

Town and County of Nantucket Select Board • County Commissioners

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



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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
JUNE 5, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED JUNE 3, 2024***

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

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_dTilSq8mSnukjvHT0raAHA

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. Short-Term Rental Registration Program Update.
 3. Announcement: Nantucket Offshore Wind Community Fund Grant Awards.
 4. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS****
- VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
 1. Approval of Minutes of May 13, 2024 at 11:00 AM; May 22, 2024 at 10:00 AM; May 22, 2024 at 5:30 PM.
 2. Approval of Payroll Warrants for May 26, 2024.

3. Approval of Treasury Warrants for May 29, 2024; June 5, 2024.
4. Approval of Pending Contracts for June 5, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. KOBO Utility Construction Corp.: Request for Waiver of Town Noise Bylaw from 5:00 AM to 7:00 AM (7:30 AM after June 15th) from June 12, 2024 through June 26, 2024 at 6 Broad Street to Repair Electric Manhole Structure.
2. Airport:
 - a) Request for Increase to Fuel Revolver Cap.
 - b) Request for Borrowing Authorization for Grant Funded Capital Project for Environmental Monitoring.
3. Housing Office:
 - a) Affordable Housing Trust: Request for Authorization of Funding for:
 - 1) Housing Nantucket - House Recycling Grant for House Move to 66 Pochick Avenue.
 - 2) Richmond Great Point Development, LLC - Grant for the Buydown of Units in Phase V and VI in Meadows II known as Gooseberry Place.
 - b) Request for Approval and Execution for Documents in Connection with Meadows II Rental Housing Development Project:
 - 1) Certification of Compliance to Executive Office of Housing and Livable Communities for Project Compliance with Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants as amended of Meadows II Rental Housing Development Project.
 - 2) Any Other Necessary Documents Related to Funding of Buydown of Units in Phases 5 and 6 of Meadows II known as Gooseberry Place.
 - c) Request for Approval and Execution of Regulatory Agreement and Declaration of Restrictive Covenants for Ownership Project, Waitt Drive Project, between the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, the Town and Habitat for Humanity Nantucket, Inc.
4. Request for Select Board Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned "Proposed Drop-off Exhibit."
5. **Applicant Introduction/Review of Applications for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery**

Commission, Coastal Resiliency Advisory Committee, Conservation
Commission, Contract Review Committee (Human Services), Council for Human
Services, Council on Aging, Cultural Council.

IX. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Culture and Tourism Department.
2. Review of Solid Waste Facility Operations Request for Proposals and Waste Services Agreement.
3. Overview of Site Planning for 2, 4 and 6 Fairgrounds Road; Town-owned Lots on Waitt Drive and Ticcoma Way.

X. SELECT BOARD'S REPORTS/COMMENT

1. Select Board Short-Term Rental Subcommittee Update on Short-Term Rental Warrant Articles for September 17, 2024 Special Town Meeting.
2. Change Select Board Short-Term Rental Subcommittee Representative.
3. Committee Reports.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of Nantucket Preservation Trust of Historic District Commission Approval of Certificate of Appropriateness No. HDC2023-11-9542 to Demolish the Dwelling "Meridian" at 29 Commercial Wharf, Map 42.2.4, Parcel 3.

XII. 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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
June 5, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Revenue Agreements						
Grant	Culture & Tourism	ReMain Nantucket, LLC	(\$78,000)	For use by the Nantucket Cultural District for marketing and cultural events	N/A	Jan 1, 2024 - Dec 31, 2024
Subaward Agreement	Health & Human Services	New England Rural Health Association	(\$75,000)	For the Massachusetts State Office of Rural Health's Rural Vaccine Initiative	N/A	Jun 5, 2024 - Dec 31, 2024
Grant	Culture & Tourism	Community Foundation for Nantucket - Offshore Wind Community Grant	(\$28,164)	For "Visit Widget" phone application	N/A	May 1, 2024 - Oct 1, 2024
Grant	PLUS/HDC	Community Foundation for Nantucket - Offshore Wind Community Grant	(\$25,000)	For Historic Properties Survey Plan	N/A	May 1, 2024 - Oct 1, 2024
Grant	Public Works - Cemetery Commission	Community Foundation for Nantucket - Offshore Wind Community Grant	(\$25,000)	For Historic Coloured Cemetery Walking Tour	N/A	May 1, 2024 - Oct 1, 2024
Grant	Public Works	Community Foundation for Nantucket - Offshore Wind Community Grant	(\$25,000)	For solar panels on Nobadeer Field House	N/A	May 1, 2024 - Oct 1, 2024
Grant	Sewer	Community Foundation for Nantucket - Offshore Wind	(\$20,000)	For solar panels on Surfside Road Sewer Plant	N/A	May 1, 2024 - Oct 1, 2024

		Community Grant				
Grant	Town Administration/ Land Bank	Community Foundation for Nantucket - Offshore Wind Community Grant	(\$49,914)	For Washington St Resilience Project - Public Outreach Project	N/A	May 1, 2024 - Oct 1, 2024
No Funding Agreements						
Police Training Agreement	Police	George Haddad	N/A	For training of police cadets - 3-year commitment after Police Academy graduation	N/A	Jun 5, 2024 - Jun 4, 2027
Contractual Services						
Lease	Housing	Nantucket Affordable Housing Trust	\$45,600	For use of 8A Thirty Acres Ln for full-time Town employees and/or contract employees	Affordable Housing Trust Fund	May 1, 2024 - Apr 30, 2025
Lease	Housing	Nantucket Affordable Housing Trust	\$45,576	For use of 14 Somerset Rd for full-time Town employees and/or contracted employees	Affordable Housing Trust Fund	May 1, 2024 - Apr 30, 2025
Professional Services Agreement	Information Technology	LCN Networks	\$46,180.53	To replace existing network switches at Town Building, 16 Broad St	Article 10 2019 ATM	Jun 1, 2024 - Aug 31, 2024
Professional Services Agreement	Information Technology	LCN Networks	\$25,010.54	To expand existing wireless network at Department of Public Works	Article 10 2019 ATM	Jun 1, 2024 - Aug 31, 2024
Design Agreement	Our Island Home	SMRT, Inc.	\$4,252,762	Phase 2 (Design) of New Building for Our Island Home	Article 11 2022 ATM	May 1, 2024 - Jun 30, 2025
Professional Services Agreement	Our Island Home	Unitech Systems, LLC	\$2,608.25	Call system improvements	Article 12 2018 ATM	Jun 1, 2024 - May 31, 2025
Contract Amendment	Our Island Home	Pathfinder Tree Services, LLC	\$8,000	Addition of Our Island Home to Town landscaping contract	Our Island Home budget - Professional Services	Mar 1, 2023 - Feb 28, 2026

Professional Services Agreement	Public Works/Solid Waste Enterprise Fund	Ludlow Memorial Company, Inc.	\$88,440	Repair & replacement of fencing at Solid Waste Facility	Article 22 2022 ATM	May 15, 2024 - May 14, 2025
Purchase Agreement	Public Works	Standard Electric Supply Co., Inc.	\$16,165	Purchase of replacement decorative streetlight poles	Streetlight budget - Repair & Maintenance	Jun 5, 2024 - Jun 4, 2025
Professional Services Agreement	Town Administration	Tighe & Bond, Inc.	\$81,200	Professional engineering services for Francis St Beach Resilience Project	ReMain Grant	Jun 5, 2024 - Jun 4, 2025
Purchasing Advertising Agreement	Town Administration	The Inquirer & Mirror	Rates Vary	Bulk purchasing for newspaper advertising by Town	Town Departments budgets	May 31, 2024 - May 31, 2026



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	6/5/2024

Staff

Erika D. Mooney, Operations Administrator

Subject

KOBO Utility Construction Corp.: Request for Waiver of Town Noise Bylaw from 5:00 AM to 7:00 AM (7:30 AM after June 15th) from June 12, 2024 through June 26, 2024 at 6 Broad Street to Repair Electric Manhole Structure.

Executive Summary

National Grid has electric manhole structures on Broad Street. One in front of young's Bike Shop at 6 Broad St is in danger of collapse. KOBO has been hired by NGrid to repair the manhole structure and would like to do the work starting at 5:00 AM in order to avoid the bulk of the truck and "Strip" traffic during the day. The work is expected to take two days but a window is given in case of inclement weather and scheduling conflicts. The work will be coordinated with Town Administration.

Staff Recommendation

Approve the waiver of the Town Noise Bylaw

Background/Discussion

Chapter 101 (Noise) of the Town Bylaw, § 101-1(A)(5) states that "Operating or permitting the operation of any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool, or similar device used outdoors shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. [7:30 a.m. between June 15 and September 15 in each year, except for in the Old Historic District (OHD) as shown on the map entitled "Core Historic Districts," dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 5:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day] Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the tools are being used shall be prima facie evidence of a violation of this section."

§ 101-1(C) (Permit for relief.) (1) allows the Select Board to "issue a permit authorizing an activity which is likely to result in noise that would otherwise be prohibited by § 101-1A of this bylaw."

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

Noise impacts to the area.

Board/Commission Recommendation

N/A



Public Outreach

N/A

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

N/A

Attachments

Email from KOBO



From: [Paul Holt](#)
To: [Erika Mooney](#)
Subject: Re: Request for noise waiver
Date: Friday, May 31, 2024 12:36:45 PM

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

June 12 thru June 26th please

On Fri, May 31, 2024, 9:49 AM Erika Mooney <EMooney@nantucket-ma.gov> wrote:

What dates? Week of June 17?

Erika

Erika D. Mooney

Operations Administrator

Town of Nantucket

16 Broad Street, Room 113

Nantucket, MA 02554

508-228-7266

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

From: Paul Holt <paul.holt@koboutility.com>
Sent: Friday, May 31, 2024 6:55 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: Request for noise waiver

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

Good morning, KOBO Utility would like to ask for a waiver on noise bylaw for road work permits for broad street manhole cover repair in front of Youngs Bike shop. This area is well traveled and KOBO would like to attempt to work some off hours to ease traffic if possible

.

Thank you for your time



Agenda Item Summary

Agenda Item #	VIII. 2a.
Date	6/5/2024

Staff

Noah Karberg, via Brian Turbitt

Subject

Increase to Airport Fuel Revolver Cap.

Executive Summary

The Airport manages a Revolving Fund for fuel. The fund cap is determined 15 months prior to FY end based on staff estimates of demand and price. FY24 Cap was set based on then-current recessionary outlook. Instead, fuel prices and demand have remained strong. The Airport now needs to raise the cap from \$6.9M to \$8.8M to fund fuel purchases through the end of the FY.

Staff Recommendation

Recommend Adoption.

Background/Discussion

Fuel sales account for 18% of the Airport's FY24 budgeted revenue. The Airport can adjust the revolver without impacting revenue targets, as revenue target will still be met with the Cap increase. The increase will allow the Airport to buy fuel through June and have product on hand to meet FY25 budget revenue target, ensure safe and efficient operations, and support Island commercial, medFlight, and General Aviation activity.

Impact: Environmental ☐ Fiscal ☒ Community ☒ Other ☒

Fuel sales fund airport operations, pay down Airport Capital projects, and ensure safe and efficient Airport operations.

Board/Commission Recommendation

Airport Commission approved May 13th 2024.

Public Outreach

Discussed in public Session, AirCom May 13th, 2024

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

Airport Budget and Operational Item.

Attachments

PowerPoint (8 slides); Fuel Revolver Backup (1 page)



ACK Fuel Revolver

1. The Airport sells aviation fuel
2. Implemented through a “Revolving Fund”
 - Separately accounts for specific revenues that fluctuate w/demand
 - Allows for continuous replenishment of funds
3. Requires ACK to accurately predict fuel cost and demand 15 months in advance.
4. Request cap increase \$6.9M to \$8.8M

ACK Fuel Revolver

All airports rely on fuel sales as a primary revenue source.

- FY23 Operating Budget: \$2.5M (24% budgeted revenue)
- FY24 Operating Budget: \$2M (18% budgeted revenue)
- FY25 Operating Budget: \$2.2M (17% budgeted revenue)

Additional revenue above budget & Fuel Revolver funds used to pay off/down BAN's/debt.

\$9M+ in PFAS mitigation funded by ACK stewardship of the revolver.

ACK Fuel Revolver

Myth:

1. Airport wants to sell more fuel
2. There are more private jets so fuel sales are up
3. High fuel prices cause high ticket prices
4. Jet Blue must take a lot of fuel!

Reality

1. Fuel supply is already constrained
2. There are the same #, but they fly further
3. Fuel discounted for year-round providers
4. On an aircraft basis, American takes more fuel.



ACK Fuel Revolver

Statistics:

- Prior to COVID, ACK sold 1.3M gal Jet A, CAGR 4%
- Post COVID, 2.1M gal Jet A, CAGR 0% (supply issues).
- Commercial 30%, General Aviation 70%.

Planning Tools:

- General Aviation (*Commercial Aviation*):
 - **Capture Rate:** 30% (35% JBU, 100% others)
 - **Gal sold per arriving aircraft:** 80 (100 JBU, 550 others)
 - **Gal uplifted per sale:** 300 (100 JBU, 550 others)



ACK Fuel Revolver

FUEL REVOLVER INCREASE REQUEST AIRPORT COMMISSION MEETING 05/14/2024

AMOUNTS ARE ACTUAL

Anticipated fuel purchases based on loads needed to support Q4

		Gallons per Load	Total Gallons	Est Cost	Extended Cost
April	Jet	4	9,900	40,019	\$ 3.63 \$ 145,342
	100LL	1	8,309	8,309	\$ 5.75 \$ 47,754
May	Jet	15	9,900	148,500	\$ 3.98 \$ 591,030
	100LL	1	8,254	8,254	\$ 5.75 \$ 47,438 *
June	Jet	43	9,900	425,700	\$ 4.06 \$ 1,727,577
	100LL	1	8,500	8,500	\$ 5.92 \$ 50,317
65 total loads		Potential Fuel Purchases April - June 2024		\$ 2,609,457	

* Only expect to receive 1 load of AvGas for May 2024

Staff Work verifying FY24 Q4 demand and price. We had taken a conservative approach in Oct 23 based on recession indicators.

Operating \$ 5,047,134
\$ 11,947,734

FY2024 Budget

Revolver \$ 6,900,000
Operating \$ 2,000,000
\$ 8,900,000

Revolver Increase to \$8.8M

Total Purchases Allowed in the Fuel Revolver \$ 8,800,000

Purchases as of 03/31/2024 \$ 5,966,893

Anticipated Purchases (from above including actuals for April) \$ 2,609,457

\$ 8,576,350

Estimated fuel balance remaining in the fuel revolver \$ 223,650

Divided by \$37,000 (current average load of Jet A)

Revenue shift w/ increase to \$8.8M as of 04/30/24

Revolver \$ 8,800,000
Operating \$ 3,147,734 **
\$ 11,947,734

**Revenue would still exceed budgeted amount

6 # of additional loads if needed

ACK Fuel Revolver

FUEL REVOLVER INCREASE REQUEST

AMOUNTS ARE ACTUAL

AIRPORT COMMISSION MEETING 05/14/2024

Anticipated fuel purchases based on loads needed to support Q4

		Gallons per Load	Total Gallons	Est Cost	Extended Cost	<i>Fuel Revenue as of 04/30/24</i>
April	Jet	4	9,900	40,019	\$ 3.63 \$ 145,342	Revolver \$ 6,900,000
	100LL	1	8,309	8,309	\$ 5.75 \$ 47,754	Operating \$ 5,047,734
						\$ 11,947,734
May	Jet	15	9,900	148,500	\$ 3.98 \$ 591,030	
	100LL	1	8,254	8,254	\$ 5.75 \$ 47,438 *	
June	Jet	43	9,900	425,700	\$ 4.06 \$ 1,727,577	
	100LL	1	8,500	8,500	\$ 5.92 \$ 50,317	
65 total loads				Potential Fuel Purchases April - June 2024	\$ ★ 2,609,457	

* Only expect to receive 1 load of AvGas for May 2024

“What we’ve bought” +
“What we need to buy” +
“A Buffer” = \$8.8M

<u>Revolver Increase to \$8.8M</u>	
Total Purchases Allowed in the Fuel Revolver	\$ 8,800,000
Purchases as of 03/31/2024	\$ 5,966,893
Anticipated Purchases (from above including actuals for April)	\$ ★ 2,609,457
	\$ 8,576,350
Estimated fuel balance remaining in the fuel revolver	\$ 223,650
Divided by \$37,000 (current average load of Jet A)	6 # of additional loads if needed

<u>Revenue shift w/ increase to \$8.8M as of 04/30/24</u>	
Revolver	\$ 8,800,000
Operating	\$ 3,147,734 **
	\$ 11,947,734

**Revenue would still exceed budgeted amount

ACK Fuel Revolver

FUEL REVOLVER INCREASE REQUEST									
AIRPORT COMMISSION MEETING 05/14/2024									
AMOUNTS ARE ACTUAL									
<i>Anticipated fuel purchases based on load</i>									
April	Jet	4	9,900					145,342	
	100LL	1	8,309	8,309	\$	5.75	\$	47,754	
May	Jet	15	9,900	148,500	\$	3.98	\$	591,030	
	100LL	1	8,254	8,254	\$	5.75	\$	47,438	*
June	Jet	43	9,900	425,700	\$	4.06	\$	1,727,577	
	100LL	1	8,500	8,500	\$	5.92	\$	50,317	
65 total loads			Pot					2,609,457	
* Only expect to receive 1 load									
Total P								8,800,000	
Anticipated Purchases (from above including actuals for April)								5,966,893	
								2,609,457	
								\$	8,576,350
Estimated fuel balance remaining in the fuel revolver								\$	223,650
Divided by \$37,000 (current average load of Jet A)									6 # of additional loads if needed

By FY24 Q3 we had exceeded Operating budget need of \$2M.									
			<u>Fuel Revenue as of 04/30/24</u>						
			Revolver	\$		6,900,000			
			Operating	\$		5,047,734			
				\$		11,947,734			

W/cap increase we will still exceed Operating Budget need through FY24 Q3.									
			<u>FY2024 Budget</u>						
			Revolver	\$		6,900,000			
			★ Operating	\$		2,000,000			
				\$		8,900,000			

			<u>Revenue shift w/ increase to \$8.8M as of 04/30/24</u>						
			Revolver	\$		8,800,000			
			★ Operating	\$		3,147,734	**		
				\$		11,947,734			

**Revenue would still exceed budgeted amount

ACK Fuel Revolver

What will ACK do with any excess fund balances?

- Pay off the projects we took through CapCom/FinCom in 2024 cycle, clearing Town debt sheet.
- Build cash reserves for future Capital project needs
- Contribute to Employee Stabilization Fund
- Pay for future PFAS investigation and remediation

FUEL REVOLVER INCREASE REQUEST
AIRPORT COMMISSION MEETING 05/14/2024

AMOUNTS ARE ACTUAL

Anticipated fuel purchases based on loads needed to support Q4

		Gallons per Load	Total Gallons	Est Cost	Extended Cost	<u>Fuel Revenue as of 04/30/24</u>
April	Jet	4	9,900	40,019 \$	3.63 \$	145,342
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						Revolver \$ 6,900,000
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						\$ 11,947,734
May	Jet	15	9,900	148,500 \$	3.98 \$	591,030
	100LL	1	8,254	8,254 \$	5.75 \$	47,438 *
						<u>FY2024 Budget</u>
						Revolver \$ 6,900,000
						Operating \$ 2,000,000
						\$ 8,900,000
June	Jet	43	9,900	425,700 \$	4.06 \$	1,727,577
	100LL	1	8,500	8,500 \$	5.92 \$	50,317
65 total loads			Potential Fuel Purchases April - June 2024	\$	2,609,457	

* Only expect to receive 1 load of AvGas for May 2024

<u>Revolver Increase to \$8.8M</u>		<u>Revenue shift w/ increase to \$8.8M as of 04/30/24</u>	
Total Purchases Allowed in the Fuel Revolver	\$ 8,800,000	Revolver	\$ 8,800,000
		Operating	\$ 3,147,734 **
			\$ 11,947,734
Purchases as of 03/31/2024	\$ 5,966,893		
Anticipated Purchases (from above including actuals for April)	\$ 2,609,457		
	\$ 8,576,350		
Estimated fuel balance remaining in the fuel revolver	\$ 223,650		
Divided by \$37,000 (current average load of Jet A)	6	# of additional loads if needed	

**Revenue would still exceed budgeted amount



Agenda Item Summary

Agenda Item #	VIII. 2b.
Date	6/5/2024

Staff

Noah Karberg, via Brian Turbitt

Subject

Capital Approval Process for Grant-Funded Projects; 2021 Annual Town Meeting Article 94. Airport AIP Grant: "Continued Environmental Monitoring."

Executive Summary

The "Continued Environmental Monitoring Project" was developed by ACK and the FAA after the Capital process for FY25 was concluded. This grant is the best available option to ensure that ACK receives Federal and State funding share for ongoing monitoring requirements, where the duration of those monitoring requirements exceeds the time frame authorized under the FAA's 4-year statute. This Capital project was not able to undergo the traditional Capital review for previous CapCom-FinCom-ATM cycle. This Capital project also cannot be deferred to STM, as it is anticipated that the Airport would need to accept an FAA AIP grant in late July/early August. The Airport, Town, and Town Government Study Committee identified the temporal disconnect between ATM and FAA cycles and created Article 94 and the subsequent Bylaw Amendment for this exact circumstance.

Staff Recommendation

Recommend Adoption.

Background/Discussion

This borrowing will allow ongoing and continued rare species monitoring of State-listed plant species without interruption. This borrowing will support Airport and community sustainability goals for rare species management. This grant opportunity of \$400,000 (\$316,850 per Task Order) will be funded 90 by the FAA, 5% by MassDOT Aeronautics, and 5% Local Share.

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

Board/Commission Recommendation

Airport Commission approved May 13th 2024.

Public Outreach

Discussed in public Session, AirCom May 13th, 2024



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

Identified in Airport Capital Improvement Plan, Comprehensive Ecological Management Plan

Attachments

PowerPoint (5 slides).



ACK Continued Env Monitoring

1. The Procedure:

- 2021 ATM #94. ✓
- AG office review ✓
- For grant-funded projects out of sync w/ATM
- AirCom ✓
- FinCom
- SB
- Advertised

2. The Project:

- FAA AIP Grant
- 95% Funded, 5% ACK
- Task Order \$316,850, request \$400,000.
- Need realized after 2024 ATM cycle; contract authorization required late July/early August (prior to STM).

ACK Continued Env Monitoring

Project Purpose and Need:

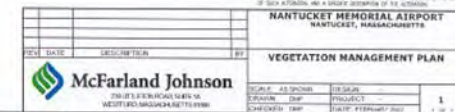
- ACK has a state-recognized and model rare species monitoring and improvement plan.
- Airport Capital projects may require ongoing monitoring: FAA funds ongoing monitoring when required by a Federal or State Agency (i.e. NHESP).
- NHESP requirements: up to 5-years post project.
- FAA projects: 4 year grant period (design to completion)

NEED: Find a funding vehicle that reconciles this.

SOLUTION: FAA issues a stand-alone AIP grant.



Work accomplished:



ACK Continued Env Monitoring

Figure 8: Center Triangle 2013 *Liatris* Numbers – dots do not represent plant within each block or plot.

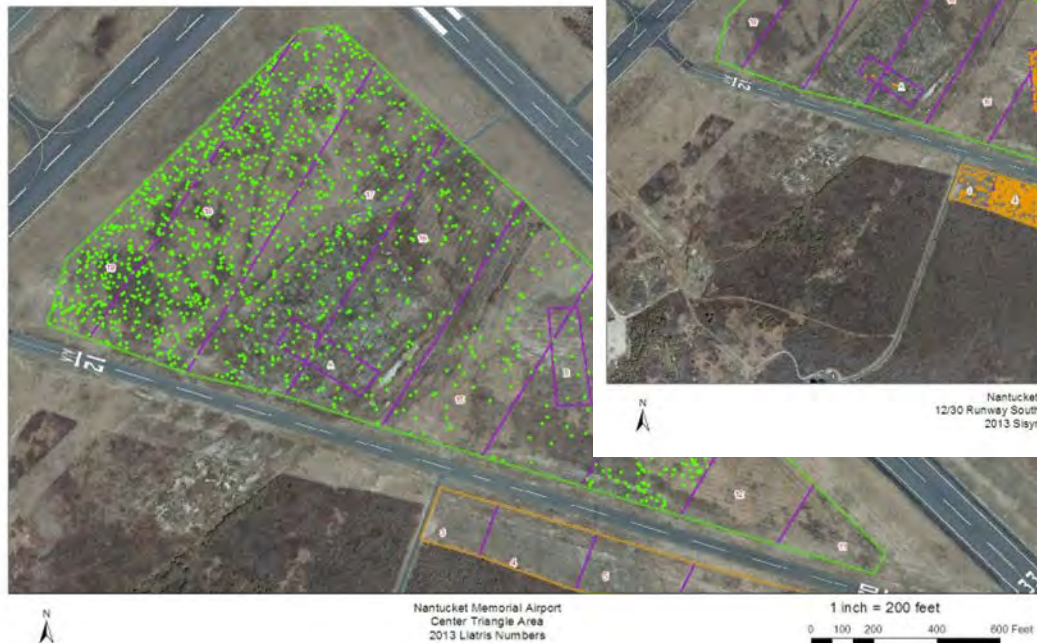


Figure 5: 12/30 Runway South and Center Triangle Areas 2013 *Sisyrinchium* Numbers – dots do not represent actual locations but are the relative density of the plant within each block or plot.



ACK Continued Env Monitoring



FinCom 6.4.24





Agenda Item Summary

Agenda Item #	VIII. 3a. 1.
Date	6/5/24

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request for Approval of funding for a grant up to \$450,000 to Housing Nantucket for their house-recycling program to move a home from 2Dukes Road to 66 Pochick Ave

Executive Summary

Housing Nantucket is requesting a grant through the Affordable Housing Trust to move a 1 BR cottage from 2 Dukes Road to 66 Pochick Ave and convert it into a 2 BR year-round affordable rental.

Staff Recommendation

Approve

Background/Discussion

Housing Nantucket is creating a 2 BR affordable rental home through the house-recycling program. The dwelling is a 1-bedroom, 1-bath cottage. Once moved to Housing Nantucket's land at 66 Pochick, it will be converted into a 2 Bedroom, 2 -bathroom cottage. The total cost of the house move and construction is \$560,000, with a grant up to \$450,000 being provided by the Trust.

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

In furtherance of the development of affordable / year-round housing.

Board/Commission Recommendation

The Affordable Housing Trust unanimously approved this grant at their 4/30/24 meeting

Public Outreach

N/A

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

Strategic Plan – Increasing year-round rentals

Attachments

- 1) Housing Nantucket Funding Request
- 2) Exhibit 1 - Building Photos
- 3) Exhibit 2 - Budget
- 4) Exhibit 3 - Timeline
- 5) Grant Agreement





75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

April 9, 2024

Mr. Brian Sullivan, Chair
Town of Nantucket Affordable Housing Trust Fund
16 Broad Street, Room 111
Nantucket, MA 02554

Re: Funding request to create a 2-bedroom affordable rental home through house-recycling

Dear Mr. Sullivan and members of the Affordable Housing Trust,

Thank you for your ongoing commitment to supporting community housing on Nantucket. We share your passion for this work and would like to propose a new collaboration opportunity.

Since 1994, Housing Nantucket has created community housing by repurposing houses slated for demolition. Last fall, we identified a 1-bedroom, 1-bath cottage available for relocation this spring. Located at 2 Dukes Road, the building was constructed in 1996 and is in very good condition. The homeowner agreed to donate the dwelling to our House-Recycling Program, and the building is scheduled to move over-the-road on May 15th. Exhibit 1 displays photographs of the dwelling.

We will relocate the cottage to our property at 66 Pochick Avenue, a 1.1 acre parcel with two, 2-bedroom affordable rentals already on the site. In preparation for this project, we installed a six-bedroom Innovative/Alternative Septic System to accommodate two additional bedrooms. Accordingly, plans are in place to expand the relocated cottage into a 2-bedroom, 2-bath structure. We have obtained estimates and engaged contractors to perform this work. See budget, timeline, target income and rent calculations attached in Exhibits 2 and 3.

The total cost to create this two-bedroom, 1,419 sq ft affordable rental unit is \$560,000. We are seeking a grant of up to \$450,000 from the Affordable Housing Trust to fund this initiative. The balance will be funded through our own fundraising efforts. Very soon, this home will be occupied by an income-qualified, year-round Nantucket family. Recorded deed-restrictions will ensure this dwelling will house low- and moderate-income residents in perpetuity.

Thank you for considering our request, and we look forward to discussing details with you soon.

Sincerely,

Anne Kuszpa, Executive Director



66 Pochick, North elevation



East elevation



South elevation



West elevation

66 Pochick - Phase III Timeline - 2024

[illegible]



Agenda Item Summary

Agenda Item #	VIII. 3a. 2.
Date	6/5/24

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request for Approval of funding for a buydown program at Meadows II Workforce Rental Housing Development Project Phase V and VI known as Gooseberry Place

Executive Summary

Following the successful Wildflower Place and Violet Place buydown and acceleration collaboration with Richmond Development, where 72 Nantucket Households are now living under new roofs, and where affordability was expanded and deepened, and where these units contributed to a new period of Safe Harbor, the Affordable Housing Trust is unanimously recommending moving forward with a third buy-down program at Gooseberry Place within Meadows II.

Staff Recommendation

Approve

Background/Discussion

The Affordable Housing Trust is recommending a \$6,725,000 grant to Richmond Development to buy-down the affordability of 12 market rate units to affordable rents in the Gooseberry Place development. Richmond Development is building 55 units of rentals in Gooseberry Place within Meadows II. Of these 55 units, only 15 were reserved for households making 80% AMI in their original LIP. The buy-down program would increase this to 27 of the 55 units being affordable and introduce rentals at the 110% AMI and 120% AMI. Development is already underway and the completion date is Fall 2024. The amendment of the Local Initiative Program (LIP) would make these units eligible for Safe Harbor and will be our "Plan B" to maintain Safe Harbor past the expiration date of December 11, 2024. The combination of these 55 units, along with 6 units of homeownership in Richmond's Sandpiper II, and 2 units of homeownership in Habitat's Waitt Drive development will create 62 units of SHI-eligible Affordable Housing and provide the Town with two years of safe harbor.

In Summary, the development would create:

1. 17 units at 80% AMI,
2. 5 units at 110% AMI,
3. 5 units at 120% AMI, and
4. 28 market-rate units.



The proposed collaboration would also create the opportunity for the Town of Nantucket to secure between five (5) and fifteen (15) units of the market-rate units through a Master Lease to be utilized and sublet exclusively for municipal-employee housing purposes.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

In furtherance of the development of affordable / year-round housing.

Board/Commission Recommendation

The Affordable Housing Trust unanimously approved this grant at their 4/30/24 meeting

Public Outreach

N/A

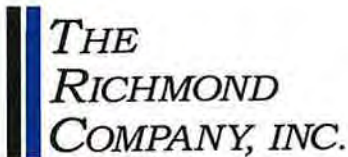
Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Strategic Plan – Housing Goal of remaining in Safe Harbor and providing greater housing opportunities to year-rounders

Attachments

- 1) Gooseberry Proposal
- 2) Grant Agreement





23 Concord Street
Wilmington, MA 01887
(978) 988-3900 • Fax (978) 988-3950

MEMORANDUM

To: Kristie L. Ferrantella, Housing Director
Cc: Brian Sullivan, Chair (Affordable Housing Trust Fund); and
Brian Turbitt, Finance Director
From: Andrew D. Burek, The Richmond Company, Inc.
Date: April 5, 2024
Re: Gooseberry Place (Phases V and VI) Affordability Buydown and
Employee Housing Proposal

.....

Dear Kristie,

This Memorandum is intended to serve as a summary of the critical terms and conditions of the contemplated “Gooseberry Place Buydown and Employee Housing Project” within The Richmond Company Inc.’s “Meadows II” Workforce Rental Development Project off Old South Road, Nantucket, Massachusetts. The details expressed herein, however, are by no means exhaustive of all terms and conditions as may be incorporated into a formal agreement and this document has been generated to serve as an aid to discussions between Richmond’s development team and the members of Nantucket’s Affordable Housing Trust Fund Board and their staff.

As you know, Phases V and VI of the Meadows II project consist of the construction of fifty-five (55) rental dwelling units in six (6) two-story buildings. The current legal and regulatory approvals for the project require that fifteen (15) of the fifty-five (55) new units operate under restriction requiring leases to households earning not more than 80% of Area Median Income (AMI), as adjusted for household size. All fifty-five (55) units will be eligible for certification to Nantucket’s Subsidized Housing Inventory (SHI) upon completion. The Town of Nantucket, through the Affordable Housing Trust Fund, has expressed desire that these units similarly be eligible for certification as inventory on Nantucket’s recent progress toward Housing Production Plan goals. Richmond proposes the following in effort to achieve the foregoing:

- 12 additional units within Phases V and VI of the Project will be subject to affordability restrictions, increasing the number of affordably restricted units from 15 units to 27 units.
- As modified, Phases V and VI will contain 28 market-rate units, 17 units restricted at 80% of AMI, 5 units restricted at 110% of AMI, and 5 units restricted at 120% of AMI. A proposed unit mix has been prepared and delivered to you contemporaneously with this Memorandum.

- Subject to further negotiation, and with a fuller understanding of the Town's housing needs, Richmond is willing to "Master Lease" an increment between five (5) and fifteen (15) of the market-rate units to the Town of Nantucket to be utilized and sublet exclusively for municipal-employee housing purposes. The minimum period of the Master Lease is proposed for a duration of not less than five (5) years with extension options to be determined.
- The Nantucket Affordable Housing Trust Fund will participate financially on the basis of the discounted value analysis accompanying this Memorandum. As calculated, modifications to the unit mix and affordability categories as herein proposed are projected to produce reductions in otherwise achievable project income over the period of analysis (understood to be reasonably consistent with the Town of Nantucket's long-term borrowing periods). Accordingly, Richmond proposes that a grant in the amount of \$6,725,000 be paid by the Affordable Housing Trust Fund at such time as: (1) the Project achieves substantial completion; and (2) all fifty-five (55) rental units are eligible for Recent Progress Housing Production Plan certification in Year 2024.
- If the Affordable Housing Trust Fund is inclined to proceed upon the terms described in this Memorandum, the transaction's proposed legal, regulatory, and financing modifications will additionally be subject to the review and approval of the Executive Office of Housing and Livable Communities (EOHLC) and the developer's first mortgagee, Eastern Bank.

Thank you for your attention to this matter. As always, we are grateful for the opportunity to work with Nantucket's Affordable Housing Trust Fund and look forward to discussing this matter with you in greater detail. If you have any immediate questions or concerns, please contact me by telephone at (617) 467-0192 or via e-mail delivered to aburek@richmondco.com.

Sincerely,



Andrew D. Burek

Enclosure

[END TO TEXT]

TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND

GRANT AGREEMENT FOR

Richmond Meadows Two P5P6, LLC

This GRANT AGREEMENT (the “Agreement”) is made on this ____ day of June, 2024 (the “Effective Date”), by and between the Town of Nantucket Affordable Housing Trust Fund, a municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County 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 271, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (the “Trust”), and Richmond Meadows Two P5P6, LLC (the “Grantee”), a Massachusetts limited liability company, having an address of 23 Concord Street, Wilmington, Massachusetts 01887.

WITNESSETH:

WHEREAS, Richmond Great Point Development, LLC (the “Developer”), a Delaware limited liability company, having an address of 23 Concord Street, Wilmington, Massachusetts 01887 presented a proposal to the Trust for the funding for the buy-down of the affordability levels of two (2) affordable units and the conversion of twelve (10) market rate units for rental to restricted income level households located at 1, 2&4, 3&5, 6, 7 and 8 Gooseberry Place, Nantucket and shown as Lot ____ on Land Court Plan No. 16514-____ (the “Property”) to be constructed in a fifty-five (55)-unit mixed income housing project by the Grantee on the Property, to be known as Phase V and Phase VI of the “Meadows II” Workforce Rental Housing Development Project (the “Project”) and upon further negotiation the lease of between five and fifteen market raate units to the Town of Nantucket to be sublet for municipal housing purposes for a minimum term of not less than five years(s) with options to extend to be determined; and

Commented [VM1]: Need Lot and Plan reference for Gooseberry Place

WHEREAS, the Project is subject to that certain Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) dated May 3, 2019 and registered with the Nantucket Registry District of the Land Court as Document No. 161871 and filed with Certificate of Title No. 24,872, and the Developer, in exchange for the Trust’s funding, has proposed to modify certain aspects of the Project, and the Regulatory Agreement, to convert two (2) units to affordable rental housing available to households earning from eighty (80%) percent of the annual median income (“AMI”), and to convert five (5) units of market rate rental housing to units for rent to households earning less than one hundred ten (110%) percent AMI and to convert five (5) units of market rate housing to units for rent to households earning less than one hundred twenty (120%) AMI; and

Commented [VM2]: Are there additional Regulatory Agreements that apply to Meadows II that are being modified?

WHEREAS, subject to Section 9 of the Regulatory Agreement, the Developer proposed to transfer, inter alia, the Property and rights to construct (as modified) Phase V and Phase VI of the Project to Grantee, and Grantee shall thereafter serve as the successor developer to Developer for purposes of owning, constructing, and operating Phase V and Phase VI of the Project; and

WHEREAS, the Developer has requested a grant in the amount of Six Million Seven Hundred Twenty-Five thousand (\$6,725,000.00) for the buy-down of affordable units and the increase in the number of restricted units in the Project;

WHEREAS, all of the units constructed in Phases V and VI will be subject to a perpetual affordable housing restriction held by the Town of Nantucket and will be eligible for certification to the Town of Nantucket's Subsidized Housing Inventory (SHI) on an expedited basis as a result of the Grant; and

WHEREAS, the votes of Article 28 and Article 37 of the 2019 Annual Town Meeting authorized the appropriation of funds for the Trust to develop affordable housing units in the Town of Nantucket, including the costs of construction of affordable housing units, provided the units are available to households with incomes of not less than 30% of the area median income of the Town of Nantucket (the "AMI") or more than 200% AMI, as most recently determined by the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, the Trust voted to award the total amount of the Grant in the amount of \$6,725,000.00, subject to conditions contained herein Developer for the construction of Phases V and VI of the Project, subject to Grantee's grant of an affordable housing restriction on the Property (or a modification thereto, as necessary) to be held by the Town of Nantucket, and subject to the Trust and Grantee entering into a mutually agreeable Grant Agreement..

WHEREAS, the Trust now wishes to enter into this Agreement with the Grantee to set forth the terms of the Grant;

NOW THEREFORE, the Trust and Grantee agree as follows:

1. Funding and Closing.

(A) As appropriated by Articles 28 and 37 of the 2019 Annual Town Meeting and approved by the Select Board, the Trust at a meeting held on _____, 2024 voted to award a grant to Grantee a total of \$6,725,000.00 (the "Grant Funds") on the condition that the Grantee shall use the Grant Funds only for the construction of the Project, and for the purposes of the Project incidental and related thereto, as set forth more particularly in the Developer's proposal, and this Agreement.

2. Conditions.

a) The Grantee shall construct the Project in accordance with the approved plans and specifications showing in detail the location, layout and size of the units, the landscaping and all other improvements to be constructed on the Property commencing the work on the Project within _____ from the date of the Effective Date (the "Commencement Date") and completing the Project within _____ months from the Commencement Date (the "Completion Date"), unless extended by the Trust for good cause. The Grantee is responsible for obtaining all requisite municipal approvals of the plans and specification.

- b) Excess or unused Grant Funds or Loan Funds will be returned to the Trust if the Project has not begun, or the Project has not been completed as provided for in the foregoing Section 2(a).
- c) The Grantee, the Town of Nantucket, and EOHLC shall enter into a Regulatory Agreement and Declaration of Restrictions (or modification thereof) on terms satisfactory to the Grantee and the Town, which shall require the Property to be used for affordable housing purposes in perpetuity, which shall survive foreclosure of any mortgages and/or other liens encumbering the Property, and grant the Town the independent permanent right to enforce the terms thereof without regard to whether EOHLC remains as a party thereto (the "Regulatory Agreement"). Seventeen (17) of the units shall be rented to households whose annual income does not exceed eighty percent (80%) AMI as determined by HUD, five (5) of the units shall be rented to households whose annual income does not exceed one hundred ten percent (110%) AMI and five (5) of the units shall be rented to households whose annual income does not exceed one hundred twenty percent (120%) AMI. For the avoidance of any doubt, the remaining twenty-eight (28) units in the Project may be rented to households at prevailing market rates without restriction. All the units in the Project must be eligible for inclusion in the Town's Subsidized Housing Inventory ("SHI"). All mortgages and other liens on the Property shall be subordinate to the Regulatory Agreement, or a modification thereof. Grantee shall construct the Project on the Property for affordable housing purposes, consistent with the Special Permit and the Regulatory Agreement.
3. Project / Grantee Contact. Grantee, from time to time during the term of this Agreement, shall identify in writing a contact person responsible for administration of the Project. Grantee's contact person shall be interchangeable throughout the term of this Agreement and shall be designated by Grantee together with written notice of each change. Initially the individual responsible for administration of the Project shall be Philip Pastan, as he is the Manager of the Grantee.
4. Budget/Other Sources of Funding. Prior to the commencement of the Project, Grantee must submit a complete project budget to the Trust for its review and approval that accounts for (a) the expenditure of all funds awarded under this Agreement; and (b) the identity and amounts of all other sources of funding, if any, to complete the Project. If the Trust determines that the Loan Funds have been spent on goods and/or services not included in the Project budget, the Trust may withhold additional payments until detailed invoices are presented for review and approval by the Trust.
5. Payments. The Trust shall not disburse the Grant Funds pursuant to this Agreement until the Grantee has title to the Property; the Project is substantially completed, which is defined as the issuance of the Certificates of Occupancy for all of the units in the Project; and all fifty-five (55) rental housing units are eligible for Recent Progress Housing Production Plan Certification in Year 2024. Notwithstanding anything herein to the contrary, if the actual total cost of the Project is more than the Grant Funds (the difference between the two amounts referred to hereinafter as the "Excess", the Trust shall have no obligation to pay the Excess.

Commented [VM3]: Which Developer? Grantee will hold title to this Project- is the Richmond Great Point Development or Richmond Meadows Tow P5P6?

Commented [VM4]: Is there a specific date to be included for Certification to keep "safe harbor"?

The Grantee is obligated to perform the work in a good and workmanlike manner and in compliance with the approved plans and specifications for the Project.

6. Liability of the Trust. The Trust's liability hereunder shall be to make the payments specified in Section 1 of this Agreement, provided that the conditions set forth in Sections 2 and 5 have been satisfied by Grantee, and the Trust shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the Trust or any elected or appointed official or employee of the Trust, or their successors in office, personally liable for any obligation under this Agreement.
7. Indemnification. Grantee shall indemnify, defend, and hold the Trust and its officers, employees, servants and agents harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorneys' fees, arising out of or relating to Grantee's performance of the Project, the condition of the Property, or the negligence or misconduct of Grantee or Grantee's agents or employees.
8. Reports; Inspection. Grantee shall provide the Trust with progress reports during the construction period at three (3)-month intervals beginning sixty (60) days from the Effective Date, for so long as the Project is not completed and until final notification within thirty (30) days after the completion of the Project. The Trust shall have the right, upon reasonable request, to inspect the work of Grantee upon reasonable advance notice and in the presence of an agent of Grantee, including the right to enter the Property.
9. Public Records; Grant Documents. All documents relating to the Project, including, but not limited to, photographs, videos, etc., submitted to the Trust shall become the property of the Town and this Agreement shall be available for use by the Trust and available by the public under the Massachusetts Public Records Law.
10. Record Keeping. Grantee agrees to keep, for a period of six (6) years after construction of the Project is completed, such records with respect to the utilization and the proceeds of this Agreement as are kept in the normal course of business and such additional records as may be required by the Trust. Grantee further agrees to make these records available to the Trust upon written request.
11. Assignment. This Agreement may not be sold, assigned, conveyed, and otherwise transferred by Grantee, without the Trust's prior written consent subject, however, to the limitations or restrictions contained in the Regulatory Agreement.¹²
12. Termination. In the event Grantee fails to fulfill all obligations under the terms of this Agreement, as determined by the Trust, and such failure is not cured within forty-five (45) days after the Trust has given written notice to Grantee specifying such failure, the Trust shall have the right, in its sole discretion, to terminate this Agreement upon written notice to Grantee. Upon receipt of said termination notice, Grantee shall cease to incur additional expenses in connection with this Agreement. Upon termination, and subject to the Loan Documents, the Trust shall be free to pursue any available rights or remedies, including without limitation, recapture of Loan Funds as set forth in Section 13 below. Upon the expiration or earlier

termination of this Agreement, all rights and obligations of the parties hereunder shall expire and be of no further force and effect, except that the provisions of Sections 2, 6, 7, 10, 12, 13, and 18 shall survive said expiration or earlier termination.

13. Return of Funds. In the event Grantee fails to fulfill all obligations under the terms of this Agreement and this Agreement is terminated pursuant to Section 12, any Grant Funds or Loan Funds granted to Grantee under this Agreement and not yet expended shall be returned forthwith to the Trust without further expenditure thereof. If Grantee fails to fulfill its obligations under the terms of this Agreement as a result of negligent or intentional acts or omissions of Grantee or its agents, employees, contractors or invitees, Grantee shall be liable to repay to the Trust the entire amount of the Grant Funds and Loan Funds provided under this Agreement, and the Trust may take such steps as are necessary, including legal action, to recover such funds. Any Grant Funds or Loan Funds so returned or recovered shall be placed in the Trust's account. In the event that the Trust takes legal action under this Agreement, Grantee shall pay any and all costs, including reasonable attorneys' fees, expended for the enforcement of this Agreement.
14. Compliance with Laws. Grantee shall comply with all Federal, State and local laws, rules, regulations and orders applicable to the Project, such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits, and approvals required in connection with the Project. No local permit or license is waived by the award of this grant.
15. Notice. Any and all notices, or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the parties at the addresses set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service, when deposited with such delivery service.
16. Severability. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Grant Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
17. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and Grantee submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Grant Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Grant and Loan Agreement on the day and year first written above.

GRANTOR / TRUST:

GRANTEE:

TOWN OF NANTUCKET
AFFORDABLE HOUSING TRUST
FUND

RICHMOND MEADOWS TWO P5P6, LLC

By its Board of Trustees

By: _____
Name: Philip Pastan, its Manager

Brian Sullivan, Trustee and Vice-Chair



Agenda Item Summary

Agenda Item #	VIII. 3b.
Date	6/5/24

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request for Approval and Execution for Documents in Connection with Meadows II Workforce Rental Housing Development Project Phase V and VI known as Gooseberry Place

- 1) Certification of Compliance to Executive Office of Housing and Livable Communities (EOHLC) for Project Compliance with Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants as amended of Meadows II Rental Housing Development Project; and
- 2) Any Other Necessary Documents Related to Funding of Buydown of Units in Phases 5 and 6 of Meadows II known as Violet Place

Executive Summary

Following the successful Wildflower Place and Violet Place buydown and acceleration collaboration with Richmond Development, where 72 Nantucket Households are now living under new roofs, and where affordability was expanded and deepened, and where these units contributed to a new period of Safe Harbor, the Affordable Housing Trust is unanimously recommending moving forward with a third buy-down program at Gooseberry Place within Meadows II.

The next step in the process is to submit an amended LIP application to the Executive Office of Housing and Livable Communities (EOHLC). This would make the units eligible for inclusion on our SHI list and certification of our Housing Production Plan to maintain Safe Harbor past December 11, 2024.

Staff Recommendation

Approve

Background/Discussion

The Affordable Housing Trust is recommending a \$6,725,000 grant to Richmond Development to buy-down the affordability of 12 market rate units to affordable rents in the Gooseberry Place development. Richmond Development is building 55 units of rentals in Gooseberry Place within Meadows II. Of these 55 units, only 15 were reserved for households making 80% AMI in their original LIP. The buy-down program would increase this to 27 of the 55 units being affordable and introduce rentals at the 110% AMI and 120% AMI. Development is already underway and the completion date is Fall 2024. The amendment of the Local Initiative Program (LIP) would make these units eligible for Safe Harbor and will be our "Plan B" to maintain Safe Harbor past the expiration date of December 11, 2024. The combination of these 55 units, along with 6 units of homeownership in Richmond's Sandpiper II, and 2



units of homeownership in Habitat's Waitt Drive development will create 62 units of SHI-eligible Affordable Housing and provide the Town with two years of safe harbor.

In Summary, the development would create:

1. 17 units at 80% AMI,
2. 5 units at 110% AMI,
3. 5 units at 120% AMI, and
4. 28 market-rate units.

The proposed collaboration would also create the opportunity for the Town of Nantucket to secure between five (5) and fifteen (15) units of the market-rate units through a Master Lease to be utilized and sublet exclusively for municipal-employee housing purposes.

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

In furtherance of the development of affordable / year-round housing.

Board/Commission Recommendation

The Affordable Housing Trust unanimously approved this grant at their 4/30/24 meeting

Public Outreach

N/A

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

Strategic Plan – Housing Goal of remaining in Safe Harbor and providing greater housing opportunities to year-rounders

Attachments

- 1) Gooseberry Proposal
- 2) Certificate of Compliance
- 3) Memorandum of Understanding
- 4) LIP Amendment



LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

(3rd) Minor Modification and Acceleration of Construction / Occupancy
Previously Approved Local Action Units (LAU)
(Phases V and VI) of “Meadows II” Rental Apartments Development Project
1, 2&4, 3&5, 6, 7, and 8 Gooseberry Place - Town of Nantucket

55 Unit Phase (Phases V and VI) of 225 Unit Project
(27 Units will be AMI Restricted Units, 24 Units will be Market Rate Units)
17 Units will be Restricted to 80% AMI Qualified Households
5 Units will be Restricted to 110% AMI Qualified Households
5 Units will be Restricted to 120% AMI Qualified Households

Richmond Meadows Two P5P6, LLC (Project Sponsor / Developer)
Richmond Great Point Development, LLC (Project Sponsor / Developer)
Town of Nantucket (Municipal Agency / Applicant)

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Executive Office of Housing and Livable Communities (EOHLC), as successor agency to the Department of Housing and Community Development (DHCD), to encourage communities to produce affordable housing for low and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Massachusetts General Laws Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than comprehensive permits*; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

EOHLC shall certify units submitted as LAUs if they meet the requirements of 760 CMR 56.00 and the LIP Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the **EOHLC website at www.mass.gov/eohlc**.

To apply, a community must submit a complete, signed copy of this application to:

Executive Office of Housing and Livable Communities
100 Cambridge Street, Suite 300
Boston, MA 02114

Attention: Alyxandra Sabatino, LIP/HOP Coordinator
Telephone: 617-573-1328
Email: Alyxandra.sabatino@mass.gov

Community Support Narrative, Project Description, and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement.

Description of the Project

The “Meadows II” Rental Apartments Development Project is a 225 unit mixed-income rental apartment community which is being developed in multiple phases on a total of +/- 14 acres of land, located in a campus-style community within Orchid Place, Iris Place, Clover Place, Wildflower Drive, Beach Grass Road, Violet Place, and Gooseberry Place (south of Old South Road) in the Town of Nantucket.

The subject application seeks approval for a 3rd minor modification to the originally approved project and the prior LAU certification, which was issued for the overall project by the Department in May of 2019, and was previously amended in June of 2021 and in December of 2022. This current (3rd) modification is comprised of:

(1) A change (addition of twelve (12)) in the total number of AMI restricted units to be developed within a 55-unit component of the overall (225 unit) project by restriction, in perpetuity, of an even amount of otherwise unrestricted market-rate rental units;

(2) A continued diversification of the maximum household income limits which will be applicable to the AMI restricted units within this 55-unit component of the overall (225 unit) project, to include units targeted toward households earning household incomes requiring higher AMI limits than the traditional 80% limit resulting from the higher costs and earnings specific to the Nantucket community; and

(3) Incorporation of a municipal employee housing preference for ____ units of unrestricted market-rate housing within this 55-unit component of the overall (225 unit) project, as follows: .

Phases V and VI of the “Meadows II” Rental Apartments Development Project are comprised of an increment of 5-units, to be developed within a series of six (6) garden-style (two-story) buildings, designed as a campus-style layout with surface parking.

Per statutory and applicable EOHLC requirements, the AMI restricted units will not be identifiable as such, will be integrated / blended into the project, and will be the same as the market rate units in terms of size, layout, finishes, and features.

The (55-unit) current phases (and the overall 225 unit project) will continue to meet and / or exceed the performance standards which have been set forth in the Town of Nantucket “Workforce Housing Rental Community” zoning, which was originally approved at a Special Town Meeting (STM) of the Town of Nantucket conducted in November of 2015, and was subsequently codified in Chapter 139 of the Town of Nantucket Code as §139-8D, in December of 2015.

Phase I of the overall project (which is comprised of a total of 98-units) was completed in late 2021. Phase II of the overall project (which is comprised of a total of 24-units) was completed in the summer of 2022. Phases III and IV of the overall project (which combined comprise a total of 48-units) were completed in the spring of 2024. All units within the aforementioned phases are leased and occupied, including all 60 of the AMI

restricted units and all 110 of the market rate units located within these four (4) phases of the Project.

Regulatory Context and Objectives

- Based upon guidance previously provided by the Department, it is the understanding of the parties that upon the issuance of building permits, all fifty-five (55) of the units which comprise Phases V and VI of the Project will first become eligible for certification and listing upon the Town of Nantucket's Subsidized Housing Inventory (SHI) in accordance with the requirements and provisions of the EOHLC LIP / LAU guidelines, because they have never previously been eligible to be counted on the SHI list at any time. The eligibility for certification of these fifty-five (55) units will first occur at the time (and during the year) of the issuance of building permits.
- Additionally, and assuming approval of this (3rd) minor modification by EOHLC, the parties anticipate that these (previously not yet eligible) LAU unit will become eligible as "recent progress" toward Housing Production Plan goals upon the request of the Town of Nantucket. It is the understanding of the parties that certification of these fifty-five (55) LAU units will permit the Town of Nantucket to continue to assert so-called "safe harbor" in accordance with the provisions of 760 CMR 56.03(4)(f) Massachusetts General Laws Chapter 40B.

Site History / Context

As described by the applicant in prior Project materials, the subject site had been previously developed for a range of industrial uses, principally as an asphalt plant and gravel pit, which in recent years, prior to its revitalization and development for housing, had been primarily utilized for the storage of surplus / salvaged vehicles, construction equipment, and debris.

Primary Project Objectives

Construction of Phases V and VI of the "Meadows II" Rental Apartments Development Project will result in the continuation of the reclamation of a blighted and underutilized area, and continuing to generate meaningful new housing opportunities for underserved households which make significant contributions to the underlying economy of the Nantucket community. Phases V and VI of the "Meadows II" Rental Apartments Development Project will make available new, high quality, affordable and market-rate rental units which continue to be desperately needed on Nantucket, principally due to the lack of available rental housing and new construction of affordable housing of all types. Delivery of these additional units into the local housing inventory will serve to continue to incrementally mitigate the extremely high cost of market-rate rental housing which makes up the highest proportion of presently available stock within the Nantucket community.

Fulfilment of the Local Action Requirement by the Town of Nantucket

The Town of Nantucket fulfilled the local action requirement with respect to the overall project and the proposed modification to Phases V and VI of the Project, in cooperation with the Project Developer, by initiating and / or completing the following specific actions:

- (1) Supporting the Project Developer's citizen's petition to place on the Warrant of the Special Town Meeting held on November 9, 2015, certain articles, to wit Articles 1 and 2, which were duly adopted by said Special Town Meeting, enacting a new "workforce housing" zoning bylaw, which is incentive based, primarily utilizing density bonus and permit streamlining as trade-offs for the provision of higher proportions of AMI restricted affordable units that will be restricted in perpetuity;
- (2) Incorporating and codifying this Special Town Meeting approval as Chapter 139, Section 139-8(D) (Residential Development Options) of the Town of Nantucket Code; and
- (3) Issuing a Special Permit by the Town of Nantucket Planning Board for the development of the project on February 23, 2017.

The Town of Nantucket, acting by and through its Select Board, also entered into a cooperative Memorandum of Agreement (MOA) with the Project Developer, dated November 9, 2015, setting forth the obligations and responsibilities of the respective parties as related to the filing of applications for the proposed project as the first to be reviewed under the (then new) workforce housing zoning bylaw provisions, which specifically anticipated the submittal of an application for approval of the project to DHCD under the Local Initiative Program (LIP).

Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other municipal officer is designated to be the chief executive officer under the provisions of a local charter

Signature: _____

Print Name: Brooke Mohr, Chair

Town of Nantucket Select Board

Date: _____

Chair, Local Housing Partnership:
(as applicable)

Signature: _____

Print Name: Brian Sullivan, Chair

**Town of Nantucket Affordable Housing
Trust Fund**

Date: _____

Municipal Contact Information: Town of Nantucket

Chief Executive Officer

Name **Brooke Mohr, Chair**
Address **Town of Nantucket Select Board**
16 Broad Street, 1st Floor, Nantucket MA 02554
Phone **(508) 228-7255, Ext. # 1**
Email **bmohr@nantucket-ma.gov**

Town Administrator/Manager

Name **C. Elizabeth Gibson, Town Manager**
Address **Town of Nantucket**
16 Broad Street, 1st Floor, Nantucket MA 02554
Phone **(508) 228-7200, Ext. # 7305**
Email **TownManager@nantucket-ma.gov**

City/Town Planner (if any)

Name **Leslie Woodson Snell, Director of Planning**
Address **Town of Nantucket Planning & Land Use Services**
2 Fairgrounds Road, Nantucket MA 02554
Phone **(508) 325-7587, Ext. # 7025**
Email **LSnell@nantucket-ma.gov**

City/Town Counsel

Name **John W. Giorgio, Esq.**
Address **KP Law, P.C.**
101 Arch Street, 12th Floor, Boston MA 02110
Phone **(617) 654-1705**
Email **jgiorgio@k-plaw.com**

Chairman, Local Housing Partnership (if any)

Name **Brian Sullivan, Chair**
Town of Nantucket Affordable Housing Trust Fund
Address **3 East Chestnut Street, Nantucket MA 02554**
Phone **(508) 228-7200, Ext. # 7023**
Email **sully@fishernantucket.com**

Community Contact Person for this project

Name **Kristie L. Ferrantella, Housing Director**
Address **Town of Nantucket Administration**
16 Broad Street, Nantucket MA 02554
Phone **(508) 228-7200, Ext. # 7023**
Email **kferrantella@nantucket-ma.gov**

The Project

Developer(s):

Name **Richmond Meadows Two P5P6, LLC**
Address **23 Concord Street, Wilmington MA 01887**
Phone **(978) 988-3900 Ext. # 16 (Philip Pastan, Manager)**
Email **ppastan@richmondco.com**

Name **Richmond Great Point Development, LLC**
Address **23 Concord Street, Wilmington MA 01887**
Phone **(978) 988-3900 Ext. # 16 (Philip Pastan, Manager)**
Email **ppastan@richmondco.com**

Is your municipality utilizing any HOME or CDBG funding for this project? ☐ Yes ☒ No

Local tax rate per thousand **\$ 3.13 (residential) per \$1,000** for Fiscal Year **2024**

Site Characteristics

<u>Project Style</u>	<u>Total # of Units</u>	<u># of Units Proposed for LAU Certification</u>
Detached single-family house	0	0
Rowhouse/townhouse	0	0
Duplex	0	0
Multifamily house (3+ family)	0	0
Multifamily rental building(s)	55	27
	(Phases V and VI)	(Phase V and VI)
Other (specify)	0	0

Unit Composition

Type of Unit:	# of Units	# of BRs	# of Baths	Gross Square Feet	Livable Square Feet	Proposed Rents	Proposed Condo Fee
Condo Ownership Fee Simple Ownership Rental (Total for Phases V and VI)	55	—	—	—	—	See Below (Monthly) *	Not Applicable (Rental)
Affordable: (80% AMI)							
Studio Units	5	1	1	—	—	1,593	n/a
1 BR Units	6	1	1	—	—	1,816	n/a
2 BR Units	4	2	2	—	—	2,009	n/a
3 BR Units	2	3	3	—	—	2,206	n/a
Affordable: (110% AMI)							
Studio Units	0	n/a	n/a	n/a	n/a	n/a	n/a
1 BR Units	4	1	1	—	—	2,730	n/a
2 BR Units	1	2	2	—	—	3,139	n/a
3 BR Units	0	n/a	n/a	n/a	n/a	n/a	n/a

Affordable: (120% AMI)							
Studio Units	2	1	1	_____	_____	1,950	n/a
1 BR Units	1	1	1	_____	_____	2,730	n/a
2 BR Units	2	2	2	_____	_____	3,445	n/a
3 BR Units	0	n/a	n/a	n/a	n/a	n/a	n/a
Market Rate:							
Studio Units	7	1	1	_____	_____	2,300	n/a
1 BR Units	9	1	1	_____	_____	3,200	n/a
2 BR Units	7	2	2	_____	_____	4,200	n/a
3 BR Units	5	3	3	_____	_____	6,000	n/a

***Note:** The Monthly Rents shown for the “Affordable” Units are Net Rents (Net of the Applicable Utility Allowances) Based on the applicable range of FY 2023 Department of Housing and Urban Development (HUD) (80% AMI, 110% AMI, and 120% AMI) Income Limits and Formulas for Nantucket County.

Please attach the following documents to your application:

1. Documentation of municipal action (e.g., copy of special permit, CPA funds, land donation, etc.)
2. Long-Term Use Restrictions (request documents before submission):

For ownership projects, this is the Regulatory Agreement for Ownership Developments, redlined to reflect any proposed changes, and/or the model deed rider.

For rental projects, this is the Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.

For HOME-funded projects, this is the HOME covenant/deed restriction. When attaching a HOME deed restriction to a unit, the universal deed rider cannot be used.

3. Documents of Project Sponsor's (developer's) legal existence and authority to sign the Regulatory Agreement:
 - appropriate certificates of Organization/Registration and Good Standing from the Secretary of State's Office
 - mortgagee consents to the Regulatory Agreement
 - Trustee certificates or authorization for signer(s) to execute all documents
 - Copy of Site Plan
4. For Condominium Projects Only: The Master Deed with schedule of undivided interest in the common areas in percentages set forth in the condominium master deed
5. For Rental Projects Only: A copy of the lease with lease addendum and Local Housing Authority's current Utility Allowances
6. MEPA (Massachusetts Environmental Policy Act) environmental notification form (ENF) for new construction only (request form before submission)
7. Affirmative Fair Marketing and Lottery Plan, including:
 - ads and flyers with HUD Equal Housing Opportunity logo
 - informational materials for lottery applicants
 - eligibility requirements
 - lottery application and financial forms
 - lottery and resident selection procedures
 - request for local preference and demonstration of need for the preference
 - measures to ensure affirmative fair marketing, including outreach methods and venue list
 - name of Lottery Agent with contact information

See Section III of the Comprehensive Permit Guidelines at: <http://www.mass.gov> (enter LIP 40b guidelines in Search field) for more information.

PLEASE contact our office if you have any questions: 617-573-1328.



Agenda Item Summary

Agenda Item #	VIII. 3c.
Date	6/5/2024

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request of approval and execution of regulatory agreement and declaration of restrictive covenants for ownership project at 5, 7, and 9 Waitt Drive.

Executive Summary

This is a routine request for the approval and execution of the Regulatory Agreement for the six ownership units Habitat for Humanity is developing at Waitt Drive. The document is reviewed by Town Counsel, EOHLC and Habitat for Humanity. The six units have been approved for our Subsidized Housing Inventory (SHI) list.

Staff Recommendation

Approve and execute the Regulatory Agreement.

Background/Discussion

The approval and execution of the Regulatory Agreement secures the long-term affordability of the homes at the 80% AMI or less level and further ensures their long-term inclusion in our SHI.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

In furtherance of the development of affordable / year-round housing.

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

Strategic Plan – Housing

Attachments

- 1) Regulatory Agreement





Agenda Item Summary

Agenda Item #	VIII. 4.
Date	6/5/2024

Staff

Erika D. Mooney, Operations Administrator

Subject

Request for Select Board Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned "Proposed Drop-off Exhibit."

Executive Summary

The Planning Board issued a Major Commercial Development Special Permit for The Brant, located at 6-8 N Beach St, in 2022. It has come to Town Administration's attention that condition 8 of the Special Permit states that the applicant shall install, construct, maintain and operate the improvements shown on the plan captioned "Proposed Drop-off Exhibit" (see attached plan) which will require the reconfiguration of the Town sidewalk on N Beach St into the property at 6-8 N Beach St. As a result of a portion of the public sidewalk possibly being relocated onto private property, the owner of 6-8 N Beach St would need to grant an easement to the Town which will have to be accepted. I asked the Director of Planning what would happen if the Select Board was not in favor of the proposed pull-off and easement; her response was that "the Select Board/County Commission decision to not accept whatever it is that the Planning Board required does not constitute a lack of compliance with the special permit or subdivision approval."

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A



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

N/A

Attachments

Planning Board Special Permit

Plan





Nantucket Planning Board

APPROVAL OF A SPECIAL PERMIT FOR A MAJOR COMMERCIAL DEVELOPMENT "MCD" Planning Board File #PLSP-2021-12-0159

"The Brant"

Applicants/Owners:
BPC 6 North Beach Street, LLC
8 North Beach Street, LLC
BPC 4 Dolphin Court, LLC

6 North Beach Street, 8 North Beach Street, 4 Dolphin Court
Nantucket Tax Assessors Map 42.4.2, Parcels 65, 65.1, & 65.2
Commercial Neighborhood ("CN") zoning district

Lot 4, Land Court Plan 9545-D
Certificate # 28433
Lot 10, Land Court Plan 9545-F
Certificate #28435
Lot 11, Land Court Plan 9545-F
Certificate #28434
Nantucket Registry District of Land Court

February 14, 2022

Proposal and Description of Project

The Nantucket Planning Board held public hearings on January 10, 2022, February 14, 2022, and October 13, 2022 to consider the application of BPC 6 North Beach Street, LLC, 8 North Beach Street, LLC, and BPC 4 Dolphin Court, LLC (the "Applicants") for a Major Commercial Development ("MCD") Special Permit pursuant to Sections 139-11 ("Major Commercial Development") and 139-30 ("Special Permit") of the Nantucket Zoning Bylaw for a guesthouse. Additionally, the Applicant is proposing waivers for Inclusionary Housing, On-Site Parking, and Site Plan Review.

The Applicants propose to alter and extend two existing guest houses located at 6 and 8 North Beach Street, convert an existing single-family home at 4 Dolphin Court into a guest house, and construct a new ancillary guesthouse, cabana and swimming pool. While "guesthouse" is a use allowed by right in the Commercial Neighborhood zoning district, pursuant to Section 139-11, a Major Commercial Development is required when 6 North Beach Street, LLC/8 North Beach Street, LLC/ 4 Dolphin Court, LLC – Major Commercial Development "MCD" Special Permit – 6 N Beach Street, 8 N Beach Street, and 4 Dolphin Court

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NANTUCKET
TOWN CLERK

the guesthouse units exceeded ten (10) and/or when the interior space related to the commercial use exceeds 4,000 sq ft. As proposed, there will be a total of twenty-nine (29) guest rooms between the three lots and four structures.

Pursuant to Section 139-18, a total of eighteen (18) off street parking spaces are required. The Applicant proposes to provide two (2) onsite parking spaces. A full-service shuttle will be provided for all guests as well as accommodation for a handicap vehicle. Additionally, bike racks will be provided on-site, employees will be prohibited from parking on-site, and NRTA passes will be available to all guests and employees.

The existing guesthouse at 6 North Beach Street contains eight (8) guestrooms. The Applicant proposes to reconfigure the guesthouse to contain six (6) guest rooms and two (2) staff rooms. There will be no structural changes to the existing structure at 6 North Beach Street.

The existing guesthouse at 8 North Beach Street contains eleven (11) guest rooms. The Applicant proposes a conforming addition on the southerly side of the existing structure and to reconfigure the layout to reduce to ten (10) guest rooms.

The existing five (5) bedroom single family dwelling at 4 Dolphin Court will be converted to a guesthouse. The Applicant proposes a conforming addition to the southerly side of the structure and to reconfigure the structure to include eight (8) guest rooms.

Additionally, the Applicant is proposing to construct a new structure that will contain two (2) guest room suites as well as a guest services area. Other improvements include a 9' x 16' swimming pool, hardscaping, walkways, various decking, and a specified trash depository area. The existing driveway access from North Beach Street will be converted to a pedestrian walkway and a vehicular access from Dolphin Court will be utilized.

Basis of the Findings

A public hearing was held on January 10, 2022, continued to February 14, 2022 and then re-opened and heard on October 13, 2022 at which time the Planning Board heard testimony from the Applicant. The Planning Board based their decision on the following documents:

- An Application for a Special Permit, filed with the Town Clerk on November 17, 2021;
- A report prepared by Pesce Engineering & Associates, Inc. dated February 11, 2021;
- Plan entitled, "Layout and Zoning Plan Site Development of 'The Brant' in Nantucket, Massachusetts," prepared by Bracken Engineering, Inc. for Brant Point Club, LLC on November 15, 2021 and revised on September 29, 2022 and attached hereto as "Exhibit A";
- A "Construction Management Plan" prepared by Main Street Development and attached hereto as "Exhibit B";
- A "Guest House Management Plan" prepared by Bergmeyer on November 22, 2021 and attached hereto as "Exhibit C";
- A landscape plan entitled "Landscape Study" prepared for The Brant Club by Halvorson, Tighe, and Bond Studio on February 2, 2022;
- Staff Report dated January 7, 2022;
- Staff Report dated February 11, 2022;
- Staff Report dated October 12, 2022
- Representation and testimony received in connection with the public hearings held January 10, 2022 February 14, 2022 and October 13, 2022,
- Other assorted documents and plans on file with the Planning Board.

The Planning Board closed the public hearing on February 14, 2022. The Applicant requested and the Planning Board re-opened the public hearing on October 13, 2022 and then closed the public hearing on

October 13, 2022. Minutes from the January 10, 2022 and February 14, 2022 and October 13, 2022 Planning Board meetings are on file with Planning and Land Use Services.

Findings

At the February 14, 2022 and October 13, 2022 public hearings, the Planning Board found that the proposed Major Commercial Development, as amended, is in harmony with the purposes and intent of the Zoning Bylaw and meets the intent of the MCD Guidelines as amended through July 29, 2002 and adopted by the Planning Board, as the site has historically functioned as a guest house. Additionally, the Board found that a waiver of the off-street parking requirements is consistent with other Special Permits granted for Transient Residential Facilities located within proximity to the Commercial Downtown District, the Applicant's proposed site changes and marketing plan encourage pedestrian, bicycle, and public transit travel as alternate means of transportation.

Decision

Based on the foregoing proposal, findings, and the above referenced documents, the Nantucket Planning Board hereby APPROVES this application as proposed and GRANTS the above Major Commercial Development Special Permit. The Planning Board's approval is conditioned upon compliance with the "Proposal and Description of Project" and "Findings" as set forth in this Decision, and as shown in the Site Plan referenced herein. The Board grants the following waivers and sets forth the following condition:

- 139-11H

Inclusionary Housing

Waiver GRANTED – The Planning Board has discretion whether on-site employee housing is required. Due to the scale of the project and through the issuance of NRTA passes, the Board found that inclusionary housing shall not be required.

- 139-18

On-Site Parking

Waiver GRANTED – The waiving of on-site parking requirements is consistent with other Special Permits granted to Transient Residential Facilities within close proximity of the Commercial Downtown District.

- 139-23B(2)(a)

Site Plan Review – Storm Drainage

Waiver DENIED – Due to the location of the site within a flood prone area.

- 139-23B(2)(b)

Site Plan Review – Traffic Study

Waiver GRANTED – Due to the size and scale of the proposal.

- 139-23F(11)

Site Plan Review – Installation of Underground Utilities

Waiver GRANTED – Three (3) buildings are existing and utilize the existing infrastructure.

- 1) That there shall be no exterior construction between July 1-September 15;
- 2) Alcohol and food service beyond a continental style breakfast/coffee/snacks for guests

- shall be pursuant to license(s) issued by the appropriate licensing authorities;
- 3) NRTA passes shall be made available to all employees and guests;
 - 4) Bike racks shall be installed on the property and shown on the plan prior to endorsement;
 - 5) Promotional materials shall advertise the property with a North Beach Street address only shall include information discouraging guests from bringing their vehicles and shall include information regarding alternate transportation options;
 - 6) That the Applicant will comply with all terms outline in the Construction Management Plan (attached hereto as "Exhibit B"); and
 - 7) That the Applicant will comply with all terms outlined in the Hotel Management Plan (attached hereto as "Exhibit C").
- 8) The Applicant shall install, construct, maintain and operate the improvements shown on the plan captioned "Proposed Drop-off Exhibit" dated April 29, 2022 by Bracken Engineering as incorporated on the "REVISED Site Development of 'The Brant' in Nantucket, Massachusetts," revised by Bracken Engineering, Inc. for Brant Point Club, LLC on September 29, 2022 (attached hereto as "Exhibit A");
 - 7) That the Applicant will comply with all terms outline in the Construction Management Plan (attached hereto as "Exhibit B"); and
 - 8) That the Applicant will comply with all terms outlined in the Hotel Management Plan (attached hereto as "Exhibit C").
 - 9) Parking on the premises shall be limited to three, (3) on-site parking spaces with one, (1) space designated and reserved as an accessible space for qualified individuals' use.
 - 10) Vehicular access to the property shall be limited to the existing curb-cut located on Dolphin Court, which access shall be secured by a gate; with gate opening access limited to employees, managers, emergency personnel, trash collectors and those persons entitled to use the accessible parking space.
 - 11) Use of Dolphin Court for vehicular access shall be limited to the following; managers and employees utilizing either of the two, (2) company vehicles, trash collectors, emergency vehicles, and vehicles utilizing the accessible parking space.
 - 12) Except in cases of emergency, between the hours of 8:00 am and 5:00 pm utility providers, and contractors servicing utilities, buildings, mechanical systems and the pool facilities and requiring physical access to the premises in order to perform the service shall be permitted.
 - 13) No vehicles for suppliers, cleaners, laundry services, caterers, package delivery services such as Amazon, Fed Ex, the US Postal Service or UPS, food or other delivery services, or taxis, Ubers or other transportation vehicles shall be permitted to access the premises from Dolphin Court.
 - 14) All trash receptacles shall be located in a secure screened area on the premises and shall not be visible from Dolphin Court; all trash shall be contained within trash receptacles and not placed on the ground.

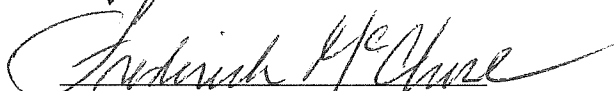
SIGNATURE PAGE TO FOLLOW

Record of Vote:

On October 13, 2022, the Planning Board voted 5-0 to **APPROVE** the request for a Major Commercial Development "MCD" Special Permit and voted 5-0 to **ENDORSE** this decision.


John Trudel, III APPROVE


David Iverson APPROVE


Frederick McClure APPROVE

Nathaniel Lowell APPROVE


Barry Rector APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

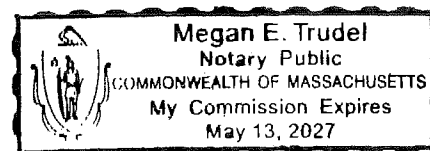
October 28, 2022

On the 28th day of October, 2022, before me, the undersigned notary public,

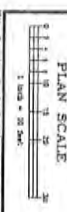
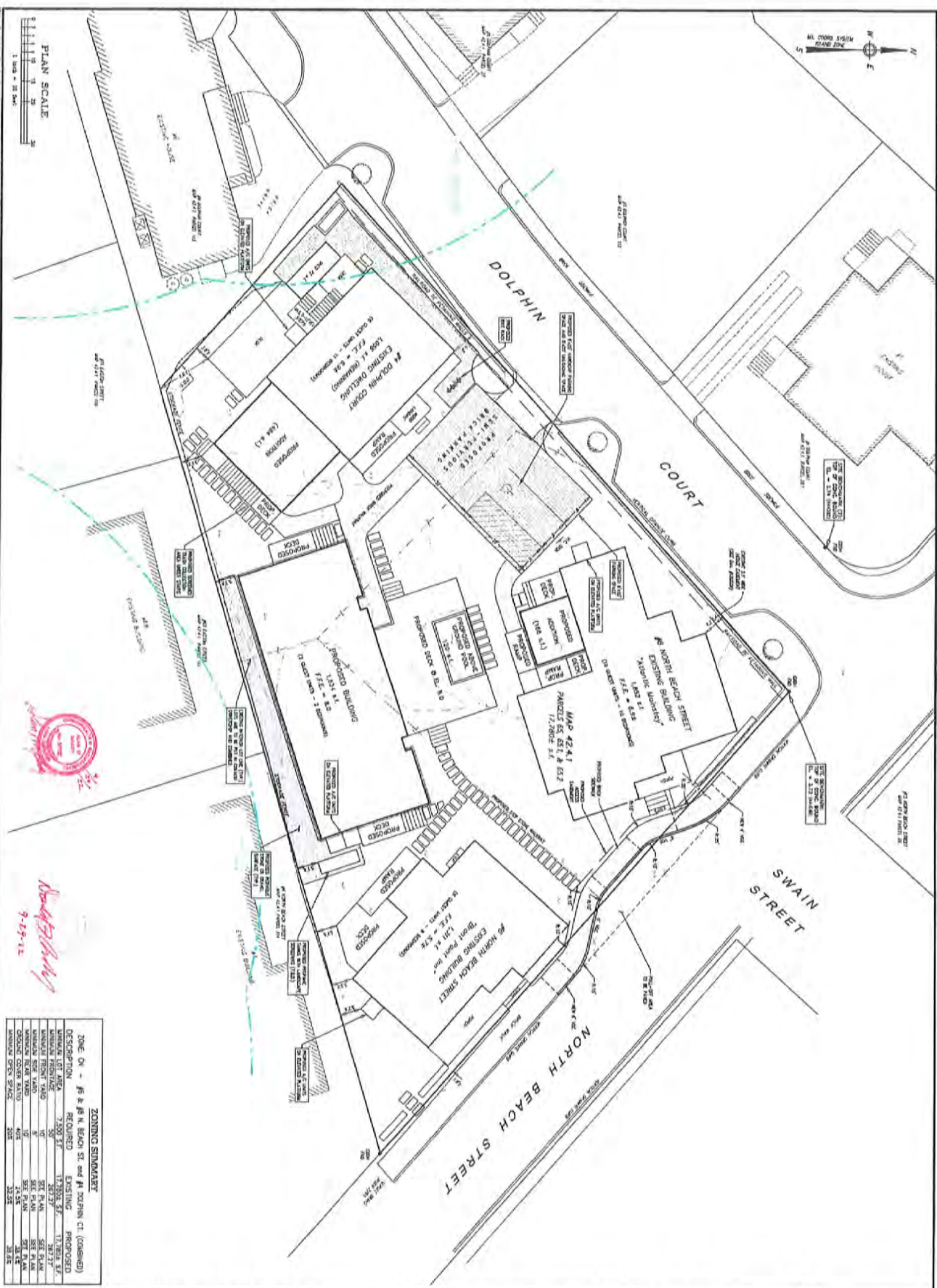
personally appeared Barry Rector, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.


Megan Trudel, Notary Public

My Commission Expires: May 13, 2027



“EXHIBIT A”



Handwritten signature and date: 9-27-12

ZONING SUMMARY			
ZONE	DR - R5 & B1 N BEACH ST. and N. JOURNAL CT. (CONFORMS)		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 S.F.	11,700 S.F.	11,700 S.F.
MINIMUM FRONT YARD SETBACK	50'	20'-0"	20'-0"
MINIMUM FRONT YARD SETBACK	50'	20'-0"	20'-0"
MINIMUM SIDE YARD SETBACK	50'	20'-0"	20'-0"
MINIMUM REAR YARD SETBACK	50'	20'-0"	20'-0"
MINIMUM COVER RATIO	20%	20%	20%
MINIMUM OPEN SPACE	20%	20%	20%

BRACKEN
ARCHITECTURAL FIRM, LLC

1100 SOUTH BEACH STREET
SUITE 200
BRANT POINT, MA 02606
TEL: 508.233.1111
WWW.BRACKEN-MA.COM

LAYOUT & ZONING PLAN

SITE DEVELOPMENT OF
"THE BRANT"
IN WANDUQUET, MASSACHUSETTS

Prepared For:
BRANT POINT CLUB, LLC

1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE: 09/27/2012 BY: [Signature]

LOCUS MAP Scale: 1" = 200'

Notes

1. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
2. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
3. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
4. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
5. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
6. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
7. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
8. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
9. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
10. LOCUS: 1100 SOUTH BEACH STREET - MAP 42.41 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

“EXHIBIT B”



Main Street Development

4 Dolphin Court

Nantucket, MA 02554

Project: The Brant

Addresses: 6 N Beach Street, 8 N Beach Street, 4 Dolphin Court, Nantucket, MA 02554

Construction Management Plan

1. Site Security
 - a. Two motion sensor cameras will be maintained. Cameras will be positioned for full lot coverage. (Exhibit A – Site Plan).
 - b. A temporary construction gate will be maintained for the duration of the project located on N Beach Street between 6 N Beach Street and 8 N Beach Street. A second construction gate will be maintained at the entrance off Dolphin Court. (Exhibit A – Site Plan).
2. Rubbish Removal
 - a. All construction debris will be placed in on-site dumpsters and emptied once full and returned until the completion of the project. Dumpsters to be located within the construction area. (Exhibit A – Site Plan).
3. Temporary Restrooms
 - a. Temporary restrooms will be located on the north side of the property in the front area of 4 Dolphin Court. (Exhibit A – Site Plan).
4. Temporary Power
 - a. Temporary power will be provided at the three existing buildings. 6 N Beach St, 8 N Beach St, 4 Dolphin Court. (Exhibit A – Site Plan).
5. Sidewalk and Road Closing Permits
 - a. Road closings and full sidewalk closings will be obtained on as needed basis.
6. Erosion Control
 - a. Main Street Development to install Silt Sack at N Beach Street and Dolphin Court drainage basins in compliance with Bracken Engineering Proposed Site Plan. (Exhibit A – Site Plan).
7. Fire Suppression
 - a. Fire Suppression Water Supply will be brought in from N Beach Street.
8. Domestic Water Supply
 - a. Domestic Water Supply will be brought in from N Beach Street.



9. Sewer
 - a. Sewer Entry will be brought in from N Beach Street.
10. Power
 - a. National Grid Power will be brought in from N Beach Street.
11. Phone & Cable
 - a. Phone & Cable will be brought in from N Beach Street.
12. Project Timeline
 - a. November 2021 through May 2022.
 - b. January 2023 through May 2023.
13. Exterior Hours of Operation
 - a. Exterior construction will be restricted to Monday through Saturday from 7:30AM until 6:00PM. All exterior construction will stop at 12:00PM the Thursday before Daffodil Weekend, Memorial Day Weekend and Christmas Stroll Weekend.
14. Interior Hours of Operation
 - a. Interior construction will be restricted to Monday through Saturday from 7:30AM until 6:00PM and will be in conformance with all local noise ordinances. All windows will be closed with no exterior music.
15. Contractor and Subcontractor Parking
 - a. All parking will be within construction area. Truck pooling and ride sharing will be encouraged. Deliveries will be made with the utmost efficiency and in the early morning as not to interrupt traffic patterns.
16. Major Subcontractor operations affecting sidewalk and road access will be handled on a case-by-case basis.
17. All changes and updates to the Construction Schedule will be noted and reported to the Nantucket Building Department, Nantucket Police Department, Nantucket Fire Department, and the offices of PLUS and Town Administrator.

“EXHIBIT C”

**BOS**

51 Sleeper St.
6th Floor
Boston, MA 02210
617.542.1025

LA

800 South Figueroa St.
Suite 1080
Los Angeles, CA 90017
213.337.1090

November 22, 2021

Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**Guest House Management Plan for Proposed Guest House at
4 Dolphin Court, 6 North Beach Street, 8 North Beach Street**

1. The Guest House (as used herein, the term "Guest House" shall include 4 Dolphin Court, 6 North Beach Street, 8 North Beach Street, and proposed New Accessory Structure) shall conform at all times with the conditions imposed by the Nantucket Planning Board in the MCD Special Permit, as the same may be modified and amended from time to time, and all other applicable local, state, and federal laws, bylaws, rules, and regulations.
2. There shall be a maximum of 12 employees on shift at peak times including, General Manager, Front Desk, Housekeeping, Engineering and Food & Beverage service staff.
3. The Guest House is to be managed by SALT Hotels. A General Manager, to be named in the future, will be employed by the Guest House and on location in Nantucket during normal Guest House operation upon project completion and will serve as a point of contact for all concerned third parties. The name and mobile phone number that may be used to reach this employee shall be provided to all direct abutters of the Guest House, the Nantucket Police Department, the Nantucket Building Department, and the Planning Board. Any updates to this information will be promptly relayed to all listed parties. This information will be available at the Guest House during normal business hours.
4. The Guest House will record and maintain an archive of all complaints received and of the subsequent responses and actions taken by the Guest House to address the issues raised by such complaints.
5. All exterior lighting shall comply with Nantucket Zoning Bylaws and will be installed so that no fixtures will be directed towards abutting properties.
6. The Guest House will maintain a satisfactory level of neatness and cleanliness at all times. Laundry will be done on-site, continuing the practices of the former land owner's previous on-site guest house. In any unanticipated event in the future when laundry must be done off site then pick-up and drop-off of such laundry will be done once a day only and will take place in the proposed onsite parking area.
7. Waste and recycling will be stored in receptacle bins on-site in an area not visible to any abutters and will be screened by architectural elements and landscape plantings, pending HDC approval of such elements. Waste and recycling removal will be commercially service and picked up at regular intervals.

8. Any loud waste and/or recycling items, specifically glass bottles and similarly loud items, will not be placed in the receptacle bins outside the hours of 7am-10pm so to comply with all noise regulations.

9. Any Guest House deliveries and/or pick-ups for typical Guest House operations will take place within the on-site parking area which is to be screened from the streets with existing and proposed plantings, pending HDC approval of such proposed plantings.

10. No unreasonable outdoor storage of items that would be considered visually unappealing or constitute a nuisance to the neighborhood shall be permitted by the Guest House. This practice is in line with the practices of the previous on-site guest house which was under different ownership and did not receive complaints regarding such undesired or unauthorized site storage.

11. The Guest House will not have any exterior televisions.

13. The previous on-site guest house parking area, under different ownership, operated as an undelineated parking area with no complying accessible parking area. Upwards of 10 cars would previously be parked within the site in an improvised and relatively disorderly manner. The proposed Guest House parking area will bring greater order and significantly less vehicular traffic to the site.

The proposed parking area will have only 1-2 company owned vehicles and 1 van-sized accessible parking spot to accommodate disabled guests. No additional parking area will be provided or be necessary to Guest House operations.

Aside from the accessible parking spot used to accommodate disabled guests, the only vehicle(s) parked on-site will be 1-2 Guest House owned vehicles which will be used to taxi guests to and from the ferry as well as provide carpool ride share services to other select parts of the area.

The Guest House will disallow both guests and employees from parking on-site. Both guests and Guest House employees will rely upon Guest House taxiing service, walking, bicycles, third party taxis, and public transportation, NRTA, to access the Guest House. As such, the Guest House will advertise to its guests, on both its website and in all printed materials, that no on-site parking will be permitted.

14. A rack with space for 10-20 bicycles will be provided along the parking area at the main site entry on Dolphin Court for both staff and guests.

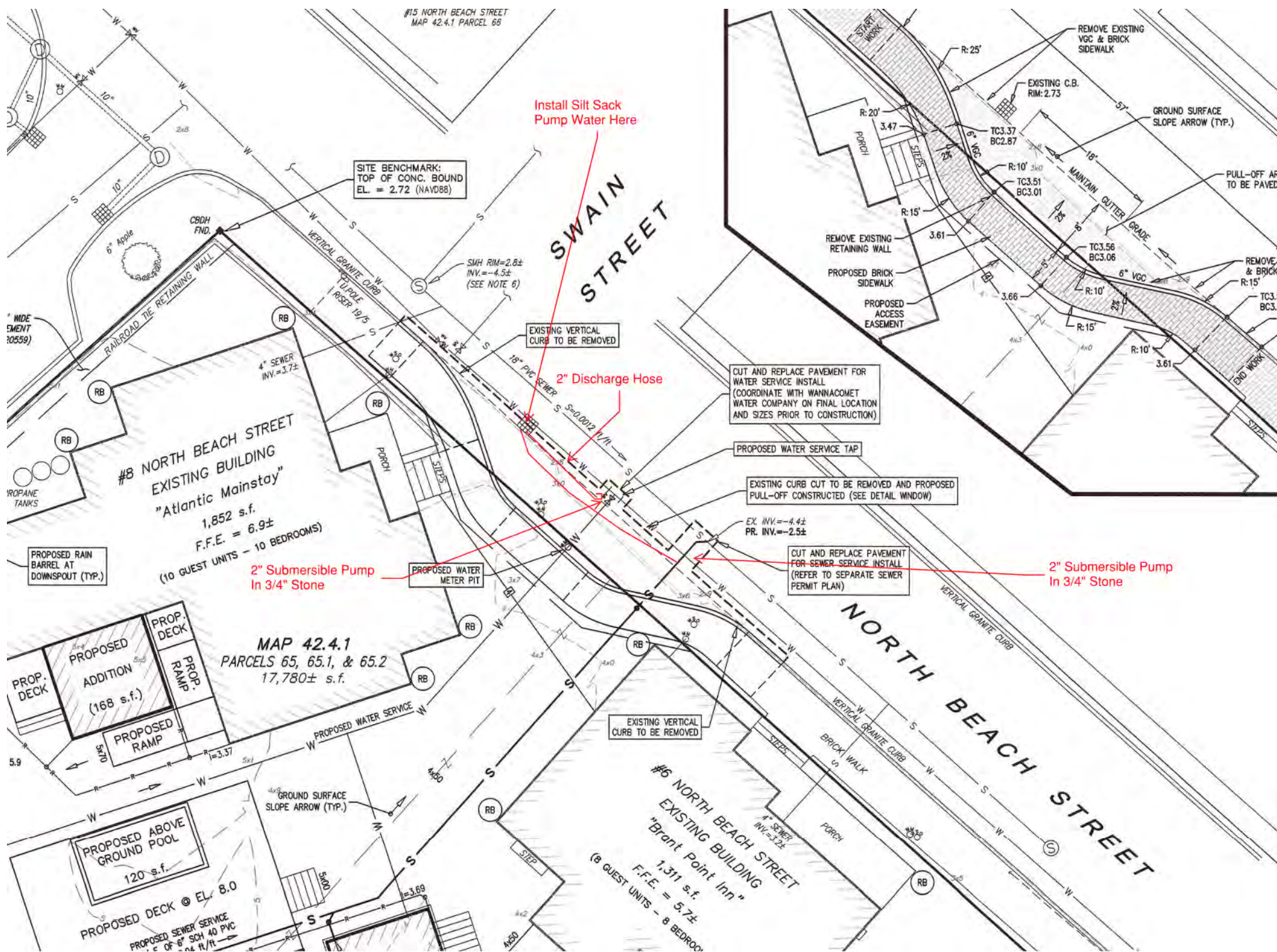
15. The Guest House will provide and cover full cost of bus passes to all Guest House staff.

16. All noise will comply with Nantucket Zoning Bylaw and all other authority having jurisdictions. The Guest House will adhere to the 10:00pm noise curfew. This function is to be representative of previous on-site guest house, under different ownership, of which no or minimal complaints were received on behalf of loud or amplified noise on-site.

17. The Guest House shall be responsible for compliance with all provisions of this Management Plan by its guests and employees.

18. This Management Plan may be modified from time to time by the Guest House, provided that any such amendment is in keeping with the spirit and intent of all approvals and approved by the Planning Board staff, which may refer the changes to the Planning Board for approval, with or without a public hearing.

19. This Management Plan and any future revisions to it shall be available at the reception area of the Guest House. It shall also be filed with the Planning Board and the Nantucket Building Department.



2024 Annual Committee Applicants:

Agricultural Commission #

1 Seat Available; 1 Applicant

1 Seat Term Ends 2027

Current Committee Members:

Posie Constable	2024 – applied
Charity Benz	2025
Pamela Perun	2025
Jacob Tinkhauser	2026
Kelly Steffen	2026

Applicants:

Posie Constable – incumbent

Pursuant to Article 65 passed by 2022 Annual Town Meeting, “To the extent available and willing to serve, the [Agricultural] Commission shall consist of a minimum of three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming. If the foregoing are neither available nor willing to serve, then any member may be appointed from the community who has an interest in agriculture.”

Airport Commission *

2 Seats Available; 3 Applicants

2 Seats Terms End 2027

Current Committee Members:

Andrea Planzer	2024 – applied
Philip Marks III	2024 – applied
Jeanette Topham	2025
Arthur D. Gasbarro	2026
Anthony G. Bouscaren	2026

Applicants:

Philip Marks III – incumbent
Andrea Planzer – new applicant
Michael Leavitt – new applicant

** Pursuant to MGL Chapter 90, Section 51E, “Of the members appointed [to the Airport Commission] at least one shall be a person having experience in aeronautics.”*

Board of Health

1 Seat Available; 3 Applicants

1 Seat Term Ends 2027

Current Committee Members:

James A. Cooper	2024 – applied
Malcolm MacNab (SB member)	2024
Meredith (Meri) Lepore	2026
Kerry McKenna	2025
Ann Smith	2026

Applicants:

James A. Cooper – incumbent
Jon Katz – new applicant
Robert Goldszer – new applicant

2024 Annual Committee Applicants:

Capital Program Committee

1 Seat Available; 0 Applicants

1 Seat Term Ends 2027

Current Committee Members:

Peter T. Kaizer (At-Large)	2024 – applied late
Stephen Welch (At-Large)	2025
Christy Kickham (At-Large)	2026
Howard Matz (At-Large)	2026
Brooke Mohr (SB Rep)	2024
Jill Vieth (Fin Com Rep)	2024
Barry Rector (NP&EDC Rep)	2024

Applicants:

None

Cemetery Commission

2 Seats Available; 2 Applicants

2 Seats Terms End 2027

Current Committee Members:

Lee W. Saperstein	2024 – applied
Frances Karttunen	2024 – applied
Barbara A. White	2025
Allen Reinhard	2026
Scott McIver	2026

Applicants:

Frances Karttunen – incumbent
Lee W. Saperstein – incumbent

Coastal Resiliency Advisory Committee

1 Seat Available; 2 Applicants

1 Seat Term Ends 2027

Current Committee Members:

Sarah Bois, Ph.D (At-Large)	2024 – applied
Joanna Roche (At-Large)	2025
Doug Rose (At-Large)	2026
Tim Braine (ConCom member)	2024
Abby De Molina (PB member)	2024
Matt Fee (SB member)	2024
Peter Brace (HSAB member)	2024
Jennifer M. Karberg, Ph.D (NCF designee)	2024
Rachael Freeman (Land Bank member)	2024
Christy Kickham (CapCom member)	2024
Gary Beller (ACNVT member)	2024

Applicants:

Sarah Bois – incumbent
Shelly Lockwood – new applicant

2024 Annual Committee Applicants:

Conservation Commission

2 Seats Available; 3 Applicants

2 Seats Terms End 2027

Current Committee Members:

Ian Golding	2024 – applied
Linda Williams	2024 – applied
Seth Engelbourg	2025
Michael V. Misurelli	2025
Joseph W. Plandowski	2025
Tim Braine	2026
Mark Beale	2026

Applicants:

Linda Williams – incumbent
Ian Golding – incumbent
John M. Schafer – new applicant

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2027

Current Committee Members:

John W. Belash (At-Large)	2024 – applied
Dorothy Hertz (At-Large)	2025
Linda Williams (At-Large)	2026
Sue Mynttinen (CHS Rep)	2024
Veronica Bolcik (CHS Rep)	2024
Joanna Roche (FinCom Rep)	2024
Bertyl Johnson (NP&EDC Rep)	2024

Applicants:

John W. Belash – incumbent

Council for Human Services

3 Seats Available; 2 Applicants

3 Seats Terms End 2027

Current Committee Members:

Athalyn Sweeney	2024 – no response
Sue Mynttinen	2024 – applied
Veronica Bolcik	2024 – applied
Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025
Sarah Wright	2026
Claudia Valle	2026
Kelly Steffen	2026

Applicants:

Sue Mynttinen – incumbent
Veronica Bolcik – incumbent

2024 Annual Committee Applicants:

Council on Aging

4 Seats Available; 2 Applicants

1 Seat Term ends 2026

3 Seats Terms End 2027

Current Committee Members:

Arlene O'Reilly	2024 – no response
Judith Perkins	2024 – not reapplying
Linda Williams	2024 – applied
Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025
Mary Anne Easley	2026
Rocky Fox	2026
VACANT	2026

Applicants:

Linda Williams – incumbent
Lisa Sherburne – new applicant

Cultural Council [^]

2 Seats Available; 1 Applicant

2 Seats Terms End 2027

Current Committee Members:

Ava Rollins (Term 1)	2024 – no response
Tony Wagner (Term 1)	2024 – applied
Sarah C. Ellis (Term 1)	2025
Bethany Oliver (Term 1)	2025
Barbara Tibbitts (Term 1)	2025
Emma Young (Term 2)	2026
Michael Kopko (Term 2)	2026

Applicants:

Tony Wagner – incumbent

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

2024 Annual Committee Applicants:

Finance Committee

3 Seats Available; 4 Applicants

3 Seats Terms End 2027

Current Committee Members:

Jeremy Bloomer	2024 – applied
Joseph H. Wright	2024 – applied
Peter N. Schaeffer	2024 – applied
Christopher A. Glowacki	2025
Stephen Maury	2025
Jill Vieth	2025
Joanna Roche	2026
Denice Kronau	2026
Rob Giacchetti	2026

Applicants:

Joseph H. Wright – incumbent
Peter N. Schaeffer – incumbent
Jeremy Bloomer – incumbent
Kathleen Richen – new applicant
~~Howard Matz – new applicant – withdrew~~

Historic District Commission Associate

1 Seat Available; 1 Applicant

1 Seat Term Ends 2027

Current Associate Committee Members:

Carrie Thornewill	2024 – applied
Constance Patten	2025
Joe Paul	2026

Applicants:

Carrie Thornewill – incumbent

Nantucket Affordable Housing Trust

3 Seats Available; 6 Applicants

2 Seats (At-Large) Terms End 2026

1 Seat (Realtor) Term Ends 2026

Current Committee Members:

Reema Sherry (At-Large)	2024 – not reapplying
Shantaw Bloise-Murphy (At-Large)	2024 – applied
Meg Browsers (At-Large)	2025
Brian Sullivan (Realtor)	2024 – applied
Thomas Dixon (SB Rep)	2024
Penny Dey (Housing Authority)	2024
David Iverson (NP&EDC)	2024

Applicants:

Brian Sullivan – incumbent (Realtor)
Shantaw Bloise-Murphy – incumbent (At-Large)
Boyd S. Boggess – new applicant
Kim McMahon – new applicant
Stephen Welch – new applicant
Forest Bell – new applicant

2024 Annual Committee Applicants:

Nantucket Historical Commission

3 Seats Available; 1 Applicant

3 Seats Terms End 2027

Current Committee Members:

Angus MacLeod	2024 – applied
Milton "Mickey" Rowland	2024 – no response
Thomas Murray Montgomery	2024 – not reapplying
Abby De Molina	2025
Clement Durkes	2025
Rita Carr	2026
George Butterworth	2026

Applicants:

Angus MacLeod – incumbent

Planning Board Alternate

1 Seat Available; 3 Applicants

1 Seat Term Ends 2027

Current Alternate Committee Members:

John Kitchener	2024 – applied
Abby De Molina	2025
Stephen Welch	2026

Applicants:

John Kitchener – incumbent
Liza Hatton – new applicant
Howard Matz – new applicant

Real Estate Assessment Committee

3 Seats Available; 1 Applicant

1 Seat Term Ends 2026

2 Seats Terms End 2027

Current committee Members:

Thomas Barada (Local Resident At-Large)	2024 – applied late
John B. Brescher, Esq. (Real Estate Professional)	2024 – applied
Lee W. Saperstein (Local Resident At-Large)	2025
Nathaniel Lowell (Real Estate Professional)	2026
VACANT (Real Estate Professional)	2026

Applicants:

John B. Brescher – incumbent

2024 Annual Committee Applicants:

Roads and Right of Way Committee

3 Seats Available; 3 Applicants

3 Seats Terms End 2027

Current Committee Members:

Edward Gillum	2024 – applied
Nelson Eldridge	2024 – applied
Rob Ranney	2024 – applied
Bill Grieder	2025
Allen Reinhard	2025
Rick Atherton	2025
Phil Smith	2026
Nathaniel Lowell	2026
Lee W. Saperstein	2026

Applicants:

Nelson Eldridge – incumbent
Rob Ranney – incumbent
Edward Gillum – incumbent

Scholarship Committee

3 Seats Available; 0 Applicants

3 Seats Terms End 2027

Current Committee Members:

Lee W. Saperstein	2024 – not reapplying
Leslie W. Forbes	2024 – not reapplying
Margaret (Magee) Detmer	2024 – not reapplying
Rebecca Woodley-Oliver	2025
Jeanne Miller	2025
Jana Starr Duarte	2026
Rocky Fox	2026
Beth Hallett (School Superintendent)	

Applicants:

None

Tree Advisory Committee

2 Seats Available; 2 Applicants

1 Seat Term Ends 2025

1 Seat Term Ends 2027

Current Committee Members:

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

Applicants:

Ben Champoux – incumbent
Emily Molden – new applicant

2024 Annual Committee Applicants:

Zoning Board of Appeals

1 Seat Available; 1 Applicant

1 Seat Term Ends 2029

Current Committee Members:

John B. Brescher	2024 – applied
Michael O'Mara	2025
Elisa H. Allen	2026
Susan McCarthy	2027
Joe Marcklinger	2028

Applicants:

John B. Brescher – incumbent

Zoning Board of Appeals Alternate

1 Seat Available; 1 Applicant

1 Seat Term Ends 2027

Current Alternate Committee Members:

Lisa Botticelli	2024 – applied
Jim Mondani	2025
Mark W. Poor	2026

Applicants:

Lisa Botticelli – incumbent

Appointing Town Boards, Commissions and Committees
Considerations of Board of Selectmen
Endorsed by the Board of Selectmen April 26, 2006

Excerpt from *Handbook for Massachusetts Selectmen*:

- Seek a mix of skills
- Seek diversity
- Be clear about job requirements
- Look for persons who exhibit a cooperative spirit (*Boards function best when their members are willing to compromise. People with unshakable opinions can paralyze a board, making any progress impossible*)

Suggested questions for applicants/incumbents:

New applicant:

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- What experience, skills or insight would you bring to the committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Incumbent:

- What has been your level of attendance at committee/board/commission meetings?
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- Why do you want to continue serving on the committee/board/commission?

MAY 14 2024



TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

NANTUCKET TOWN ADMINISTRATION

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

Name: Posie ConstableHome Phone: 646-483-7787Mailing Address: PO Box 996Work Phone: 508-228-3399Email Address: posieconstable@gmail.com Date Submitted: 5/14/24REQUESTING RE-APPOINTMENT TO: Agriculture Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

As Chair, and when we reached a Committee size of minimum three members, I have attended/chaired every scheduled meeting. Restoring and expanding upon Nantucket's agricultural base is of critical importance. The Committee seeks to support every aspect of farming that contributes to the local food base. I am passionate about this mission.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

The Committee was long dormant when I joined & happily, we are now a crew of five with regularly scheduled meetings. We have discussed, 4-H clubs, 6A Agricultural tax exemptions, Composting & the possible alternative siting for the MPPV to process island grown chickens. We support the island fair & will eventually seek some budget to create farm signage & a farm map.

Potential Conflicts of Interest

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

Sustainable Nantucket - No Conflict Indicated

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

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY - 1 2024

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

NANTUCKET TOWN ADMINISTRATION

Name: Philip Marsun

Home Phone: 508-228-4371

Mailing Address: 9. Wizzemost Rd NANT MA 02551

Work Phone: 508-221-1010

Email Address: phil@nantucketenergy.com

Date Submitted: 5-1-2024

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? > 90%
- Why do you want to continue serving on the committee/board/commission?

To continue working with Airport Staff to deal with Aviation related issues. And the resolution of the PFAS Problem that looms over the Commission. Providing Housing for employees

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Nantucket Business man - Builder, Pilot
By providing my experience living and operating a business on Nantucket as well as being a Pilot

Potential Conflicts of Interest

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



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY - 9 2024

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

Name: Andrea Planzer

Home Phone: 508 901-5016

Mailing Address: 22 Bluebird Lane
Nantucket, MA 02554

Work Phone: cell 202 489-5277

Email Address: andreaplanzer@me.com

Date Submitted: May 9, 2024

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended 95% of Airport Commission meetings during my term. In addition to scheduled Commission meetings I meet with the Airport Manager to understand and gain insight into problems facing the airport.

I want to continue serving the Nantucket community by volunteering in a role where I have in-depth expertise. I was an aviation attorney for the FAA for 21 years. I have both defended the FAA and prosecuted violations of the Federal Aviation Regulations (FAR). While at the FAA I drafted Investigative and Enforcement Procedures used in airport compliance actions. My career with the FAA gave me direct and valuable experience on the issues we face on the Airport Commission.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My experience and knowledge of FARs, aviation, airport operations, aviation law and the FAA enables me to provide valuable insight on key issues before the Airport Commission. I am a pilot and in the past I owned an airplane based at ACK.

My aviation background enables me to contribute to solutions that benefit the Nantucket community especially when dealing with government regulators. My experience and insight with FAA land use regulations enabled Nantucket to become the only airport in the U.S. allowed to use airport property for residential purposes. I maintain positive relationships with the FAA in Washington, DC and in the New England Regional Office.

Potential Conflicts of Interest

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

None

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

No



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

RECEIVED

MAY 17 2024

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

NANTUCKET TOWN ADMINISTRATION

Name: Michael Leavitt

Home Phone: 617-935-6000

Mailing Address: 41 Chuck Hollow Rd,
PO Box 356, Siasconset, MA 02564

Alternate Phone:

Email Address: mleavitt@windlassco.com

Date Submitted: 15/May/24

REQUESTING APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

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

I have attended the Zoom meetings, but not in-person meetings. I routinely read the minutes.

I have worked in the aviation industry for 40+ years, am a full-time Nantucket resident and user of the airport, and wish to contribute to its efficient operation and growth.

I am prepared to commit to monthly and potentially more frequent meetings, and to review materials prior to each meeting so that I am informed and ready to discuss items on the agenda.

Relevant Experience

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

I obtained my private pilot license at 16 years old and one my first solo cross country flights was to ACK (from BED), and though no longer an active pilot I am still actively involved in aviation. I have managed businesses providing services to aircraft operators, FBOs, airlines, government and aircraft users including weather information (to aviation and municipalities), flight planning, management of corporate jets and aircraft charter brokerage. I've managed businesses with 100+ employees and had P&L responsibilities for \$50mm+ organizations. Today I also co-manage a \$1bn+ private equity fund.

I believe my business, management and financial experience - especially those involving aviation can bring relevant skills to management of the airport's operations, budget and planning.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Partner (Howard Matz) is a member of the Capital Program and Solid Waste committees.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
No.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 17 2024

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

Name: Jim Cooper

Home Phone: 508 280 7584

Mailing Address: Box 1744 Nantucket 02554

Work Phone: 508 280 7584

Email Address: JimCooperACK@gmail.com Date Submitted: 4-17-24

REQUESTING RE-APPOINTMENT TO: BOARD OF HEALTH

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I THINK I MISSED 5 OR 6 MEETINGS IN ALL MY TIME FROM THE BEGINNING WE DECIDED TO FOLLOW THE RULES THE WAY THEY WERE, BUT AT THE SAME TIME TRY TO FIND A WAY TO HELP THE PEOPLE THAT CAME BEFORE US. THERE ARE TIMES THAT EVEN THOUGH YOU DON'T WANT TO YOU NEED TO SAY NO. I'VE BEEN ON THIS BOARD FOR 16 YRS.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

NONE

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NONE



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

1/10/24
 RECEIVED
 E. McCreary @ Nantucket - MA. JCV
 508-228-7272
 MAY 16 2024

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

Name: Jon Katz, MD Home Phone: 301-537-1544
 Mailing Address: 90 Goldbeach Drive Alternate Phone: Same
 Email Address: jonkatzmd@gmail.com Date Submitted: 5/16/24
 REQUESTING APPOINTMENT TO: Health

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? no
- Why are you interested in this committee/board/commission? see attached
- Are you prepared to commit to the meeting schedule of the committee/board/commission? yes, 4 PM Thursdays each month

I have been a physician for 39 years, an Ob Gyn for 35 years and a High-Risk Pregnancy Specialist for 33 years. I have spent my entire career providing advice for patients to enter pregnancy as healthy as can be, guiding thousands of women through pregnancy, delivered their children and handing over newborn babies to Pediatricians/ Family Med Physicians to start their young lives in the healthiest possible state. I support the Board of Health's mission to identify threats to the health of Nantucketers and plan to work collaboratively with my colleagues to propose solutions to better the health of all Islanders.

Relevant Experience

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

My wife, a retired Hospice Nurse and I have been summer residents for 26 years, and through our actions, have demonstrated a commitment to improving the health and life-care of those we come in contact with. Andrea serves on the Board of PASCON, and I served from 2005-2015, under the auspices of Dr. Lepore and under three Presidents from Ms. Lucille Giddings to Dr. Margo Hartmann, as Director of Ob Gyn Quality Assurance at NCH. Given my love for the Island and inhabitants, and my experiences as a physician, I am certain I will make a positive impact as a volunteer on the Board of Health and ask you consider this application.

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. N/A
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? N/A



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



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

Name: ROBERT GOLDSZER Home Phone: 305-905-4282
Mailing Address: 677 GOLDTIER DR, SUMMER
6741 BRIGHTON AVE Alternate Phone: MOBILE 305 905 4282
CORAL SHORES, FL. 33129
Email Address: rgolds@nantucket.com Date Submitted: 5/16/2024
REQUESTING APPOINTMENT TO: BOARD of HEALTH

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? — NO
- Why are you interested in this committee/board/commission? — SCIENTIFIC + VOLUNTEERING
- Are you prepared to commit to the meeting schedule of the committee/board/commission? — YES, if by zoom

I AM A SUMMER RESIDENT AT 77 GOLDTIER DR, SINCE 2003. I AM A RETIRED PHYSICIAN, UROLOGIST, NEPHROLOGIST, AND CHIEF MEDICAL OFFICER.

I WOULD LIKE TO VOLUNTEER TO HELP OUR COMMUNITY STAY AND IMPROVE OUR HEALTH. I CAN ATTEND MEETINGS WHEN ON ISLAND, OR BY ZOOM WHEN NOT ON ISLAND.

Relevant Experience

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

AS A PHYSICIAN WHO CARED FOR MANY PATIENTS (1978-2024) I HAVE EXPERIENCE SPECIFICALLY WITH INTERNAL MEDICINE, KIDNEY DISEASE, AND HOSPITAL ADMINISTRATION. I LED OUR ANNUAL AND COMMUNITY HEALTH ACTIVITIES THROUGHOUT THE COVID PANDEMIC. I HOPE TO ADD A VOICE OF SENSE, COMPASSION, AND CALM AMONG PEOPLE TO OUR ANALYSIS AND DECISIONS.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. — NONE
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? — NO

Robert Goldszer

Katie Cabral

From: Robert Goldszer <rcgmiami1@gmail.com>
Sent: Thursday, May 16, 2024 11:58 AM
To: Town Administration
Subject: Application to Volunteer on Board of Health
Attachments: Nantucket Board of health volunteer 5 16 24.pdf

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

Please consider my application to participate with the Nantucket Board of Health.
I am a summer resident at 77 Goldfinch Dr.
We have been homeowners since 2003

I am an Internist and Nephrologist and Chief Medical Officer who took care of patients, was a teacher, and hospital administrator from 1976- 2024. I retired in January 2024 and will be spending more time at our home in Nantucket.

Some of the year I am not on Island and would participate in meetings via zoom if possible

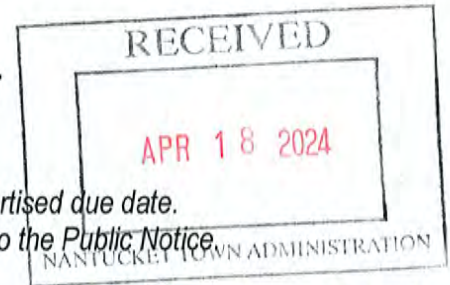
Thank you for considering me

Robert Goldszer
rcgmiami1@gmail.com
305-905-4282

Island Address: 77 Goldfinch Dr
Mailing Address: 6741 Brighton Pl, Coral Gables, FL 33133



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Frances Karttunen

Home Phone: 508-332-0494

Mailing Address: 67 Center Street - 02554

Work Phone: Same

Email Address: Karttu@Comcast.net

Date Submitted: April 22, 2024

REQUESTING RE-APPOINTMENT TO: Cemetery Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? Nearly 100%
- Why do you want to continue serving on the committee/board/commission?
 1. I consider maintenance of Nantucket's historic cemeteries an important service to the community.
 2. We are in the midst of significant restoration and conservation projects that I would like to see to completion.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
 1. I am the author of Nantucket Places and People 4: Underground, a history of the island's cemeteries and burial grounds.
 2. I am skilled in researching queries that come to the Cemetery Commission.
 3. I have recently worked on inurnments of unclaimed remains.

Potential Conflicts of Interest

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

None

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

No



TOWN OF NANTUCKET COMMITTEE
INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



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

Name: Lee W. Saperstein

Home Phone: 1-508-680-1337 _____

Mailing

Address P.O. Box 1408, Nantucket, MA 02554 _____

Work Phone: 1-573-578-7750 (cell) _____

Email Address: saperste@mst.edu _____

Date Submitted: April 30, 2024 _____

REQUESTING RE-APPOINTMENT TO: Cemetery Commission _____

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?

High. Zoom attendance has provided me with a connection even when I'm off Island.

- Why do you want to continue serving on the committee/board/commission?

I have a very high hope that the Select Board will deem the land known as Newtown Cemetery as a legal and recordable cemetery in the Town of Nantucket. I have put a great deal of personal effort in researching ownership of lands surrounding the cemetery as well as obtaining a copy of the 1913 Assessor's report showing the cemetery in virtually the same location as today. The ground meets the legal requirement of being an active cemetery and of having been so for over 100 years. Before I become a candidate for interment, I would like to see Newtown recognized officially as a cemetery.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?

Past experience in writing state and local regulations for environmental control of natural resource extraction; surveying and mapping, which I taught to undergraduates; use of GIS systems; knowledge of dimension stone: the material used for monuments; and a growing awareness of Nantucket's human history including use of the NHA Research Library collection of burial records. I am the current Secretary of the Commission and have contributed to its records.

- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As well as taking notes for minutes, I am an active discussant in committee business. I helped Nantucket join the Black Cemetery Network and I created the 2018 research file on Newtown Cemetery. I hope to see action on this file during the forthcoming term.

Potential Conflicts of Interest

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

Roads and Right of Way Committee, Secretary; Real Estate Assessment Committee, Nantucket Civic League Executive Committee; Nantucket Town Association, Secretary, Nantucket Town Area Plan Work Group, Secretary. Scholarship Committee.

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

No

Endorsed by the Board of Selectmen April 26, 2006.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY - 3 - 2024

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

Name: Sarah Bois

Home Phone: 508-560-0683

Mailing Address: 3 Wappossett Circle

Work Phone: 508-325-0873

Email Address: stbois@lnf.org

Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Coastal Resiliency Advisory Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *Majority of meetings only missing a few each year*
- Why do you want to continue serving on the committee/board/commission?

After completing + then having the Select Board adopt the Coastal Resiliency plan, the CRAC has been working towards implementation of the CRP priorities. I would like the opportunity to continue to plan + implement these priorities. I believe I bring relevant experience in my profession (see below) as well as my perspective as a small business owner dependent on the working waterfront.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As an ecologist, land manager + Scientist, I have some professional experience in resilience planning, nature based solutions + working with our open space organizations. I also have extensive experience in grant writing and science communication which has been beneficial in CRAC. Lastly, I have been the only member with a small business dependent on the working waterfront.

Potential Conflicts of Interest

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

I work for the Linda Loring Nature Foundation. I have been on the Visitor Services Advisory Committee but am coming off of that.

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

No.



TOWN OF NANTUCKET COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

MAY 16 2024

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

Name: Shelly Lockwood

Home Phone: 860-200-4139

Mailing

Address: P O Box 504 Siasconset MA 02564

Alternate Phone: _____

Email Address: shellylockwood123@gmail.com

Date Submitted: 5/15/24

REQUESTING APPOINTMENT TO: Coastal Resiliency Advisory

Reasons for Committee Interest

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

I have attended several meetings via Zoom over the past year or so.
Coastal resiliency and rising sea levels are a bit of passion for me.
I am 100% committed to the committee's meeting schedule.

Relevant Experience

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

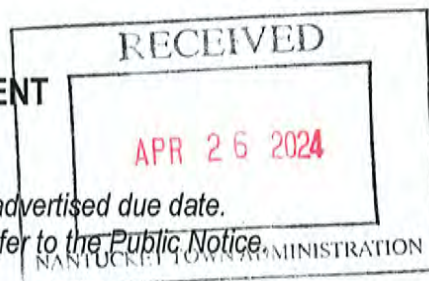
I have been listening in and contributing to CRAC meetings for about a year.
I worked with Leah Hill and Isabelle Perkins to create a continuing ed module
for real estate agents and on the consumer handout for home buyers and real
estate agents.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. none
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? no



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: LINDA F. WILLIAMS

Home Phone: 508-221-0432

Mailing Address: PO BOX 1446, NANT, MA 02554 Work Phone: _____

Email Address: CZARINA LINDA@COMCAST.NET Date Submitted: 4/25/2024

REQUESTING RE-APPOINTMENT TO: CONSERVATION COMMISSION

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? REGULARLY - MISSED LESS THAN 5 in 3 yrs.
- Why do you want to continue serving on the committee/board/commission? YES

I HAVE ENJOYED MY TIME ON THE CON COM - IT IS AN IMPORTANT REGULATORY BOARD ON NANTUCKET

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

REASONABLE, RATIONAL, FAIR, THOUGHTFUL
my 41 YEARS IN TOWN GOVERNMENT ON ALL REGULATORY BOARDS GIVES ME A UNIQUE PERSPECTIVE - AND I UNDERSTAND HOW THE PROCESS WORKS - WORKING WITH THE PUBLIC

Potential Conflicts of Interest

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

ON COUNCIL ON AGING, CONTRACT REVIEW COMMITTEE, HOUSING AUTHORITY, HARBOR PLAN WORK GROUP CHAIRMAN -

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? ON A PENSION FROM THE TOWN - RETIRED



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

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

Name: Ian Golding

Home Phone: 508.325.0562

Mailing Address: Box 2883, Nantucket MA 02584

Work Phone: 617.791.1551

Email Address: almac1@comcast.net

Date Submitted: May 10, 2024



REQUESTING RE-APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
 - Why do you want to continue serving on the committee/board/commission?
- Continuous, either in person, by Zoom or, on a few occasions, by teleconference.

I hope that the experience that I have gained in the past twelve years, and the knowledge I have accrued, would be helpful both to the Commission and the Town going forward should the Select Board decide to reappoint me.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Life-long association with the island, family involved in the genesis of the Conservation Foundation, resident for the past forty-four years, have served on the Energy Study Committee, the NHC, the CPC, and CRAC, current member of BPAC, also served as an evaluator for the Sustainable Planet Grants Committee of the Threshold Foundation.

I have tried to serve on ConCom with diligence, patience, courtesy and moderation, and have done my best to balance the competing interests before the Commission as far as the regulations, as I have understood them, allow.

Potential Conflicts of Interest

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

ConCom; BPAC; Threshold Foundation

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

No

Endorsed by the Board of Selectmen April 26, 2006.



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



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

Name: JOHN M. SCHAFFER

Home Phone: 802-371-7552

Mailing
Address: 101A Miacomet Ave
Nantucket, MA 02554

Alternate Phone: _____

Email Address: john@stovemountainbuilders.com Date Submitted: 5/17/2024

REQUESTING APPOINTMENT TO: CONSERVATION COMMISSION

Reasons for Committee Interest

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

I have never attended a meeting. I'm interested in sitting on the Commission to help protect the beautiful place in which I live and work. I am fully prepared to commit to the meeting schedule, every other Thursday at 5:00 PM.

Relevant Experience

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

I have been either a summer or permanent resident on the Island since 1972 and have experienced the growth and change first hand. I own and operate a small construction business and understand the necessity of the Wetlands Protection Act. I would hope to improve the communication between the Commission and the Town regarding the important issues they will face together.

Potential Conflicts of Interest

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

NONE

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

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: JOHN BELASH

Home Phone: 508-228-4003

Mailing Address: 6 Farmer St, NANTUCKET

Work Phone: _____

Email Address: john.belash@live.com

Date Submitted: May, 2024

REQUESTING RE-APPOINTMENT TO: Contract Review Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Over 90%

I have institutional memory related to the early days of the committee and its evolution to increasing effectiveness in overseeing the effective use by the grantees of the Town of Nantucket's contributions and active promotion of interaction of grantees toward achieving the above goal.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Active career as a practicing lawyer, experience as arbitrator in legal disputes, and history of working with Nantucket-based non-profit organizations.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Memorial Board, NANTUCKET ARTS COUNCIL
Two Centre Street Restoration
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 24 2024

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

Name: Sue Mynttinen

Home Phone: 617-331-1278

Mailing Address: PO Box 2849, Nantucket 02584

Work Phone: —

Email Address: ms.doucet@gmail.com

Date Submitted: 4/18/24

REQUESTING RE-APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

My attendance at council meetings is reliable. I may have missed 1 meeting during my previous term. I am an active member of the council and have been recently elected as co-chair. I am engaged as part of the review of the Health and Human Services branch of the Town and am looking forward to continuing with the process and assisting in implementing proposed changes.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I bring over 10 years of experience working on Nantucket in the human services sector. I was part of the recent behavioral health assessment in 2021 and am an active volunteer in the community. On the council I am a voice for often overlooked populations and serve as one of the council's appointees to the Contract Review Committee where we consider applications for Town funds. I hope to continue that role and help to create a more objective and streamlined grant process.

Potential Conflicts of Interest

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

PASCON Foundation Employee, Warming Place member

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

I received a Town of Nantucket scholarship in 2023.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Veronica Bolcik

Home Phone: 201-788-6261

Mailing Address: 61 Old South Road Ste 325
Nantucket, MA 02554

Work Phone: —

Email Address: Vbolcik@gmail.com

Date Submitted: 4/28/2024

REQUESTING RE-APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Since my appointment in February 2022, I have not missed a meeting. With hybrid option for attendance available, I have attended via zoom or in person.

My professional and personal life has always revolved around Human Services. Since joining the CHS, my knowledge of Island services and the growing need of our population has also grown. I would like to continue to serve our Island community at this critical juncture.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I joined CHS during the pandemic while the Council was reforming after years of a hiatus. My managerial and analytical skills have helped to focus the CHS as it enters a new stage in its role in the overall town delivery of Human Services. During the past 2 1/2 yrs. as part of CHS, I have sat on the Contract Review Committee. These roles are critical in funding and identifying needs. The knowledge I have gained will be helpful as the process is revamped to better serve the community and the Town of Nantucket.

Potential Conflicts of Interest

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

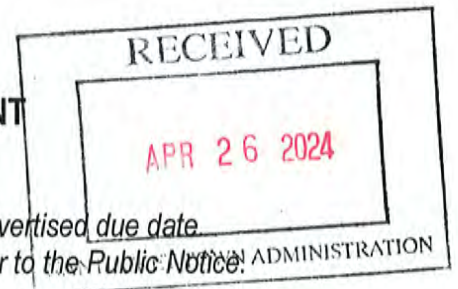
Beside CHS, I sit on the Contract Review Committee.
My husband Kerry McKenna sits on the Board of Health.

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

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: LINDA F. WILLIAMS

Home Phone: 508-221-0432

Mailing Address: PO BOX 1446, NANT, MA 02554

Work Phone: _____

Email Address: CARINALINDA@COMCAST.NET

Date Submitted: 4/26/2024

REQUESTING RE-APPOINTMENT TO: COUNCIL ON AGING

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? REGULARLY
- Why do you want to continue serving on the committee/board/commission? YES

IT IS A DEDICATED GROUP OF PEOPLE TO HELP THE OLDER MEMBERS OF THE COMMUNITY GET THE SERVICES THEY NEED.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

51 YEARS LIVING ON NANTUCKET HAS GIVEN ME GREAT INSITE INTO NEEDS OF THE OLDER MEMBERS OF THE COMMUNITY - NOT TO MENTION THAT I AM A BABY-BOOMER MYSELF - PAST MEMBER OF SEVERAL HUMAN SERVICE RELATED ENTITIES - HOSRICE, EMT, HUMAN SERVICES COMM, HABITAT, ETC.

Potential Conflicts of Interest

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

CONSERVATION COMMISSION, CONTRACT REVIEW COMMITTEE, HOUSING AUTHORITY, HARBOR PLAN WORK GROUP

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

TOWN AND COUNTY OF NANTUCKET



16 Broad Street
Nantucket, Massachusetts 02554

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

April 12, 2024

Judith Perkins
PO Box 432
Nantucket, MA 02554

Dear Jude:

Our records indicate that your term expires June 30, 2024 for your seat on the Council on Aging. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 17, 2024 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 5, 2024 at 5:30 PM** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 26, 2024. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

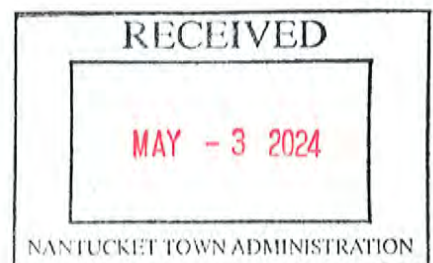
Sincerely,

Erika Mooney
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Signature





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



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

Name: Lisa Sherburne

Home Phone: 508-560-0204

Mailing Address: 7 Burnt Swamp Lane

Alternate Phone: N/A

Email Address: lisa@nantuckatrealestate.com

Date Submitted: May 16, 2024

REQUESTING APPOINTMENT TO: Council on Aging

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? yes

I am very interested in helping seniors continue to have a good quality of life & not feel isolated in their later years.

Relevant Experience

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

I have an affinity for seniors and have worked with several in my capacity as a personal fitness trainer. I hope to bring some new ideas to help keep our senior population engaged & active.

Potential Conflicts of Interest

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



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 17 2024

NANTUCKET TOWN ADMINISTRATION

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

Name: TONY WAGNER Home Phone: 202-390-1680

Mailing Address: 41 Surfside Rd., Nantucket Work Phone: _____

Email Address: tony.wagner@gmail.com Date Submitted: 5/16/24

REQUESTING RE-APPOINTMENT TO: Cultural Council

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
 - Why do you want to continue serving on the committee/board/commission?
- I have attended all but 2 Council meetings.
- I want to continue serving because I can see the momentum and new projects that have begun and would like to continue assisting in their success. I fully believe in and am committed to the mission of the Council.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
 - How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- I have brought the perspective of an island arts non-profit administrator. My experience in grant-making, peer-review and awards management has helped streamline the grants process. I believe I have helped the Council expand its goals and feel a second term will help see new projects through.

Potential Conflicts of Interest

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

From: Joseph Wright jhw3@icloud.com
Subject:
Date: April 28, 2024 at 10:27 AM
To:

Joseph Wright
April 28, 2024



TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT For Re-Appointment
by The Select Board

Joseph H Wright
15 Clifton Street P O Box 475, Siasconset MA 02564
Phone 508-617-0764
Email Addresses <jwright@nantucket-ma.gov> <jhw3@me.com>



REQUESTING RE-APPOINTMENT TO FINANCE COMMITTEE (FinCom)

Reasons for Committee Interest:

1) What has been your level of attendance at committee/board commission meetings?

I was advised of my election to FinCom in August of 2023. By the time I had my schedule aligned with FinCom meetings it was October 1. I had missed 3 September meetings all of which I viewed afterwards on the Town website. Since October 1 there have been 22 meetings of FinCom. I missed one which I watched the next day on the Town website.

One of my learnings from my 7 months as an active member of the FinCom is that one of the requirements in a Democracy is that there be a place where a citizen who is passionate about an idea or change in the way things are done or rules which exist may go and get a respectful hearing from those with some degree of power to effect change. We perform this function for both Citizen and Town Articles which will be discussed and voted on at Town Meeting.

2) Why do you want to continue serving on FinCom?

We are year round residents of Nantucket since October of 2021. We have owned a house here since 1992. I have been a visitor since 1948 and only missed 5 years since then without time on Nantucket. I feel it is important to give back. Although as "One from away" for many years I had a level of knowledge about the Island and how the Government worked, I am very interested in increasing that knowledge. FinCom allows me to learn about zoning; planning; governance; finances; the people in the Town Government; conservation; major social issues and much more.

3) What have I brought to FinCom in terms of experience, skills, ideas and insight?

I have a 34 years of experience as a banker and investment banker and believe I am a financially sophisticated person. My experience was in New York, Geneva Switzerland and Toronto Canada. I have served on the boards of more than 20 corporations, mostly public, and some not for profits. Three times as Chair of corporate boards. I bring many years of governance experience as well. I was Treasurer of the Siasconset Chapel for 3 years.

4) How do you feel you have helped the FinCom in its goals/mission?

As its newest member by definition I had the least knowledge of any of its members. I viewed my short term as one where I should listen more than speak which I think I did. I did comment when I felt I had the necessary facts and an opportunity to be constructively helpful. I very much hope I have an opportunity for a full term where I will be able to better contribute. Importantly, I know what I don't know. I have served on the Board of The Community Foundation since June of 2021 so I am very familiar with many of the issues addressed by this organization: mental health, housing shortages, food insecurity, lack of affordable child care for example.

Potential Conflicts of Interest:

5) Committees, local agencies or non profits of which I or a member of my immediate family are current members:

I have served as a Trustee of The Community Foundation of Nantucket since June of 2021. My term ends in June of 2024

My wife Betsy is on the Board of Nantucket Cottage Hospital

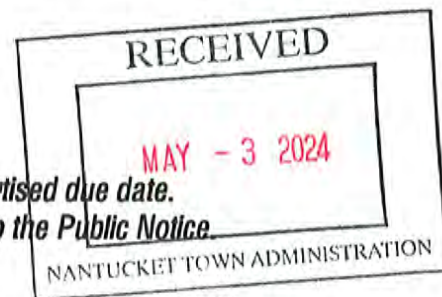
Our Daughter Amanda is Director of Crisis and Community Relations at Fairwinds

6) Am I or anyone in my family employed by or receive any financial consideration from the Town of Nantucket?

No!



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Peter N Schaeffer

Home Phone: 973-570-7632

Mailing Address: PO Box 755
Siasconset MA 02564

Work Phone: _____

Email Address: pnschaeffer@gmail.com

Date Submitted: May 1, 2024

REQUESTING RE-APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I believe that my attendance, over the past three years has been exceptional and to my recollection, I have not missed a meeting.

I would like to remain on the committee as it takes 2-3 years to feel comfortable commenting and participating. Being re-appointed to FinCom would be good for me as well as the committee. I also represent the committee on the Our Island Home Committee and the Solid Waste Committee.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My participation in our discussions is frequent and I believe, helpful. My work experience relates to many of the articles as well as budget issues.

Representing FinCom on several committees I have worked hard to bring conflicting opinions together. This includes the New Senior Center Committee, and the Short-term rental committee as well as the two committees mentioned above.

Potential Conflicts of Interest

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

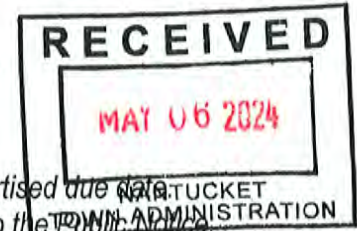
None

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

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Jeremy Bloomer

Home Phone: 203 550 2613

Mailing Address: 15 Gardner Street

Work Phone: same

Email Address: Nantucket, Mass.

Date Submitted: 4/28/24

REQUESTING RE-APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? very high
- Why do you want to continue serving on the committee/board/commission?

Over the last 18 months I have been fortunate to meet many members of town government, staff and volunteer committee members, as I have been exposed to two warrant review/budget analysis cycles for the ATM. I would like to use this knowledge of town government and critical personal relationships to continually improve and expand my efforts on the Finance Committee to more efficiently and productively allocate Town resources for the community.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My over 40 years in finance serving on over a dozen boards and co-founding five major startups have given me the skills to ask the most appropriate questions of aspirants seeking town funding. This has allowed me to help shape the Finance Committee's approach to not just deciding recommendations of on Warrant articles and budgets, but improving them on behalf of the voters.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Pascom BOD, Change of Government Study Committee, and Nantucket Offshore Wind Group
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
FINANCE COMMITTEE INTEREST FORM

For Appointment by the Select Board

RECEIVED

MAY 14 2024

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

Name: Kathleen Richman

Home Phone: 508-237-6883 - don't miss

Mailing Address: P.O. Box 3302, 02584

Alternate Phone: 508-259-7339

Email Address: richenkathleen@gmail.com Date Submitted: 5/14/24

REQUESTING APPOINTMENT TO FINANCE COMMITTEE

(No member of the Finance Committee shall be a Town or County officer or directly interested in the expenditures of the Town's appropriations (Nantucket Code Chapter 11-1).)

Reasons for Committee Interest

- Why are you interested in being on the Finance Committee?

The recommendations of the finance committee help to complete the work of Town Meeting. I want to participate in it.

Relevant Experience

- What experience, skills or insight would you bring to the Finance Committee?
- What would you hope to accomplish on the Finance Committee?

I was operations coordinator for the Finance Dept for over 20 years. I understand the budget process and Munis.

Ability to Participate

- Are you prepared to commit to the meeting schedule of the Finance Committee?
- Have you attended meetings of the Finance Committee and if so how many/how often?

I am ready to attend meetings. I attended fin comm meetings many times with various finance directors.

Potential Conflicts

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. I was on Council on Aging at one point. I am a Rehoboth Old Fellow.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? I work part time paying bills for CPR. I work at ATM + Elections.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 18 2024

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

Name: Carrie Thornewill

Home Phone: 508 228 9161

Mailing Address: 48 Dukes Rd

Work Phone: 508 333 0697

Email Address: office@Thornewilldesign.com Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Associate Member HRC

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Regular attendance in person and Zoom but for a few months last Fall after emergency eye surgery.
I feel that I contribute an experienced view/ perspective having worked in this field since 1996.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

My Architectural education (BA from the Boston Architectural Center) and work experience on Nantucket qualify me to sit on the HRC.
I feel that I have a balanced perspective between preservation and progress. I have either visited as a summer person or lived here since 1965-

Potential Conflicts of Interest

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

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

this had Luke Coaches NHS Tennis team



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 18 2024

NANTUCKET TOWN ADMINISTRATION

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

Name: Brian Sullivan

Home Phone: 508 414 1878

Mailing
Address: 21 MAIN STREET

Work Phone: 508 228 4467

Email Address: Sully@FISHERNANTUCKET.COM Date Submitted: 4/18/24

REQUESTING RE-APPOINTMENT TO: AFFORDABLE HOUSING TRUST

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

95% attendance.

I am the current chair of the AHATF. We have made great progress during my tenure in this seat. With new staff and a housing director I feel I have institutional knowledge to share that would be lost if I were not in my current role.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Many years committed to the trust as a member including as the chairperson. 25 years as a successful full time real estate broker on Nantucket.

bringing awareness on island to achieve regular funding from ATM negotiate and target viable properties for projects.

Potential Conflicts of Interest

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

NONE

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

NO

TOWN AND COUNTY OF NANTUCKET



16 Broad Street
Nantucket, Massachusetts 02554

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

April 12, 2024

Reema Sherry
60 Pochick Avenue
Nantucket, MA 02554

Dear Reema:

Our records indicate that your term expires June 30, 2024 for your at-large seat on the Nantucket Affordable Housing Trust. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 17, 2024 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 12, 2024 at 5:30 PM** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 26, 2024. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

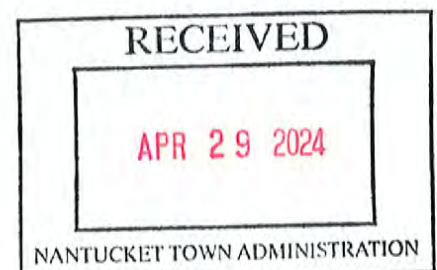
Sincerely,

Erika Mooney
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Signature





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Shantaw S. Bloise-Murphy Home Phone: 774-236-0899

Mailing Address: 3 Spinnaker Circle, Nantucket, MA 02554 Work Phone: _____

Email Address: sbloise17@gmail.com Date Submitted: 05/08/2024

REQUESTING RE-APPOINTMENT TO: Nantucket Affordable Housing Trust

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I rarely miss a meeting & regularly participate in discussions.

Affordable Housing is a subject that hits close to home having relied on various affordable housing orgs to remain on Island. The many resources available are not well-known to the people who need it & I want to continue to play an active role in working towards affordable housing options & sharing the information.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have ^{served} 3 years on the committee thus far. I also worked for Housing Nantucket for 3 years and have experienced the construction of Affordable houses from land acquisition through to handing over keys to residents.

Potential Conflicts of Interest

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

Nantucket School Committee, Nantucket New School Board, Nantucket Book Foundation

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

My husband works for Nantucket Community School. I am Director of Culture & Tourism for the Town.



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

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

Name: Boyd S. Boggess **Home Phone:** Cell: 781-960-5176

Mailing Address: 61 Old South Road, Suite 445
Nantucket, MA 02554 **Alternate Phone:** _____

Email Address: bboggess@paynebouchier.com **Date Submitted:** 5/16/2024

REQUESTING APPOINTMENT TO: Nantucket Affordable Housing Trust

Reasons for Committee Interest

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

I am a newly arrived year round resident and I am looking forward to becoming involved in the community. I am a lifelong construction industry professional; presently I am the General Manager of Construction and Property Management for Payne/Bouchier's Nantucket clients. I am interested in serving on the Nantucket Affordable Housing Trust because my skills and experience will enhance the Trust's ability to achieve its several goals.

I am prepared to commit to the Trust's meeting schedule.

Relevant Experience

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

As an experienced general contractor, I will share my understanding of building restoration, construction design parameters, site planning and selection, project feasibility, cost effective scheduling and project management skills with the Trust. I also have had relevant experience with universal design and adaptive renovation for use by disabled individuals who wished to remain in their own homes.

As a Trust member, I anticipate collaborating with the individuals from other professions to foster robust strategies that we put into action to create and sustain affordable housing on Nantucket.

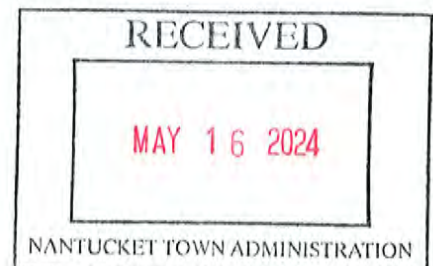
Potential Conflicts of Interest

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

None.

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

2015 - Present. General Manager and Project Manager, Payne/Bouchier, Boston.
2012 - 2015. Project Development Manager, Paul Morse Constructions, Somerville.
2012 - Present. Massachusetts Construction Supervisor License (unrestricted).
1999 - Present. Florida Certified General Contractor.
BA, University of Virginia.
Holderness School.





**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT**

For Appointment by the Select Board

RECEIVED

MAY 17 2024

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

Name: KIM McMahon (Schlott)

Home Phone: 908-342-1000

Mailing Address: 36B Sesachacha Rd
Nantucket (Quidnet)

Alternate Phone: _____

Email Address: kim@classicschlott.com

Date Submitted: May 16, 2024

REQUESTING APPOINTMENT TO: Affordable Housing

Reasons for Committee Interest

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

Respectfully, I request that you consider the attached letter with specific responses to your questions.

Relevant Experience

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

Kindly see attached.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No _____

RECEIVED

MAY 17 2024

From: Kim Schlott
To: Maureen Coleman
Cc: Kim McMahon
Subject: TOWN OF NANTUCKET COMMITTEE INTEREST for Appointment by Select Board
Date: Thursday, May 16, 2024 2:08:36 PM

NANTUCKET TOWN ADMINISTRATION

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

Dear Select Board,

I am writing to express my sincere interest in apply for a position to help increase the availability of Affordable Housing on Nantucket.

Applicant:
Kim McMahon (Schlott)
36B Sesachacha Road, ACK
C: 908-342-1000
kimmcmahon@protonmail.com

As a 18-year homeowner in Quidnet, I only become an official resident of MA within the past few years affording me the opportunity to attend my first Town Meeting just this month. I genuinely found the entire process to be fascinating: from the high level of citizens' involvement, to their passionate testimonies, to the occasional awkwardness but consistent tone of respect, orderliness, grace and occasional wit and humor. A shining example of democracy at work. I shared my "nerdy" enthusiasm for the process with other longtime islanders (often feeling as if I were on "an island of my own" LOL) and all paths led me to you. My attorney, John Bresher, forwarded me information. My friend and taxi driver, Diane, connected me with Kristie, and various key players names came up at meetings I recently participated in as a new member of the Advisory Board to Housing Nantucket.

Why Affordable Housing?

Reasons for committee interest.

It's obvious to anyone on our tiny finite, famously expensive island how necessary and lacking affordable housing is. I recognize the need and welcome solutions.

I recently attended my first Boys & Girls Club fundraiser and walked away enlightened by the tremendous benefits the organization affords our functioning microcosm. The generosity of those with financial wherewithal providing affordable child-support to those whom, in turn, provide everyone essentials from hospital, education, fire and safety support to landscaping, housekeeping and grocery bagging ... "It takes an island" and seeing the synergistic functioning communities of our island to benefit our island-family-children made me proud. The unique finite aspect of our ocean engulfed landmass offers Nantucket the ability to be an exemplary microcosm for all. I want to be an active participant!

I recently became active as an advisory board member of Housing Nantucket and this experience has sparked my interest in finding solutions to Nantucket's affordable housing crisis.

My brief introduction to Kristie, today, afforded me some insight into the expectations of committee members. At present, I understand there is a bi-monthly commitment of approximately 2 hour meetings on Tuesdays at 12:30. My current obligations allow me to participate.

Relative Experience and Hopes for Accomplishment

In addition to my short lived involvement on the advisory board of Housing Nantucket, I would respectfully direct you to my LinkedIn page: Kim McMahon.

My array of professional, volunteer and personal experience include but are not limited to the following:

No Labels, DC, Deputy Chief of Staff '23/'24,
Smith Barney/ Morgan Stanley Licensed Financial Consultant,
Quidnet/Squam Association President,

Bernardsville, NJ Elected Town Committeewoman,
Gloria Nilson Residential Real Estate Co, Partner,
Volunteer Fresh Water Well-Driller in El Salvador,
Builder/Developer of 3 multi-million dollar personal residential properties in NJ
etc ...

As a participant of your committee, I would hope to initially observe and learn through the experience of others. I would be entering in fresh, without preconceived ideas, biases or expectations. A willingness and ability to learn, analyze and problem solve with a proven success record of common sense people and project management plus a track record of conservative fiscal responsibility and a love of our island of Nantucket.

I suspect my active involvement with Housing Nantucket may pose as a conflict of interest and further expect that we could work together to overcome any obstacles.

Thank you for your consideration. Whatever the outcome, I wish you continued success in this essential undertaking.

Respectfully,
Kim

Sent from my iPhone



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

RECEIVED

MAY 17 2024

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

Name: Stephen Welch

Home Phone: 508-228-1001

Address: P.O. Box 3777, Nantucket MA 02584

Alternate Phone:

Email Address: steph@welch-associates.com

Date Submitted: 05/17/24

REQUESTING APPOINTMENT TO: Affordable Housing Trust Fund (AHTF)

Reasons for Committee Interest

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

- I've attended prior meetings, promoting leveraged housing solutions. More recently, I've reviewed and considered a year's worth of AHTF minutes. It's clear the AHTF has an urgent and expanding responsibility; I believe my skills and experience can help AHTF meet and perhaps enhance it's obligations. I understand there's an opening due to an at-large member stepping down and no replacement candidate. I believe I can contribute in a meaningful way.

- My interests are: Development of long-lasting solutions, adding multiplicative value to outcomes; continuation of fair, even, and transparent awards process, and smart investing.

- I'm prepared to commit to the committee's meeting schedule.

Relevant Experience

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

- Over 30 years managing successful projects, including companies and island communities; long record rolling up my sleeves, setting goals and turning intention into reality, motivating others to help accomplish related goals. Passionate sense of direction, no lack of perseverance, and many lessons learned. Penchant for analytics. All helped me form balanced problem-solving skills, and an aptitude for organizational development and successful outcomes--and still, I'm a work in progress ;o)

- As an involved citizen serving and having served various TON boards, commissions, and committees, I help provide a doorway between real and perceived silos. My general philosophy is: be a fair and even Stephen, reasonably anticipate at least one order of consequence beyond the initial decision; ethically and morally, be a path and not a wall--solve problems, don't create them. Last but not least, respect other people's money as if it were your own.

- Diverse professional experience--regulatory and adjudicatory leadership, community management, designer/builder, co. owner, residential brokerage, energy rater & building codes consultant; direct experience working with federal and state authorities and officials, and advocacy groups; experienced and knowledgeable in local zoning, state mandates, municipal finance, and operations of our Town and town government.

- I can help ensure we maximize usefulness of community efforts and their outcomes, leveraging taxpayer dollars, to help to strengthen and enrich the fabric of our community. No agenda otherwise.

Potential Conflicts of Interest

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

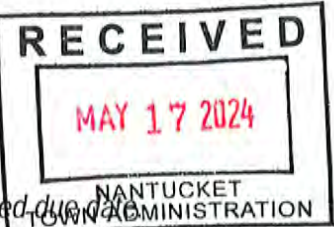
Capital Program Committee & Planning Board (appointed). Historic District Commission (elected). Nantucket Hunting Association, Maddequet Admiralty Association. NAREB.

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

I serve as Local Building Inspector.



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



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

Name: Forest Bell Home Phone: (508) 221-4935 (cell)

Mailing Address: 9A Benjamin Dr. #1, Nantucket MA 02554 Alternate Phone: _____

Email Address: _____ Date Submitted: May 17, 2024

REQUESTING APPOINTMENT TO: Nantucket Affordable Housing Trust

Reasons for Committee Interest

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

I have not attended any meetings as of yet. I am interested in joining the Trust because I am the recipient of a Habitat home. I feel it is my duty to "pay it forward" by helping others achieve the same dream.

Relevant Experience

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

I experienced ~~my~~ many years ~~with~~ deep within the Nantucket shuffle. My background in education and the law would also be beneficial to the Trust.

Potential Conflicts of Interest

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

My ex-wife, Jesse Bell, is Director of the Land Bank.

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

I work at the Nantucket Community Pool on Saturdays.



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



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

Name: Angus MacLeod Home Phone: (508) 257-6789

Mailing

Address: P.O.Box 7055, Siasconset, MA 02564 Alternate Phone: _____

Email Address: angusonack@gmail.com Date Submitted: May 16, 2024

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

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

Having lived in, and surrounded by 18th and 19th century houses for most of my life, specifically the last 40 years in Sconset and Town, my appreciation for the preservation of Historic Structures as individuals and as the greater fabric of the community has become my life's work. I've grown to know and love the subtle nuances of the streets, blocks, and various areas of Town and Sconset specifically, and the island in general, and want to help in every way possible to retain the character, charm, and integrity. Continuing my work with the SAG, HSAG, and the Nantucket Historical Commission would be the best way I can think to help.

Relevant Experience

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

As a Design Professional with over 35 years experience of working on Nantucket, I'm intimately aware of the challenges and successes of striking a balance between creating/adapting to modern day living while preserving and enhancing this National Historic Landmark we call home. I've been grateful to have served my role on five separate boards (the other boards listed below) to further my mission of Preservation on Nantucket Island.

Potential Conflicts of Interest

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

Nantucket Preservation Trust, South Church Preservation Fund, Sconset Advisory Group, and Historic Structures Advisory Board, Sconset Trust, and Nantucket Historical Association.

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

TOWN AND COUNTY OF NANTUCKET



16 Broad Street
Nantucket, Massachusetts 02554

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

April 12, 2024

Thomas Murray Montgomery
33 N Liberty Street
Nantucket, MA 02554

Dear Tom:

Our records indicate that your term expires June 30, 2024 for your seat on the Nantucket Historical Commission. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 17, 2024 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 12, 2024 at 5:30 PM** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 26, 2024. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

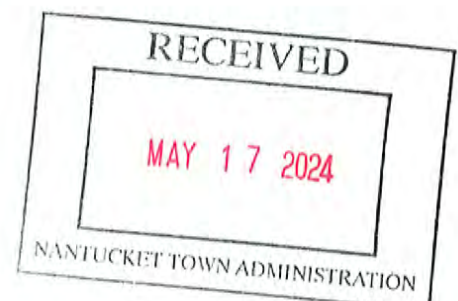
Sincerely,

Erika Mooney
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Signature





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

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

Name: JOHN KITCHENER

Home Phone: 917-825-4155

Mailing Address: 27 MONOMOY ROAD
NANTUCKET, MA 02554

Work Phone: 917-825-4155

Email Address: KITCHENERJ@ICLOUD.COM Date Submitted: APRIL 24 2024

REQUESTING RE-APPOINTMENT TO: PLANNING BOARD ALTERNATE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have already submitted an application for consideration as a Full Planning Board member to replace John Trudell. My goal is to be appointed to the Full Planning Board member position. If I am not selected as a Full time member I would like to be considered for re-appointment to the Alternate position.

Relevant Experience

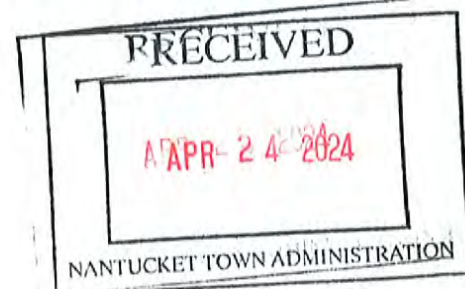
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *None*
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Endorsed by the Select Board April 26, 2006.



JOHN KITCHENER – 2024 PLANNING BOARD APPLICATION

NANTUCKET PUBLIC SERVICE

CURRENT: Planning Board Alternate Member.

2022 / 2023: Short Term Rental Workgroup - At Large Voting Member.

2019 – 2022: Monomoy Civic Association – Executive Board Member.

My time on the STR Workgroup and as an Alternate member of the Planning Board has given me a good insight into how public service works. By necessity it is very different to the private sector. Last year I participated in the State-run Open Meeting Webinar. This proved to be a very valuable experience that has helped me on the Planning Board.

I have attended every Planning Board meeting since I was made an Alternate Member in September 2023. I look at the last eight months as an apprenticeship towards becoming a full member of the Board. I have learned a lot from the five full Board members.

FOUNDER NANTUCKET PROPERTY WATCH – PROPERTY MANAGEMENT COMPANY.

2018: Founded a Nantucket property management company with a young Macedonian partner.

2021: Handed the business over to my partner to focus on public service opportunities on the island.

FOUNDER & CEO EUROPEAN GREENFIELD STARTUP

2008: With two business partners, founded (and funded) Tatra Spring, a green field startup in Poland. Tatra Spring is a cosmetics contract manufacturing company focused on serving Europe, Middle East & Africa markets.

As CEO led the venture from a startup company with no facility, no people and no customers to an important supply chain partner for brands that include Estee Lauder, Avon and Body Shop.

2015: Sold the company to one of Europe's largest cosmetic contract manufacturers.

FOUNDER & PRESIDENT GLOBAL SUPPLY CHAIN CONSULTING

2006: Successfully launched a global supply chain consulting company working mainly with clients owned by leading investment banking firms.

After selling Tatra Spring returned to consulting. Worked with the Board of a major nutritional supplements company based in Dallas. Led a global supply chain transformation initiative, took on role of Chief of Staff to the CEO and led a redesign of the company global operating model.

SENIOR CORPORATE SUPPLY CHAIN LEADER

Until leaving in 2006 served as Avon Products (Fortune 500 company) most senior supply chain executive and a member of the corporate senior management team. Global supply chain leadership and oversight responsibility for multi-year global process and technology transformation initiative.

Lived and worked in Asia, Europe and North America. Skill set includes issue diagnosis, supply chain transformation, change management, effective communication at all levels, people development and an aggressive focus on tangible results.

Developed the people, processes and physical infrastructure needed to open key markets that included China, India, Russia, Poland, Turkey and Colombia. The ability to quickly and cost effectively enter new markets was a key driver of Avon's mid 90's – 2008 revenue, market share and margin growth.

TEACHING OTHERS

2015: Assisted the Jon M. Huntsman Business School (USU) to develop a business case module for their one-year MBA program. Included developing the problem, hosting the class for a visit to Tatra Spring Poland, remote Q&A, participating in a two-day interactive session on site at the University in Logan, Utah.

Born and educated in the UK. Now an American citizen residing permanently in the USA.

JOHN KITCHENER
917 825 4155
kitchenerj@icloud.com



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

RECEIVED

MAY 16 2024

NANTUCKET TOWN ADMINISTRATION

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

Name: Liza Hatton

Home Phone: 508-280-8925

Mailing PO Box 797

Address: Siasconset, MA 02564

Alternate Phone: _____

Email Address: lizavhatton@gmail.com

Date Submitted: May 16, 2024

REQUESTING APPOINTMENT TO: Planning Board Alternate

Reasons for Committee Interest

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

I have attended a few planning board meetings and several other committee meetings via zoom over the past few years. I am interested specifically in the planning board because the Board is responsible for making decisions which shape the future of our island, and the direction our growth is heading. I am prepared to commit to the meeting schedule, as I live on island year-round.

Relevant Experience

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

I have been coming to Nantucket for almost 40 years and I have lived here year-round for 13 of them. I have had many jobs here, most recently I have worked for a general contractor and I am a real estate agent. My husband and I spent almost 10 years living in employee housing and now we are grateful to be covenant home owners. I think I would bring the perspective of a younger resident to the board, with the goal of working together with the other members to make reasonable decisions and have a positive impact on our community.

Potential Conflicts of Interest

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

I am a member of NAREB, the Nantucket Builders Association and the Sconset Civic Association and the Sconset Trust.

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

No, we do not.



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



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

Name: Howard Matz **Home Phone:** 917-543-6666

Mailing Address: PO Box 356, Sconset, 02564 **Alternate Phone:** _____

Email Address: hjmatz@gmail.com **Date Submitted:** 5/17/2024

REQUESTING APPOINTMENT TO: Planning Committee

Reasons for Committee Interest

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

As a trained architect, development and urban planning has always been a passion of mine.

This seat on the Planning Committee affords me the opportunity to intelligently consider the complex planning and development issues facing Nantucket.

Relevant Experience

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

Currently serving as a member of the CapCom committee and the Solid Waste Committee, I can contribute my experience in municipal finance, structured finance, contract negotiation, and commercial analysis.

Over my career, I have focused on architecture, project finance, energy and renewable power generation, debt and equity investment, finance, banking and project development.

Potential Conflicts of Interest

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

CapCom, Solid Waste

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



RECEIVED

**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT**

MAY 17 2024

For Appointment by the Select Board

NANTUCKET TOWN ADMINISTRATION

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

Name: Howard MatzHome Phone: 917-543-6666Mailing
Address: PO Box 356, Sconset, 02564

Alternate Phone: _____

Email Address: hjmartz@gmail.comDate Submitted: 5/17/2024REQUESTING APPOINTMENT TO: Finance Committee / Planning Aft*Reasons for Committee Interest*

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

The committee's contribution to community is significant. I especially appreciate the committee's deep dig into the issues confronting the town resulting in valuable recommendations presented for the community's consideration.

Relevant Experience

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

Currently serving as a member of the CapCom committee and the Solid Waste Committee, I can contribute my experience in municipal finance, structured finance, contract negotiation, and commercial analysis.

Over my career, I have focused on project finance, energy and renewable power generation, debt and equity investment, finance, banking and project development.

Potential Conflicts of Interest

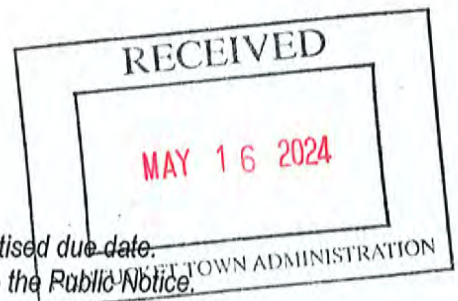
- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

CapCom, Solid Waste

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



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: John B. Brescher

Home Phone: 8-1706

Mailing Address: PO Box 816, Nantucket MA 02554

Work Phone: 8-8771

Email Address: johnb.brescher@gladden.com

Date Submitted: 5/16/24

REQUESTING RE-APPOINTMENT TO: Real Estate Assessment Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have served as the chair of the committee the last few years and have made most if not all the meetings.

I am excited to see the mission of the committee evolve into something a little more substantial.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have helped with the land sale process for the last 15 years and my profession as a real estate attorney has helped identify and analyze possible issues with the disposition and acquisition of land.

Potential Conflicts of Interest

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

ZBA; Boys & Girls Club; Nantucket New School; A Safe Place

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

N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 17 2024

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

Name: Nelson Eldridge

Home Phone: 508-257-4035

Mailing Address: Box D16 Seascourt No 02544 Work Phone: _____

Email Address: seascourt@earthlink.net Date Submitted: 4-17-2024

REQUESTING RE-APPOINTMENT TO: Roads and Right of Way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 90%
- Why do you want to continue serving on the committee/board/commission?
I feel all parts of the island need to be represented!

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Lived on island 87 years

Potential Conflicts of Interest

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

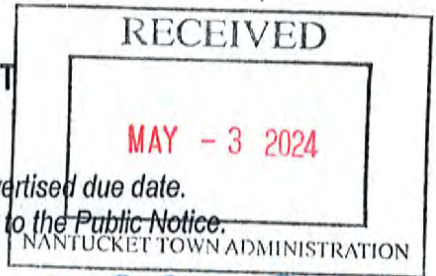
Nantucket Water Commission 36 years

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

son Earl Eldridge call firefighter



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: ROB RANNEY

Home Phone: 508-813-5657

Mailing Address: POB 851 NANTUCKET 02551

Work Phone: 508-228-7200 ext 7031

Email Address: cranney@nantucket-ma.gov Date Submitted: 5-3-2024

REQUESTING RE-APPOINTMENT TO: ROADS + RIGHT OF WAY COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I am a consistent meeting attendee. I value the work of Roads + Right of Way Committee and enjoy participating in the work of the committee. I feel it is important to contribute and give back to the Town through public service.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

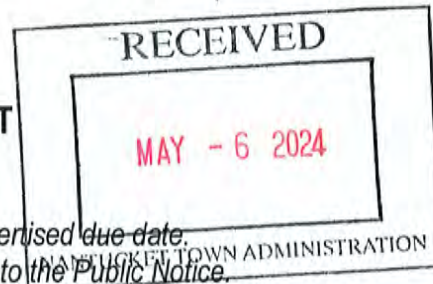
As the Assessor, I bring a slightly different perspective to the committee, but I share the important fundamentals of the committee. I feel I have helped the committee with my knowledge of the island, my historical perspectives, and understanding of the public good as these relate to the mission of the committee.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. STEAMSHIP AUTHORITY BOARD
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? YES. I am the Town Assessor and my sister is the Town Manager.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board



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

Name: Edward Gillum Home Phone: 508-325-1738

Mailing Address: 56 N. Liberty Street Work Phone: Same

Email Address: edwardgillum@gmail.com Date Submitted: 5/1/2024

REQUESTING RE-APPOINTMENT TO: Roads and Right of Way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

- Regular attendance be it on Zoom or in person.
- To continue with projects and efforts that I have been working on with the committee and all sub committees thereof.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I understand Nantucket from my 46 years association and from living here year round for 35 years. I have been in the real estate business for well over 30 years and understand the nuances and many of the back stories of areas involved in our mission of providing public access via Chapter 91, riparian roads, etc.

Potential Conflicts of Interest

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

None at present

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

No

I have also studied the history of roads and ways on Nantucket from various readings, and I understand property title search.

TOWN AND COUNTY OF NANTUCKET



16 Broad Street
Nantucket, Massachusetts 02554

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

April 12, 2024

Leslie W. Forbes
PO Box 392
Nantucket, MA 02554

Dear Leslie:

Our records indicate that your term expires June 30, 2024 for your seat on the Scholarship Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 17, 2024 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 12, 2024 at 5:30 PM** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 26, 2024. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

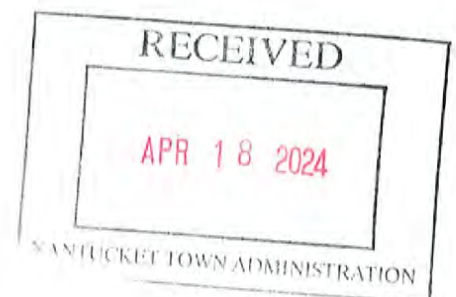
Sincerely,

Erika Mooney
Operations Administrator

Attachment

☒ I do not intend to apply for reappointment.

Signature



Erika Mooney

From: Saperstein, Lee W. <saperste@mst.edu>
Sent: Tuesday, April 30, 2024 9:52 AM
To: Erika Mooney
Subject: Committees

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

Erika: I will be sending you a renewal application for the Cemetery Commission in a matter of hours. I will not be re-applying for the Scholarship Committee. Most of their work is done in June, however, and I will participate fully in this year's selection. Lee

Lee and Priscilla Saperstein
P. O. Box 1408
(use street address instead only if sending via express mail services:
20 New Street)
Nantucket, MA 02554. USA
1-508-680-1337 home
1-573-578-7750 Mobile: Lee
1-573-578-7752 Mobile: Priscilla

TOWN AND COUNTY OF NANTUCKET



16 Broad Street
Nantucket, Massachusetts 02554

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



April 12, 2024

Margaret Detmer
94 West Chester Street
Nantucket, MA 02554

Dear Magee:

Our records indicate that your term expires June 30, 2024 for your seat on the Scholarship Committee. If you are interested in being considered for re-appointment, please complete the attached "Committee Interest Form/Incumbent" and "Statement of Commitment" form and return them to Town Administration by email, or mail or drop off to Erika Mooney, Town Administration, 16 Broad Street, Nantucket, MA 02554 by **Friday, May 17, 2024 at 12:00 PM**. If you choose not to apply for re-appointment, please check the box at the bottom of this letter and return it to me by the methods listed above.

Please also note that you will have the opportunity to review your application with the Select Board on **Wednesday, June 12, 2024 at 5:30 PM** at the Public Safety Facility Community Room at 4 Fairgrounds Road or by remote participation via Zoom Webinar. Committee appointments are scheduled for June 26, 2024. If you have any questions or would like further information, please call (508) 228-7266 or email me at emooney@nantucket-ma.gov. Thank you.

Sincerely,

Erika Mooney
Operations Administrator

Attachment

☐ I do not intend to apply for reappointment.

Signature



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

MAY 13 2024

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

Name: Ben Champoux

Home Phone: 508-228-2515

Mailing Address: 8 Upper Taupashaw Road

Work Phone: 508-560-3368

Email Address: BenChampoux@gmail.com

Date Submitted: 5/13/2024

REQUESTING RE-APPOINTMENT TO: Tree Advisory Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

- I've Attended Most if not all Meetings
- We are in the middle of a project w/ Tree Mapping
+ Tree GIS updates that I want to see through

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

- ISA Certified Arborist
- Massachusetts Certified Arborist
- Many Years on TAC
- Experience w/ other Town Commissions

Potential Conflicts of Interest

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

DAVE Champoux, My Father Serves as Tree Warden

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

No



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

RECEIVED

MAY 17 2024

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

Name: Emily Molden

Home Phone: (508) 901-1901

Mailing

Address: PO Box 811, Nantucket MA 02554

Alternate Phone:

Email Address: emilymolden@gmail.com

Date Submitted: May 17, 2024

REQUESTING APPOINTMENT TO: Tree Advisory Committee

Reasons for Committee Interest

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

I have attended several meetings of the Tree Advisory Committee in the past, and am prepared to commit to the meeting schedule going forward.

I am familiar with the work that is conducted by this Committee and their advisory role in the review, maintenance, and planning for all aspects of the Town's tree program.

I am interested in serving on this Committee as a result of my past involvement with the Town's tree program through my work with the Nantucket Land & Water Council. I believe that our Town trees are an incredibly important resource for the island and I am very interested in working with Town staff, and existing Committee members, to support this program.

Relevant Experience

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

I have many years of experience providing educational programs for the community on our Town trees, and also directly supported the initial creation of a GIS tree database. I have worked alongside the Town's tree warden and arborist to support outreach efforts and am familiar with the Town's Bylaws governing Town Trees.

I would like to specifically support the completion of the Town's GIS tree database and contribute to planning efforts for the future of the program.

Potential Conflicts of Interest

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

I am the Executive Director of the Nantucket Land & Water Council and am a member of the Nantucket and Madaket Harbor Plan Update Committee.

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

No.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 18 2024

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

Name: John B Breschur Home Phone: 8-1906

Mailing Address: P.O. Box 816 Nantucket MA 02554 Work Phone: 8-0771

Email Address: john@gladdenandgladden.com Date Submitted: 4/18/24

REQUESTING RE-APPOINTMENT TO: Zoning Board of Appeals

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I believe I have attended every meeting since I was appointed. I believe the Zoning Board and the Zoning code serve a vital function for the community and I enjoy serving the town in that respect.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I had previously been the zoning administrator and I had practiced before the Board prior to being appointed. I was elected Vice Chair this past year and have enjoyed serving on the Board.

Potential Conflicts of Interest

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

REAC, Nantucket Partnership for Children, Nantucket Boys & Girls Club, Sustainable Sports Foundation,

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

N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

RECEIVED

APR 24 2024

NANTUCKET TOWN ADMINISTRATION

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

Name: LISA BOTTICELLI Home Phone: _____

Mailing Address: 24 PINE STREET NANTUCKET MA 02554 Work Phone: 508-325 2148

Email Address: lisa@botticelliandpohl.com Date Submitted: 4/18/2024

REQUESTING RE-APPOINTMENT TO: ZBA ALTERNATE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 80%
- Why do you want to continue serving on the committee/board/commission?

Because I feel that my experience being a full member of the ZBA continues to be helpful for the board as a whole.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Because I am an architect I believe that I have a good understanding of reading and understanding site plans and other exhibits that are often relevant to our discussions.

Potential Conflicts of Interest

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

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
NO COMMUNITY FOUNDATION FOR NANTUCKET, HDC, PARENTS COOP OF NANTUCKET

Departmental Update

Culture & Tourism Department

Shantaw Bloise-Murphy, Director

June 5, 2024



Agenda

1. Mission and Goals
2. Organizational Chart & Structure
3. Department Overview
4. Budget Summary
5. Key Projects
6. Recent Achievements
7. Summary

1. Mission and Goals

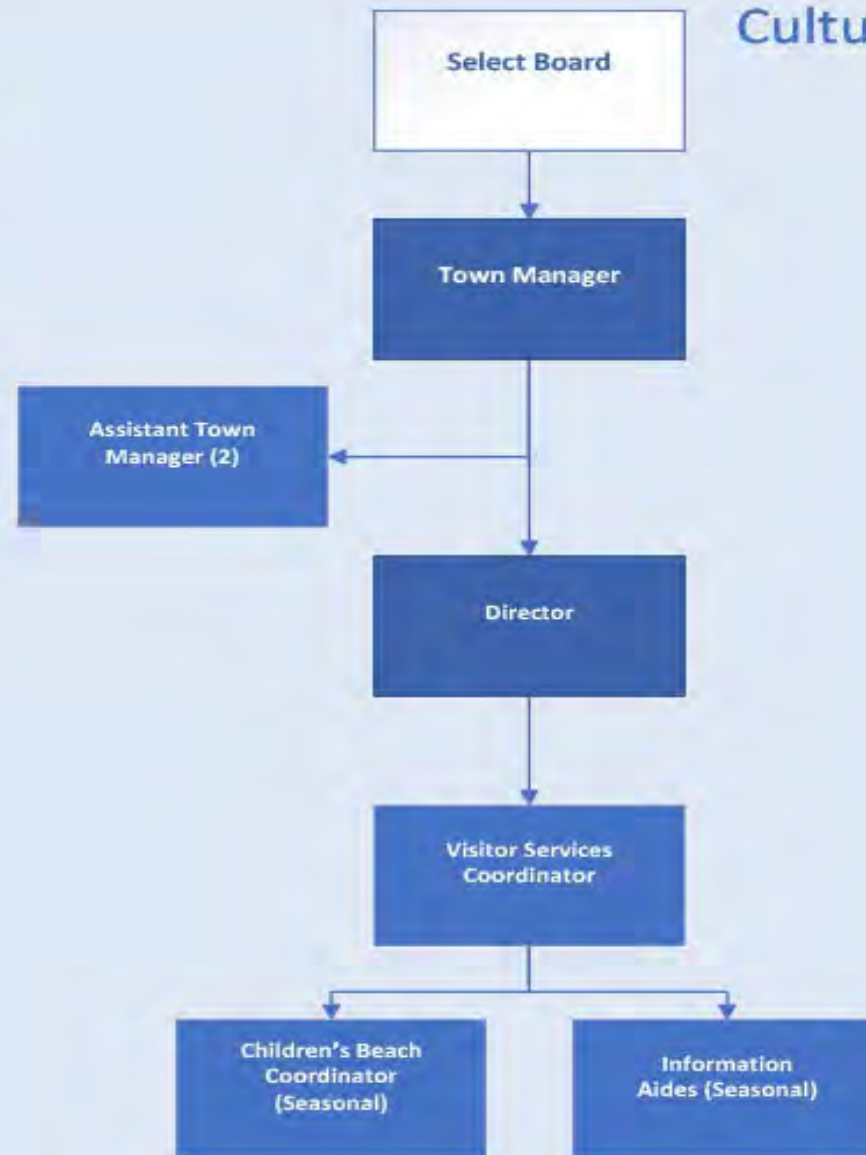
Mission

- Support the continued development of Nantucket as a healthy community in which tourism is a significant contributor to residents' economic stability and security and Nantucket's natural, cultural, and historic resources and quality of life are enjoyed by tourists and residents while being protected for future generations.

Goals FY24-25

- Support underfunded Cultural organizations and programs to attract diverse audiences
- Create a robust series of off-season activities within the Nantucket Cultural District, such as ACK Local Fest and Chowder Fest
- Support the cultural partners within the District
- Support the Town's sustainability initiative by leveraging the importance of tourism stakeholders' involvement in promoting and participating in sustainable business practices.

2. Organizational Chart



Culture & Tourism Department

Department Organizational Structure

- Year-Round
 - Director – Shantaw Bloise-Murphy
 - Visitor Services Coordinator – David Sharpe
- Seasonal
 - 1 Seasonal Children's Beach Coordinator
 - 10-12 Seasonal Information Aides throughout the 3 sites from April 1st –December 31st

3. Department Overview



25 Federal Street

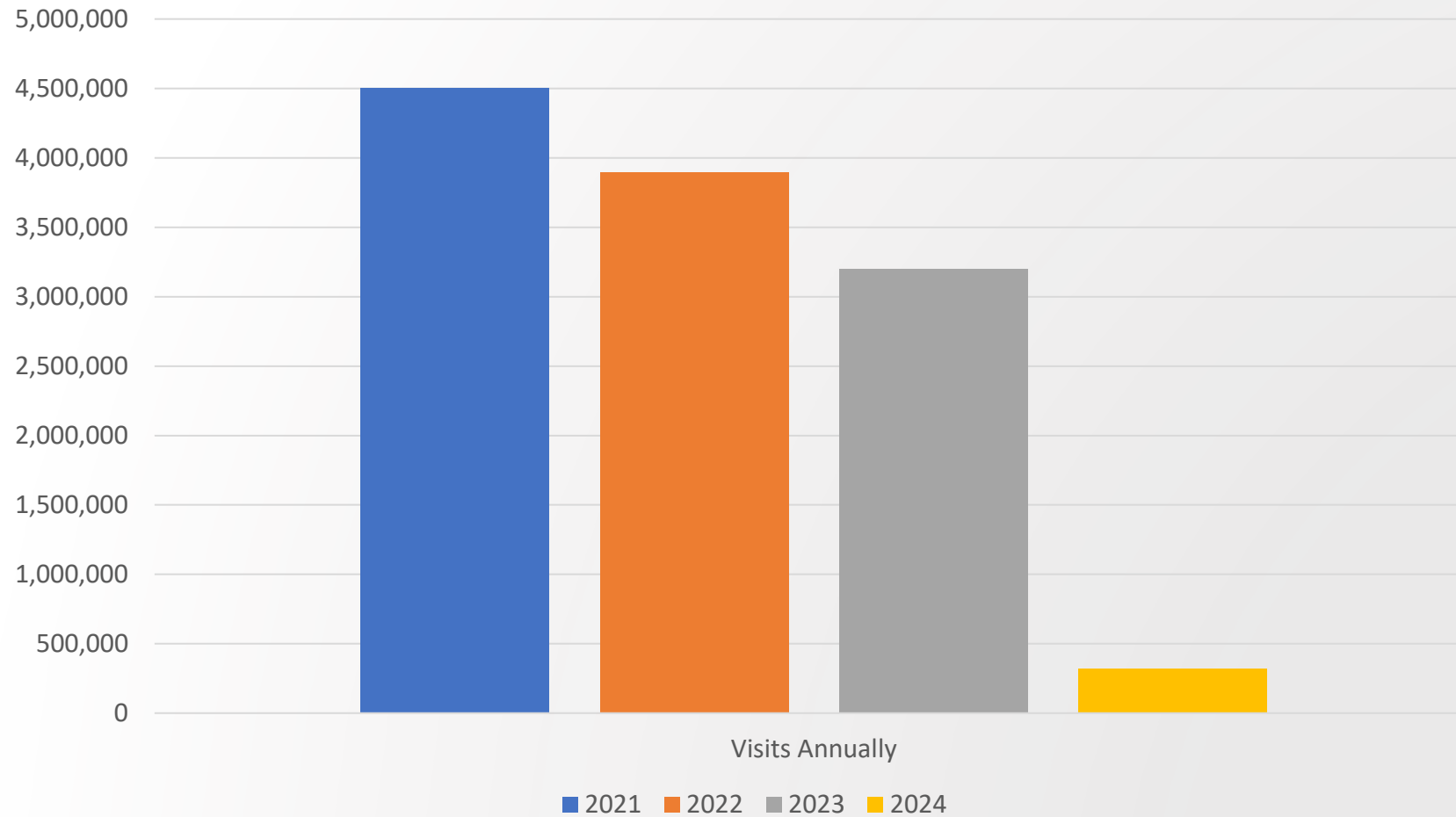
Straight Wharf Kiosk



Airport Main Terminal



4. Visitor Statistics



4. Budget Summary

FY24

- No expense increases were requested.
- Payroll expense forecasted at \$326,656 allocated between year-round and seasonal employees
- Operating expenses forecasted at \$166,634.47

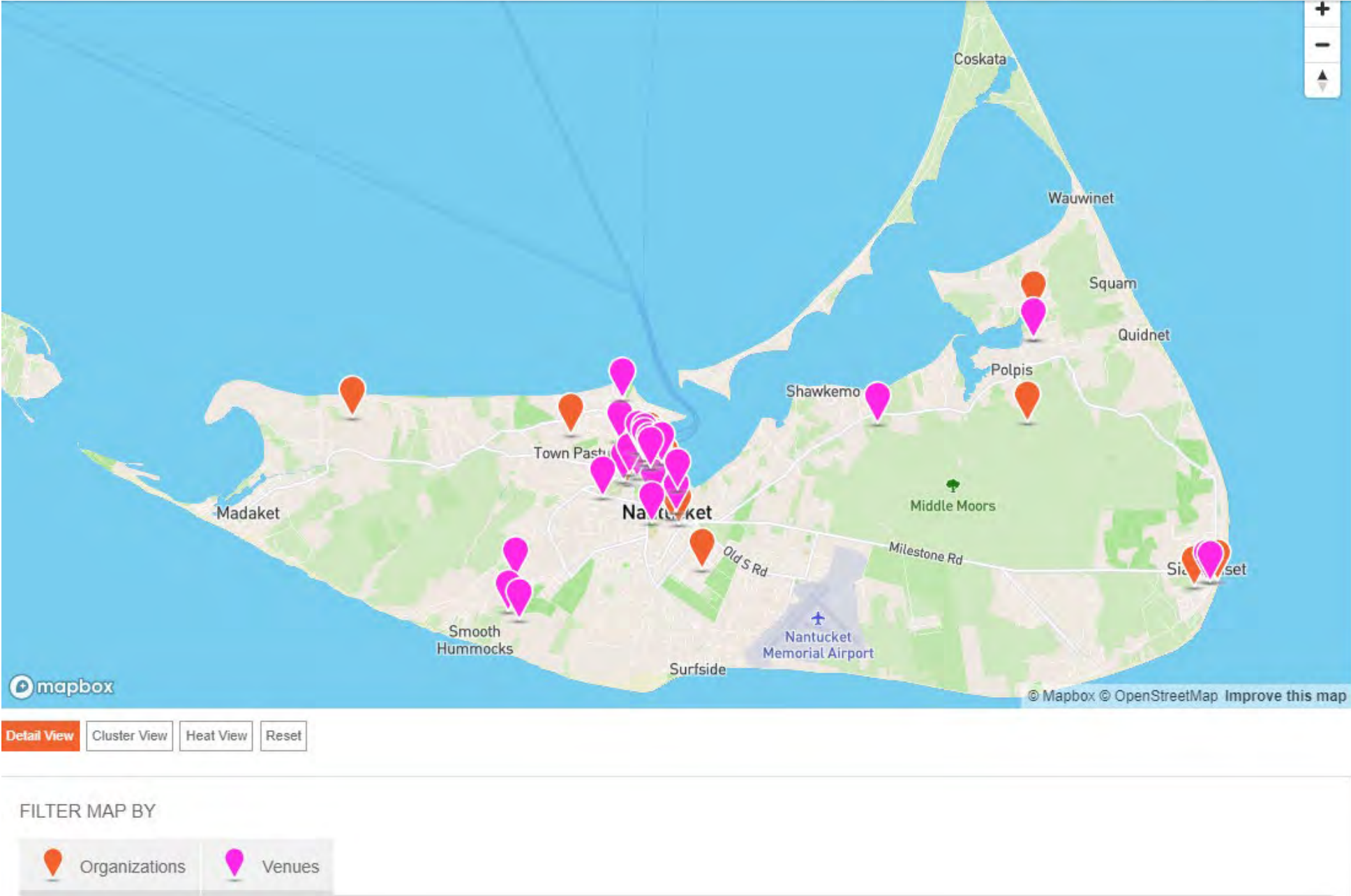
FY25

- No expense increase requests, no capital requests.

5. Key Projects

- Passport Acceptance
 - Re-establish a Passport Acceptance Facility
 - Currently 1 employee certified by the Department of State to accept passports. The goal is to have at least 1 additional employee complete the training by the end of summer
- ACK Local
 - Execute a series of local-centric events that serve to bring the community together in safe, family-friendly environments, to promote the cultural diversity of the island
- Improve Event & Film Permitting Process – NEW Cultural Affairs & Special Events Coordinator
- Public Art Policy
- Manage Nantucket Cultural District

Cultural District Map



6. Recent Achievements

- The department received a \$35,000 Destination Development Capital Grant from Massachusetts Office of Travel & Tourism to assist with reshingling and replacing the windows at the Visitor Services building
- The department received almost \$200,000 in grant funding from ReMain, CFNAN's Nantucket Offshore Wind Community Fund and Massachusetts Cultural Council to support the Nantucket Cultural District

8. Summary

- Culture & Tourism is often visitors' first contact with the Town upon arriving on the island. We strive to offer relevant, up-to-date information and quality service
- By the end of this year, we will be offering 2 new services at Culture & Tourism, and we look forward to more opportunities to not just serve our visitors, but our resident as well.





Town & County of **NANTUCKET, MA**

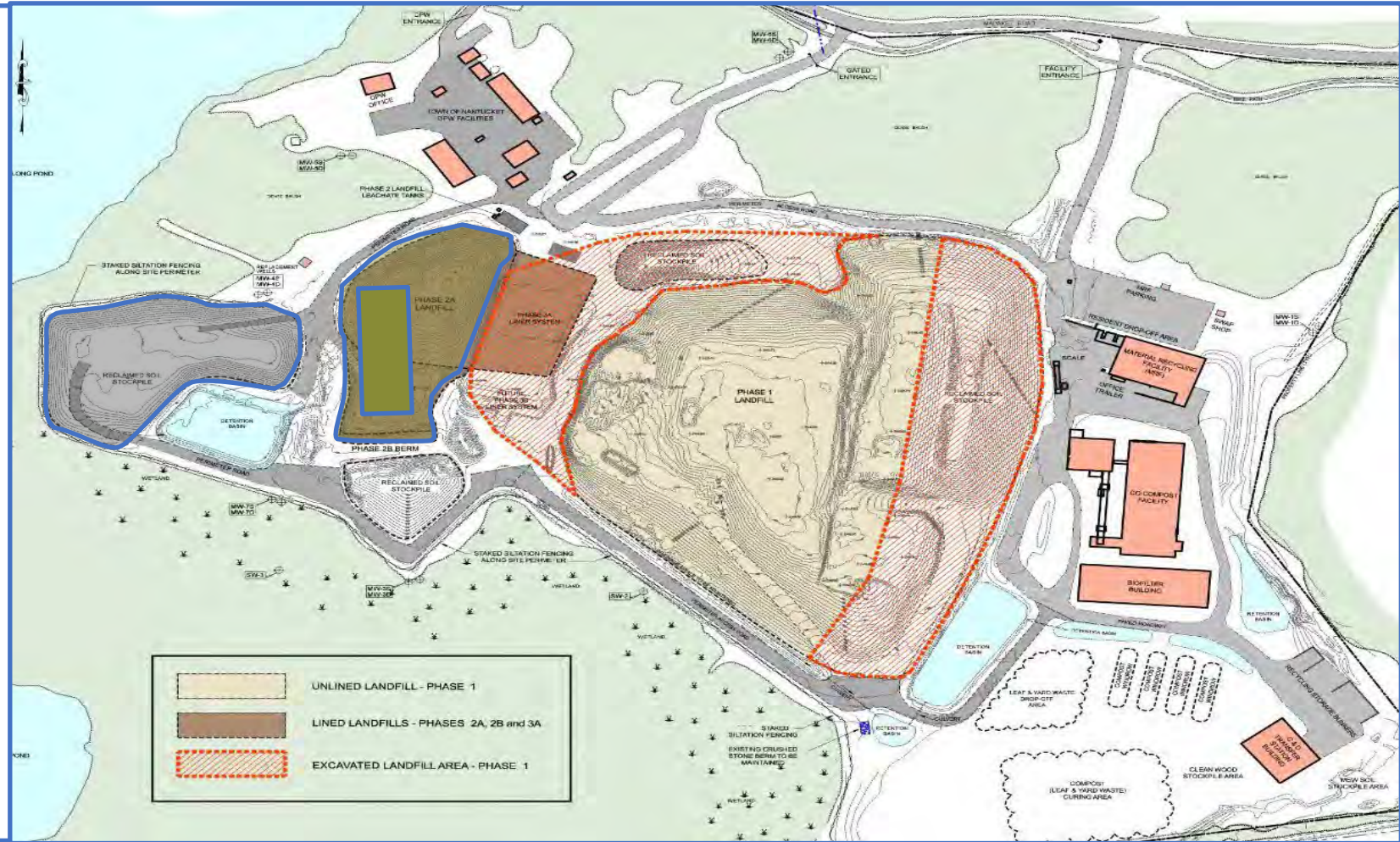
Town RFP to Procure A Contract Operator for O&M of Solid Waste Management Facilities Presentation to the Nantucket Select Board

05 June 2024



**Solid Waste Facilities
at 188 Madaket Road Site
operated by Waste Options per
Waste Services Agreement (WSA)**

- Scale and scale-house
 - MRF/citizens drop-off area
 - Composter (owned by WON)
 - Transfer Station (owned by WON)
 - Organics area
 - Hard-to-manage waste areas
 - Landfill and Site
1. WSA with Waste Options ends on November 30, 2025
 2. Town drafting RFP to procure contract operator for next 10+ years





Key Town Initiatives for RFP

- Own/control all facilities at the Site
- Replace existing Waste Services Agreement with a transparent and operations-oriented agreement
- Consider separate collection of organics and non-recyclable non-compostables (NRNCs) Town-wide
- Prepare for changes in operations to meet changing waste management needs

Recent milestones

- Town and Waste Options agree on MOU to buy Composter and Transfer Station
- Town Meeting approves Warrant Article 19 to appropriate funds for the purchase
- Draft RFP prepared for release



Key RFP features

- Chapter 30 B approach
 - Evaluate separate Technical Proposals before evaluating Price Proposals.
 - Apply RFP minimum requirements and evaluation criteria
 - Select most advantageous proposal rather than lowest-cost
 - Able to negotiate Waste Services Agreement within bounds of RFP and proposals
- New revised and clarified Waste Services Agreement
- Define Services (Exhibit B-3) that match proposed pricing (Exhibit D-2)
- New Town roles as owner



Key features of new Waste Services Agreement

- New Service directive
 - Receive and direct incoming Solid Waste
 - Operate and maintain facilities
 - Market products and manage residuals
 - Perform or be subject to listed liquidated damages
- Require performance and payment bonds for financial assurance
- Hold contractor responsible for prevailing wage compliance



Defined Service prices

- Services
 - Scale and scale-house O&M
 - Composter O&M
 - Biosolids handling
 - Yard waste/brush/wood handling
 - Landfill and Site O&M
 - MRF and citizens drop-off O&M
 - Transfer Station O&M
 - Hard-to-manage waste O&M

Defined prices for each Service

- Fixed costs per year (escalate)
- Fixed costs per unit (can escalate)
- Baseline pass-through costs
- Proposed pass-through costs
- Revenue sharing
- Defined options and areas for exceptions



New Town roles as owner

- Town has direct control of
 - Engineering review of changes in facility equipment and operations
 - Landfill and Site planning, cell permitting, procurement and construction
 - General permit management, compliance and third-party inspections
 - Managing off-take arrangements
 - Performance via listed liquidated damages
- RFP seeks information on alternative technologies and transportation for Town consideration



Proposed schedule

June 2024	Issue RFP
July 2024	Sponsor Site tours and pre-proposal conference
August 2024	Close period for questions, responses and addenda
September 2024	Submittal deadline for Technical and Price Proposal
October 2024	Decision and Award
Fall/winter 2024	Negotiate/execute service agreement Negotiate Waste Options Purchase, Sale and Transition Agreements
Spring 2025	Authorize/appropriate funds for Town supporting resources
Summer/fall 2025	Transition
1 December 2025	Services begin per new agreements

2, 4, 6 Fairgrounds, Town-owned Lots on Waitt Drive and Ticcoma Way

Development Update

Town Administration

June 5, 2024



Development Overview

- The 20-acre “2 Fairgrounds” site was purchased from Nantucket Electric Company in 2004, and includes 2, 4, and 6 Fairgrounds, as well as Town-owned lots on Waitt Drive and Ticcoma Way
- Article 77 of 2004 Annual Town Meeting appropriated \$15.5 million for the purchase
- A 2004 site planning exercise recommended the 2 Fairgrounds building be replaced and the site used for other municipal functions and housing
(<https://records.nantucket-ma.gov/WebLink/DocView.aspx?id=122958&dbid=0&repo=TownofNantucket>) p.7
- The development of the Fairgrounds campus, supports all 5 Select Board Strategic Plan focus areas: Efficient and Effective Town Government, Housing, Vibrant and Vital Community, Transportation, and Environmental Leadership

Campus Details

- The campus has a total perimeter area of 19.8 acres, and includes 4 parcels
 - 2 Fairgrounds, referred to as “Municipal Lot” is 6.03 acres
 - 4 Fairgrounds, referred to as “Public Safety” is 6.40 acres
 - 6 Fairgrounds, referred to as “Ticcoma Green” is 2.88 acres
 - Remaining “ANR lots and roadways” are 4.47 acres
 - This includes 3-19 Waitt Drive (odd), 8 Waitt, and 2-20 Ticcoma Way (even)
- Bounded by Fairgrounds Road, Old South Road, Waitt Drive and Ticcoma Way

Map of Fairgrounds Campus



Map of Fairgrounds Campus



2 Fairgrounds

- Built in 1969 as a warehouse and office space for Nantucket Electric Company; 75% of space was warehouse
- One-story metal building
- Planning Department moved to location in 2005
 - Currently houses substantially more staff than in 2005 (25 current vs 8 in 2005)
 - Warehouse is not climate controlled
 - Exterior in poor condition
 - 2004 re-use plan recommended removal
- PLUS staff relocated to 2 FG building c. 2012 and is the primary occupant
 - Marine, IT and DPW also use portions
 - Office parking adequate
- Site includes a municipal parking lot which needs considerable attention
 - Approximately 135 spaces

2 Fairgrounds-Building



2 Fairgrounds-Building



2 Fairgrounds-Municipal Lot



4 Fairgrounds

- Public Safety Building constructed in 2011; comprising 57,385* square feet
 - Occupied by Police Department and Information Technology in 2012, by Fire in 2019
 - Police Department: 60-100** staff, including 41 sworn officers; Dispatch, Licensing, Permitting, Operations; vehicle and equipment storage
 - Fire Department: 38 staff; sleeps 14. Vehicle and equipment storage (indoor and outdoor)
 - Information Technology: 9 staff supporting Town's technology infrastructure and computing environment

*Total 2019 square footage, includes Police, Fire and IT

**100 Includes seasonal staff

4 Fairgrounds, continued

Auxiliary building approved at 2024 Town Meeting, but not at Annual Town Election

- Estimated cost: \$5,000,000
- Capacity: 6,000 square feet building located
- Location: behind 4 Fairgrounds, near Waitt Drive.
- Purpose: to provide secure storage of essential supplementary and “at-ready” equipment vulnerable to the environment, such as:
 - Brush fire response tanker and equipment
 - Utility vehicles
 - Inventory of tires
 - Foam trailer, snowplows, beach patrol ATVs
 - Recovered property storage
 - Mobile Command Post
 - Emergency light and generator trailers
 - Maintenance items and specialized trailers

4 Fairgrounds



6 Fairgrounds

Affordable Housing Development (Ticcoma Green)

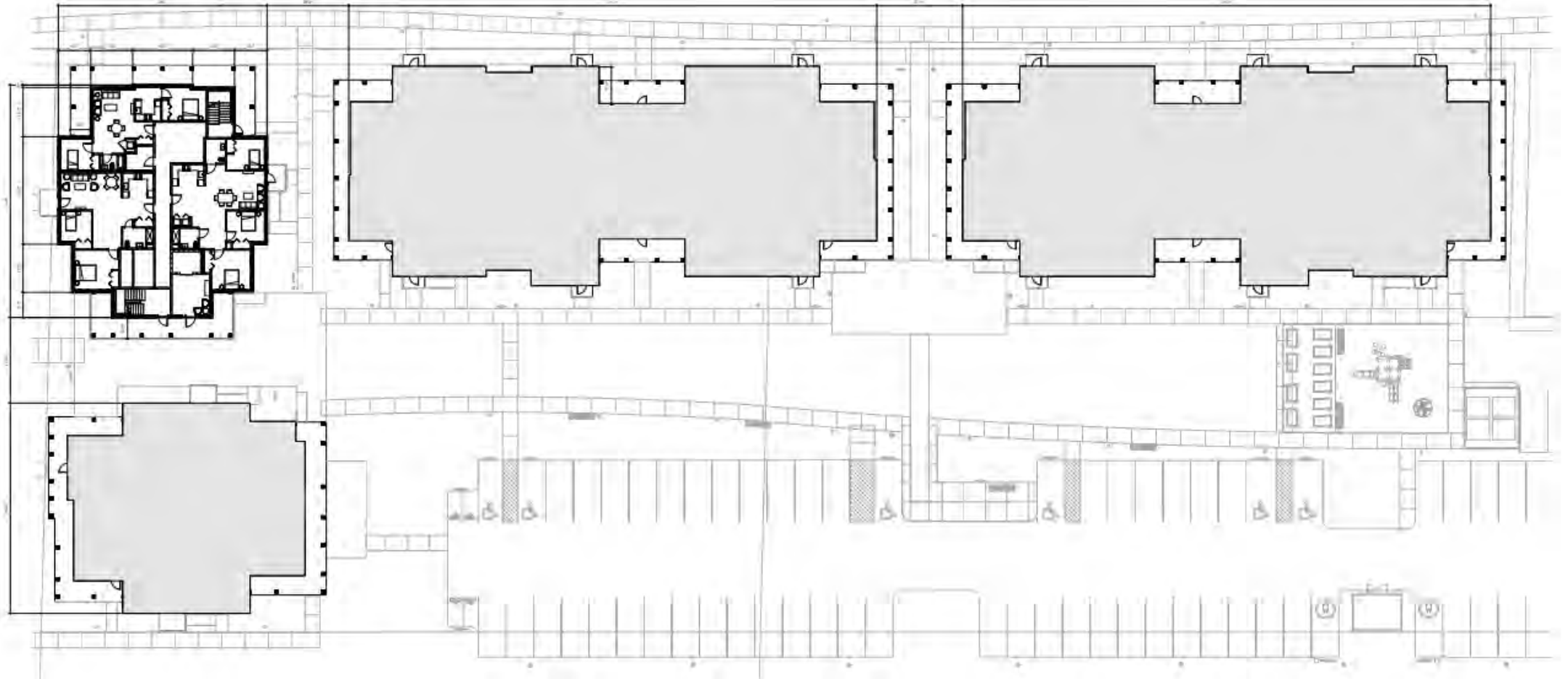
- In 2017 HallKeen Management was awarded bid to develop 64 units of affordable and workforce rental housing
- Lawsuits, appeals, Covid and escalating construction costs have delayed construction
- Serves households earning 30%, 60%, and 120% of Area Median Income
- Six market-rate units which are not income-restricted
- Current timeline anticipates pulling building permits in December; there are still a lot of “ifs”
- However, project is scheduled to begin construction by Q1 2025

6 Fairgrounds



6 Fairgrounds-Ticcoma Green Site Plan

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Link: [6-Fairgrounds-Road-Building-as-of-June-5-2018 \(nantucket-ma.gov\)](https://www.nantucket-ma.gov/6-Fairgrounds-Road-Building-as-of-June-5-2018)

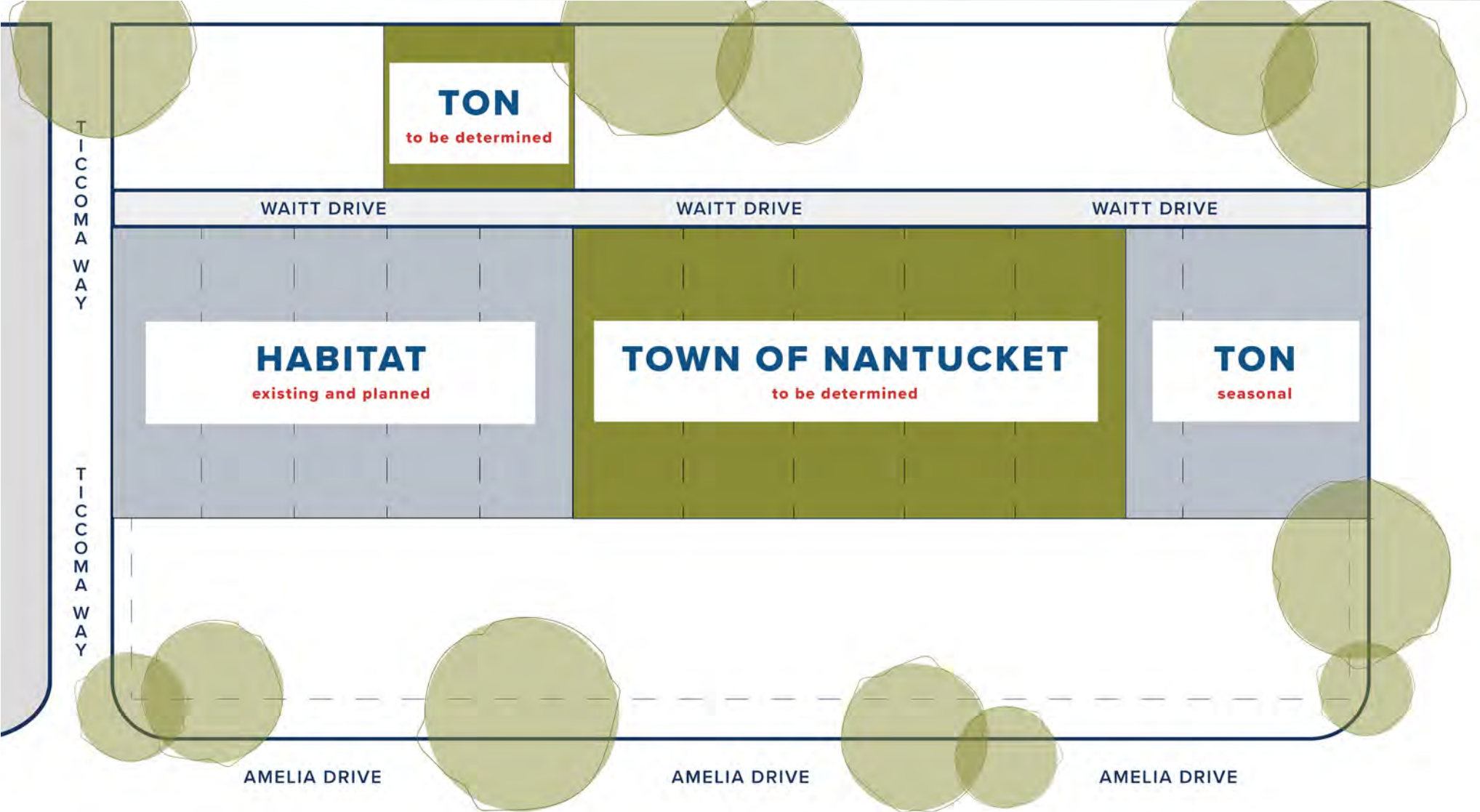
ANR Lots & Roadways



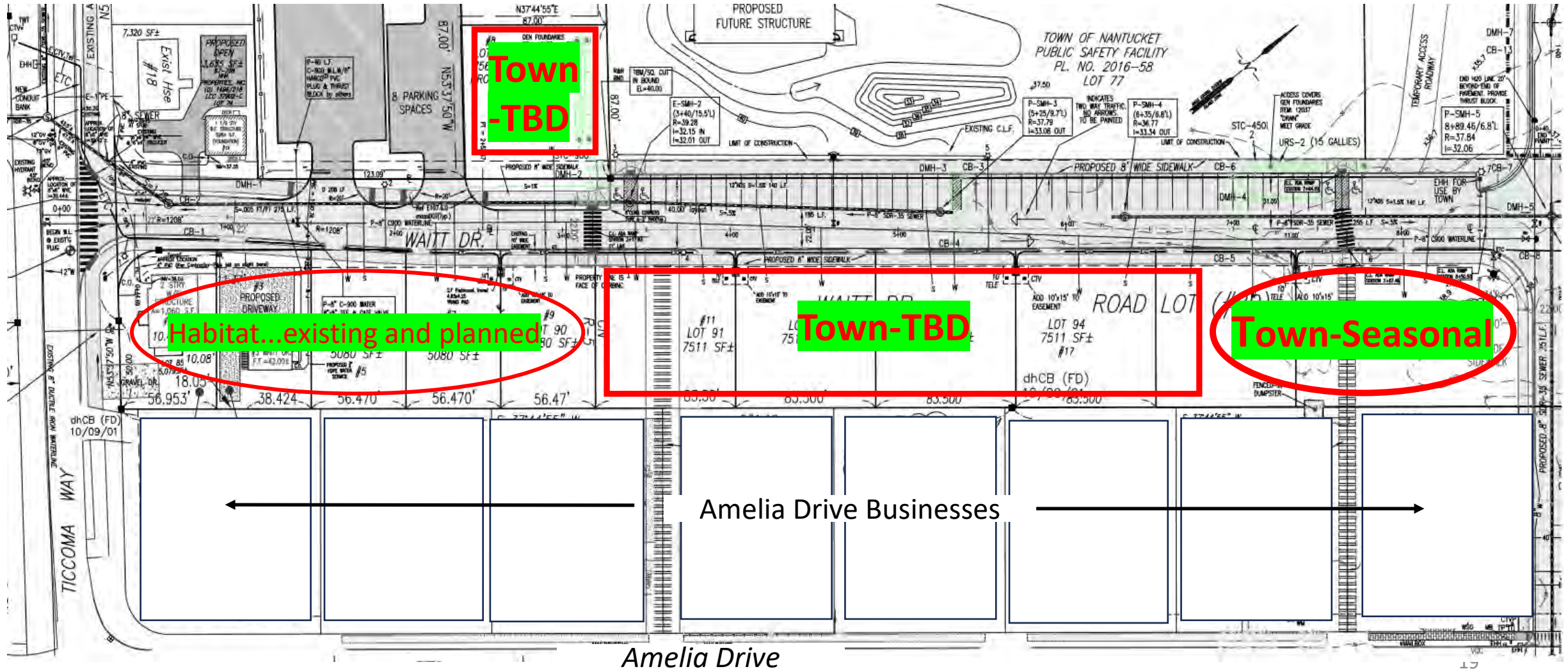
ANR Lots & Roadways-Existing Conditions

- Waitt Drive constructed in 2021/22
- Waitt Drive (South side)
 - One Town-owned ~10,000 square foot lot for seasonal dormitory-style housing
 - Well into design phase; seasonal housing for 50+ staff; includes 2 apartments
 - Four Town-owned vacant lots, each ~7,500 square feet
 - Three Habitat lots with 6 total residences (under construction)
 - Two privately-owned lots developed by Habitat (2-bedroom, single family)
- Waitt Drive (North side)
 - One Town-owned ~7,500 vacant lot at 8 Waitt Drive
 - Forty-eight perpendicular public parking spaces
- Ticcoma Way:
 - Eight Town-owned lots, each ~5,100 square feet. 2-16 Ticcoma Way (even numbers)
 - Preliminary schematic for Town-employee housing, both single family and duplex.
 - Two Housing Nantucket dwelling units on a single lot (existing)

Waitt Drive



Waitt Drive-Detail



Ticcoma Way 2-18 (even numbers)

Feasibility Study - T.O.N.

06.22.2023

Feasibility Study
Nantucket, Massachusetts

D R A F T



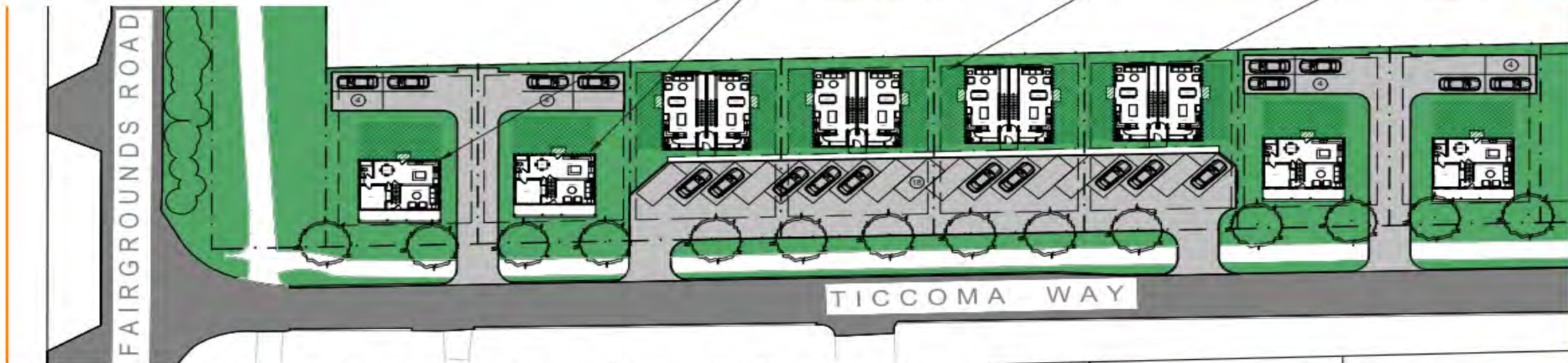
Locus Plan

Unit Count

4- 3 Bedroom Single Family Dwelling
4 - 2 Bedroom Duplex

Total Bedrooms - 20

Total Onsite Parking Provided - 34



MASTER SITE PLAN SCHEMATIC

1" = 40'



© Williams Lane, Nantucket, MA 02554
P: 508.325.4995
F: 508.325.4996
www.emeritusdevelopment.com

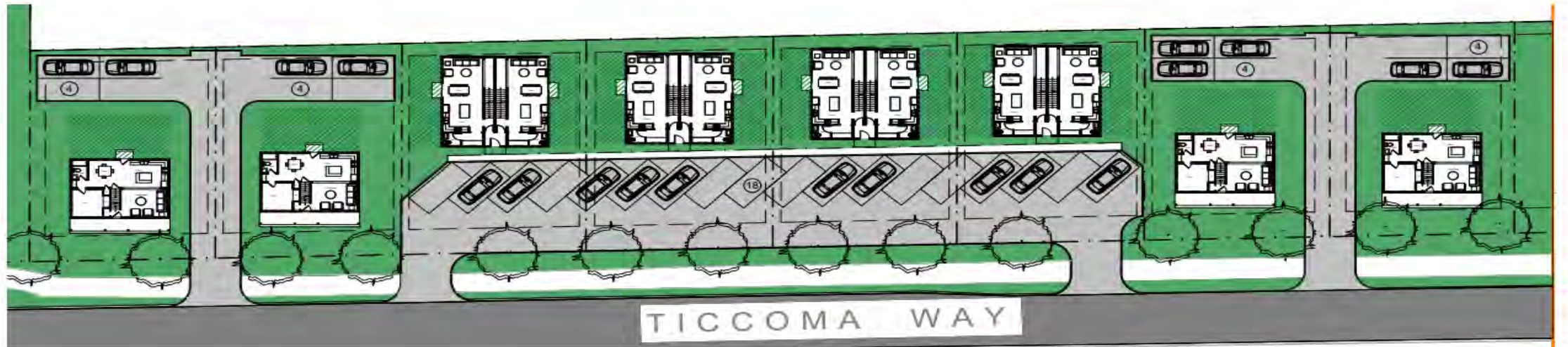
Ticcoma Way-Streetscape

F e a s i b i l i t y S t u d y - T . O . N .

Feasibility Study
Nantucket, Massachusetts

06.22.2023

D R A F T



S I T E P L A N / S T R E E T E L E V A T I O N S C H E M A T I C

1" = 30'

Improvements since 2004

- Public Safety Building constructed in 2011
- Fire Station added in 2019
- Waitt Drive completed in 2022; parking capacity added
- Acquisition of 7 Amelia
- Agreement and development plans for 64-unit Ticcoma Green
- Design of seasonal dormitory nearly complete; spring 2025 occupancy
- Multiple housing design options underway for Ticcoma Way and Waitt Drive
- EV charging stations at 4 Fairgrounds
- NRTA bus shelter
- Habitat and Housing Nantucket lots developed, more under construction

Unfunded Opportunities to Support Select Board Strategic Plan

- Develop additional Town-employee housing*
 - Waitt Drive
 - Additional seasonal dormitory?
 - Ticcoma Way
- Design for 82 Waitt Drive... open space/recreation or additional housing?
- Construct Central Municipal building*
- Construct Public Safety Auxiliary building*
- Improve/expand parking
- Optimize Park and Ride with NRTA
- Install additional EV charging stations
- Improve traffic circulation...Amelia/Waitt

*included in CIP and collision planning

Immediate Next Steps

- Use existing Town-employee housing feasibility funding* to:
 - Analyze employee survey results; review staff recommendations regarding employee demand, type, location, density, etc.
 - Review existing and potential Town-employee housing sites across island, Waitt Drive and Ticcoma Way. Develop alternatives for Select Board review
 - Develop revised Town-employee housing plan, including phasing
 - Appoint/engage project manager
- Review parking plan for 2 Fairgrounds, Waitt Drive and Ticcoma Way

***A10/FY23** Employee Housing Feasibility Study- \$500,000 and **A10/FY20** Seasonal Employee Housing Study-\$298,000

