k/a 10 Sun Island Road and being Land described in deed dated January 23, 1980 and recorded as Document No. 22105, Certificate of Title No. 9094, being a portion of Lot 66 on Land Court Plan 26984-U, filed with the Nantucket Registry District for the Land Court, and designated by the Town of Nantucket Tax Assessor's office as Map 69, Parcel 3.1; as more particularly shown on an Easement Sketch Plan dated November 3, 2023 prepared for: Nantucket Airport Commission and filed with the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board for Nantucket Memorial Airport Commission)*



## **ARTICLE 96**

### **(Real Estate Disposition: Utility Easements/Airport)**

To see if the Town will vote to authorize the Select Board in its capacity and also acting through its Airport Commission to convey perpetual non-exclusive easements to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across, and upon certain portions of three (3) parcels of Town-owned land at 14 Airport Road being (i) Land described in deed dated June 12, 1941, recorded as Document No. 3850, Certificate of Title No. 2503, shown as Lot D5 on Land Court Plan 14342-C, filed with the Nantucket Registry District for the Land Court, and designated by the Town of Nantucket Tax Assessor's office as Map 78, Lot 1; (ii) Land described in Order of Taking dated September 8, 1941, recorded with Nantucket County Registry of Deeds in Book 109, Page 409, and designated by the Town of Nantucket Tax Assessor's office as Map 78, Lot 17; and (iii) Land described in Order of Taking dated March 11, 1958, recorded with Nantucket Registry of Deeds in Book 117, Page 551, and designated by the Town of Nantucket Tax Assessor's office as Map 79, Lot 12; all as more particularly shown on an Easement Sketch Plan dated July 1, 2024 prepared for: Nantucket Memorial Airport and filed with the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board for Nantucket Memorial Airport Commission)*

## **ARTICLE 97**

### **(Real Estate Disposition: Utility Easement/16 Broad Street)**

To see if the Town will vote to authorize the Select Board to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across and upon a certain portion of Town-owned land known as 16 Broad Street, Assessor's Map 42.4.2, Parcel 30, shown on a sketch entitled "National Grid, 16 Broad St Nantucket, MA, Sketch to Accompany Easement for: the proposed install of (1) 3 phase switchgear module, and (2) sections of concrete encased conduit on private property; WR 30854670, Scale: NTS, Drawn By: AM, Date: 11/19/24"; said easement area being shown on a plan filed with the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 98**

### **(Real Estate Disposition: Utility Easement/Waitt Drive)**

To see if the Town will vote to authorize the Select Board to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such

purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across and upon a certain portions of Town-owned land shown as Lot 26, Lot 27, Lot 94 and Lot 95B, and a certain portion of the public way named Waitt Drive on a Plan of Land recorded with the Nantucket County Registry of Deeds as Plan No. 2024-13, and shown on a sketch entitled "National Grid, Inst. UG Primary conductors, Inst. 300kva padmounted XFMR, 19 Waitt Dr, Nantucket, Mass, 02554, Date: 12/3/2024, Designer: VAZQUEZJ, WR 30929294"; said easement area being shown on a plan filed with the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 99**

##### **(Real Estate Disposition: Conveyance of 7 Amelia Drive to The Nantucket Affordable Housing Trust Fund)**

To see if the Town will vote to authorize the Select Board to sell, convey or otherwise dispose of the fee title to a certain parcel of land located at 7 Amelia Drive, Nantucket, being a portion of Town Assessor's Map 67, Parcel 434, containing 7,756± square feet, and being shown as Lot 26 on a plan entitled "Lot & Road Way Layout Plan Road A (South) and Amelia Drive, Nantucket, Mass., prepared for Town of Nantucket," dated May 22, 2023, prepared by Blackwell & Associates, Inc., recorded with the Nantucket Registry of Deeds as Plan No. 2023-27, to The Nantucket Affordable Housing Trust for those purposes for which it is authorized by virtue of the Declaration of Trust dated February 8, 2010, recorded with said Registry of Deeds in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272, and amended by Second Amendment to Declaration of Trust dated February 20, 2024, recorded with said Deeds in Book 1967, Page 293, which may include the mixed use of the property for affordable housing and for commercial use by a lawfully organized non-profit corporation, on such terms and conditions as the Select Board deems appropriate.

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 100**

##### **(Real Estate Acquisition: 3, 5, 7 and 9 South Shore Road)**

To see if the town will vote to authorize the Town of Nantucket, acting through its Select Board, to acquire by purchase, gift or eminent domain, the land at 3, 5, 7, and 9 South Shore Road(Nantucket Assessors Map 67, Parcels 336, 336.9, 336.8, and 336.7), being 13 acres more or less, for the purposes of locating the new replacement Town-owned and town-operated nursing home Our Island Home; and for the purpose of