

Town and County of Nantucket Select Board • County Commissioners

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



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
JULY 8, 2024 - 11:00 AM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED JULY 5, 2024***

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/0ATTgADeVDE>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_VnnW2tMQTyavpF2ydFfJ1A

I. CALL TO ORDER

II. LICENSING AND PETITIONS - DEPARTMENTAL REQUESTS

1. Request for Ratification of Approval of Application for Alteration of Premises Amendment of Seasonal All-Alcoholic Beverages Restaurant License for Ethos Nantucket, LLC dba Ethos Nantucket, Emily Dusseau, Manager, for Premises Located at 18 Broad Street, from June 10, 2024 Meeting.

III. LICENSING AND PETITIONS - PUBLIC HEARINGS

1. Public Hearing to Consider Application for Alteration of Outdoor Premises of Annual All-Alcoholic Beverages Holtel License for The Restaurant at Easton Street, LLC dba Breeze Bar and Café, Carlos Castrello, Manager, for Premises Located at 77 Easton Street; **Request for Determination that the Premises Licensed to Sell Alcoholic Beverages is Not Detrimental to the Spiritual Activities of a Church Pursuant to Section 16C of MGL Chapter 138.**
2. Public Hearing to Consider Utility Petition from Verizon New England Inc. and National Grid/Nantucket Electric Company, Plan #MA2024-24 to Relocate JO Pole 5/22 on Easton Street Approximately 40' West of the Current Location to Accommodate a Driveway Redesign on Easton Street (Continued from May 13, 2024; June 10, 2024).

IV. ADJOURNMENT



Agenda Item Summary

Agenda Item #	II. 1.
Date	7/8/2024

Staff

Erika D. Mooney, Operations Administrator

Subject

Ratification of Approval of Application for Alteration of Premises Amendment of Seasonal All-Alcoholic Beverages Restaurant License for Ethos Nantucket, LLC dba Ethos Nantucket, Emily Dusseau, Manager, for Premises Located at 18 Broad Street, from June 10, 2024 Meeting

Executive Summary

It was discovered that at its June 10 Licensing & Petitions meeting, the Select Board voted to close the public hearing held for the above matter, but never took a vote to approve. However, the Select Board signed the Licensing Authority Certification form which has been sent to the ABCC (Alcoholic Beverages Control Commission) for approval. A vote to approve the intent of the Board is needed.

Staff Recommendation

Vote to ratify "approval"

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

Application was advertised in the I&M and abutters were notified of the original

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

N/A

Attachments

ABCC Alteration of Premises Application; Ethos Liquor License





**Town & County of
NANTUCKET, MA**

LICENSING AND PERMITS
PSF, 4 Fairgrounds Road, M-F 8am-4pm
508-325-4100 · licensing@police.nantucket-ma.gov

TOWN OF NANTUCKET SELECT BOARD/LICENSING AUTHORITY NOTICE OF LIQUOR LICENSING PUBLIC HEARING

Dear Abutter:

In accordance with MGL Chapter 138, Section 15A you are hereby notified that a Liquor License Public Hearing will be held as noticed below. For more information or to provide written comments, please email licensing@police.nantucket-ma.gov.

NOTICE OF PUBLIC HEARING

PUBLIC HEARING NOTICE

The Select Board will hold a public hearing on Monday, June 10, 2024 at 11:00 AM to hear the application for an Alteration of Premises to the Seasonal All Alcoholic Beverages Restaurant License for Ethos Nantucket, LLC, dba Ethos Nantucket, 18 Broad Street, Nantucket, MA 02554, Emily Dusseau, Manager. The hearing will be held remotely via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email licensing@police.nantucket-ma.gov.

SELECT BOARD

Description of Proposed Premises:

Ethos Nantucket is applying to remove a small storage area off the kitchen pantry to store only alcohol moving forward. The area has a door with a lock on it. The proposal is to remove 25 square feet of storage space where they will now only keep cases of wine or bottles of liquor for the purpose of off-site event catering. The area is temperature controlled and has a lock on the door.

Additional Application Information:

IN PERSON PARTICIPATION: PSF Community Room, 4 Fairgrounds Road

REMOTE PARTICIPATION:

You Tube Link For Viewing Only: <https://youtu.be/g4QzY4grksk>

Zoom Webinar Registration Link to Virtually Attend Meeting:

https://us06web.zoom.us/webinar/register/WN_IdpZTZo4RkyaEy3fhTszww

LICENSE #: 07481-RS-0762

LICENSE FEE: \$3,900.00

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
COMMON VICTUALLER
SEASONAL RETAIL RESTAURANT LICENSE
TO EXPOSE, KEEP FOR SALE, AND TO SELL
ALL ALCOHOLIC BEVERAGES
TO BE CONSUMED ON THE PREMISES

BUSINESS: Ethos Nantucket, LLC

DBA: Ethos Nantucket

PREMISES: 18 Broad Street
Nantucket, MA 02554

MANAGER: Emily Dusseau

ON PREMISES DESCRIBED AS:

One floor, consisting of one large dining room, a unisex bathroom, a prep/ storage area, a mechanical room, a crawlspace, a vestibule and an egress with an additional exterior exit/entrance. Separate locked storage in basement used exclusively for 12C License.

SIDEWALK PERMIT: Exterior seating along Broad Street within building footprint. Maximum of four 4-top bistro tables.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00 AM** and patrons must be off the license premises and said **premises must be closed by 1:30 AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

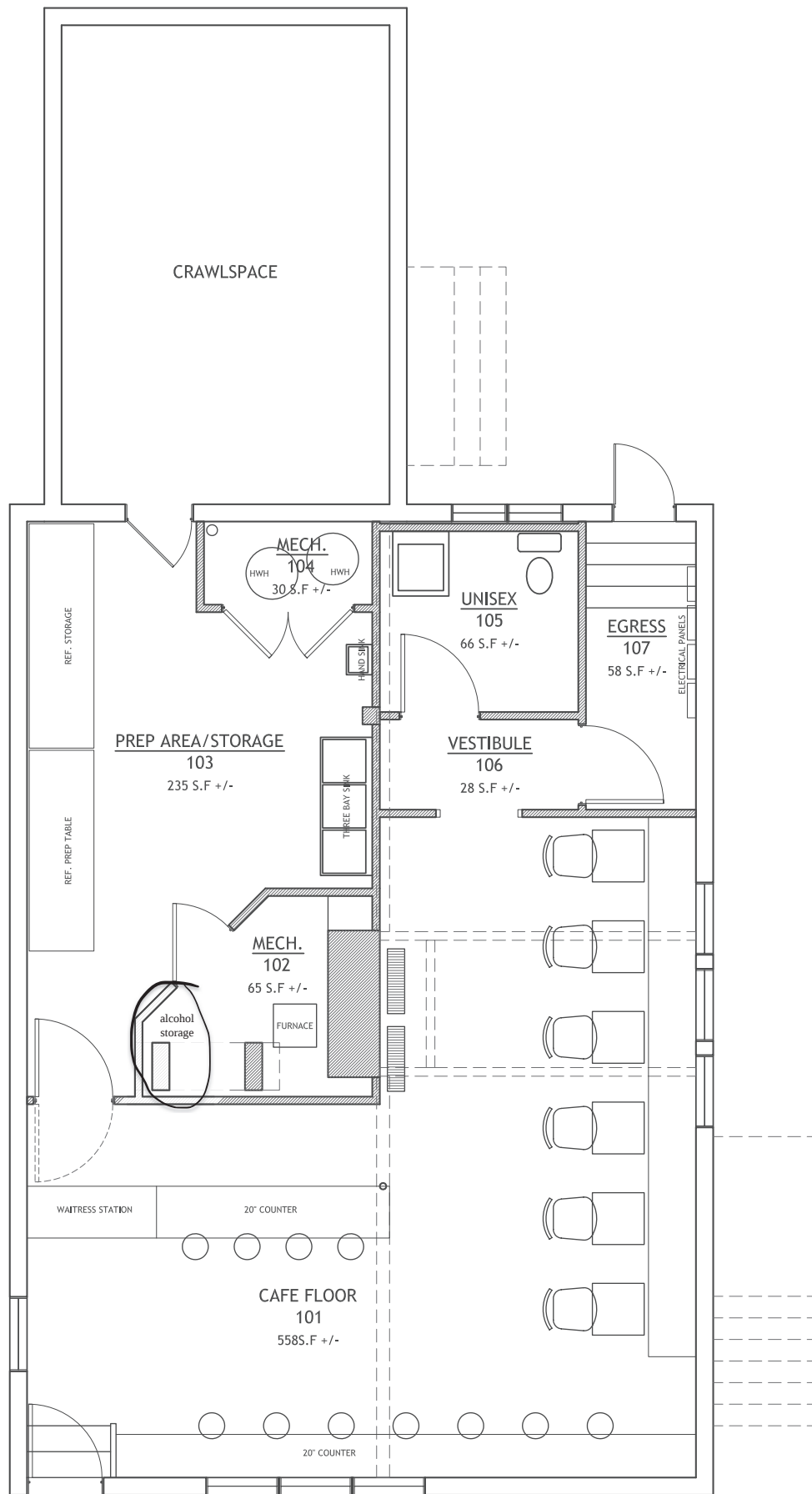
This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the Massachusetts General Laws, as amended and any rules or regulations made thereunder by the licensing authorities, including, but not limited to Chapter 250 of the Town of Nantucket Rules and Regulations Governing Alcoholic Beverages.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this xxth day of xx.

Chair, Select Board

THIS LICENSE IS VALID APRIL 1, 202x – JANUARY 15, 202x

**Unless earlier suspended, cancelled, or revoked*



PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

AMENDMENT-Change or Alteration of Premises Information

☐ **Change of Location**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

☒ **Alteration of Premises**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

1. BUSINESS ENTITY INFORMATION

Entity Name

Ethos Nantucket

Municipality

Nantucket

ABCC License Number

07481-RS-0762

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Submitting an application to amend our premises to remove 25 square feet that will now be used for the sole purpose of catering storage for wine and spirits.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name

Emily Dusseau

Title

Manager

Email

emily@ethosnantucket.com

Phone

6075914178

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

Ethos Nantucket is applying to remove a small storage area off our kitchen pantry where we will store only alcohol moving forward. The area has a door with a lock on it.

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Our proposal is to remove 25 square feet of storage space where we will now only keep cases of wine or bottles of liquor for the purpose of off-site event catering. The area is temperature controlled and has a lock on the door.

Total Sq. Footage

25

Seating Capacity

n/a

Occupancy Number

Number of Entrances

2

Number of Exits

2

Number of Floors

n/a

ENTITY VOTE

The Board of Directors or LLC Managers of Ethos Nantucket LLC
Entity Name
duly voted to apply to the Licensing Authority of Nantucket and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 4/1/2024
Date of Meeting

For the following transactions (Check all that apply):

☒ Alteration of Licensed Premises

☐ Change of Location

☐ Other

"VOTED: To authorize

Emily Dusseu

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,

Lauren Schadt
Corporate Officer / LLC Manager Signature

(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

BUSINESS LEASE AMENDMENT

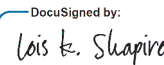
Whereas, the parties to that certain Business Lease dated October 28, 2022 between RSSLKS Realty, LLC dba 18 Broad Street LLC as Lessor and Pocomo Wine LLC, as Lessee wish to amend said lease;

Now therefore, in consideration of the mutual agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree to amend said Lease as follows:

1. Name of Lessee is amended to Ethos Nantucket, LLC, a limited liability company duly registered with the Commonwealth of Massachusetts, with a mailing address of 18 Broad Street, Nantucket, MA 02554; and
2. The definition of "Premises" is amended to include the lower level (basement) of the building situate at 18 Broad Street, and the patio area at 18 Broad Street as the same may be approved for outdoor food/beverage service by local and/or state licensing and permitting authorities.

In all other respects, the terms of said Business Lease are hereby ratified and confirmed this ____ day of March, 2023

LESSOR – RSSLKS REALTY, LLC dba 18 Broad Street LLC

By:  _____
Lois K. Shapiro, Managing Member

LESSEE – ETHOS NANTUCKET, LLC

By:  _____
Emily N. Dusseault, Manager

By:  _____
Lauren Grace Schadt, Manager



Agenda Item Summary

Agenda Item #	III. 1.
Date	7/8/2024

Staff

Amy Baxter, Licensing Administrator

Subject

Liquor License Alteration of Premises Application – ***The Restaurant at Easton Street, LLC DBA Breeze Bar and Cafe, 77 Easton Street, License #00202-HT-0762***

Executive Summary

The Restaurant at Easton Street, LLC is applying for an Outdoor Alteration of Premises for an ***Annual Hotel All Alcoholic Beverages*** Liquor License for ***DBA Breeze Bar and Cafe at 77 Easton Street.***

The Application requests to add a parking area to the licensed premises for special events.

Staff Recommendation

Applicant has submitted required documentation as outlined below and is fully in compliance with all requirements of their Liquor and associated Licenses.

Requirements for Outside Alteration of Liquor License Premises:

- ABCC Alteration of Premises Application
- Floor Plan for Licensed and Proposed Premises
- Supporting Financial Records if applicable
- Legal Right to Occupy
- Advertisement and Abutter Notification

Background/Discussion

Recommended Conditions:

- All registered guest vehicles displaced during events must use Town issued Hotel parking passes or a daily parking pass to park in 2-hour zone.
- Any use of tents or other structures may require additional permits and is the responsibility of the Hotel to apply for and obtain permits.

Outdoor Alteration Applications:

- Please see attached ABCC Advisory on Outdoor Alteration of Premises Applications
- As discussed in April, the Governor signed a bill allowing local licensing authorities to review and approve liquor license applications for alterations to outdoor premises only without requiring ABCC review. Approval by the Select Board is effective immediately after signed approval form is received by licensing.



- The application and signed approval is forwarded to the ABCC for their records and for Compliance inspections.
- The Select Board may choose to make changes to the application process. For now Licensing is following the same exact application, advertisement and hearing process as is required for indoor premises.

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

N/A

Board/Commission Recommendation

N/A

Public Outreach

Public hearing advertised in I&M; abutters notified

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

N/A

Attachments

ABCC Alteration of Premises Application; ABCC Advisory Outdoor Alterations; Draft Amended Liquor License; Photo/layout of premises



PUBLIC HEARING NOTICE

The Select Board will hold a public hearing on Monday, July 8, 2024 at 11:00 AM to hear the application for an Alteration of Outdoor Premises to the Annual All Alcoholic Beverages Hotel License for The Restaurant at Easton Street, LLC, dba Breeze Bar and Cafe, 77 Easton Street, Nantucket, MA 02554, Carlos Castrello, Manager. The hearing will be held remotely via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email licensing@police.nantucket-ma.gov.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City/Town

00202-HT-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- | | | | |
|--|---|---|---|
| ☐ New License | ☐ Change of Location | ☐ Change of Class (i.e. Annual / Seasonal) | ☐ Change Corporate Structure (i.e. Corp / LLC) |
| ☐ Transfer of License | ☐ Alteration of Licensed Premises | ☐ Change of License Type (i.e. club / restaurant) | ☐ Pledge of Collateral (i.e. License/Stock) |
| ☐ Change of Manager | ☐ Change Corporate Name | ☐ Change of Category (i.e. All Alcohol/Wine, Malt) | ☐ Management/Operating Agreement |
| ☐ Change of Officers/
Directors/LLC Managers | ☐ Change of Ownership Interest
(LLC Members/LLP Partners, Trustees) | ☐ Issuance/Transfer of Stock/New Stockholder | ☐ Change of Hours |
| ☒ Outdoor Only
Alteration of Premises | | ☐ Other: <input type="text"/> | ☐ Change of DBA |

APPLICANT INFORMATION

Name of Licensee	The Restaurant at Easton Street, LLC	DBA	Breeze Bar and Cafe
Street Address	77 Easton Street		Zip Code 02554
Manager	Carlos Castrello		
\$12 Hotel	Annual	All Alcoholic Beverages	Granted under Special Legislation? Yes ☐ No ☒
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	If Yes, Chapter of the Acts of (year)

DESCRIPTION OF PREMISES

Complete description of the licensed premises

Hotel consisting of ground level space and 4 stories. Alcohol service in 45 guest suites; 1st floor including lobby/café/lounge/bar, pool area and pool deck; and covered. Main entrance on Easton Street. Multiple egresses.

Outdoor stone parking lot adjacent to lower pool.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date:	06/26/24	Time:		
Advertised:	Yes ☒ No ☐	Date Published:	06/27/24	Publication:	Inquirer and Mirror
Abutters Notified:	Yes ☒ No ☐	Date of Notice:	06/27/24		
Date APPROVED by LLA	07/08/24	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



At the Select Board meeting held Monday, July 8, 2024 the Board approved the application for an Alteration of Outdoor Premises for The Restaurant at Easton Street, LLC dba Breeze Bar and Cafe at 77 Easton Street, Nantucket, MA 02554, Carlos Castrello, Manager. The Board determined that this liquor license alteration is not detrimental to the spiritual activities of First Congregational Church, 62 Centre Street, Nantucket, MA 02554, located within 500 feet of the licensed premises.

Brooke Mohr, Chair

Matt Fee, Vice Chair

Dawn Hill Holdgate

Thomas M. Dixon

Malcolm W. MacNab

LICENSE #: 00202-HT-0762

LICENSE FEE: \$3,250.00

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
COMMON VICTUALLER
ANNUAL RETAIL INNHOLDER LICENSE
TO EXPOSE, KEEP FOR SALE, AND TO SELL
ALL ALCOHOLIC BEVERAGES
TO BE CONSUMED ON THE PREMISES

BUSINESS: The Restaurant at Easton
Street, LLC

DBA: Breeze Bar & Cafe

PREMISES: 77 Easton Street
Nantucket, MA 02554

MANAGER: Carlos Castrello

ON PREMISES DESCRIBED AS:

Hotel consisting of ground level space and 4 stories. Alcohol service in 45 guest suites; 1st floor including lobby/café/lounge/bar, pool area and pool deck; and covered. Main entrance on Easton Street. Multiple egresses.

Outdoor stone parking lot adjacent to lower pool deck. All registered guest vehicles displaced during events must use Town issued Hotel parking passes or a daily parking pass to park in 2-hour zone.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket. ***All licensees are responsible for maintaining a clean orderly appearance daily by sweeping and disposing of all trash and debris from the sidewalk area in front of the establishment.***

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 and Chapter 140 of the Massachusetts General Laws, as amended and any rules or regulations made thereunder by the licensing authorities, including, but not limited to Chapter 207 of the Town of Nantucket Rules and Regulations Governing Alcoholic Beverages.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signature on this xxth day of xx.

Chair, Select Board

THIS LICENSE WILL EXPIRE DECEMBER 31, 202x

**Unless earlier suspended, cancelled, or revoked*

This License Shall Be Displayed On the Premises in a Conspicuous Place Where it May Be Easily Seen.



Jean M. Lorizio, Esq.
Chairman

***Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150***

**ALCOHOLIC BEVERAGES CONTROL COMMISSION (“ABCC”) ADVISORY
REGARDING AMENDMENTS TO ADD OUTDOOR ALCOHOLIC BEVERAGE
TABLE SERVICE AREAS**

On April 30, 2024, Governor Maura Healey signed into law “An Act Making Appropriations for the Fiscal Year 2024 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects.” The text of the law can be found [HERE](#).

ABCC approval is no longer required for amendments to add outdoor alcoholic beverage table service areas¹. Licensees should contact their Local Licensing Authority “LLA” with any questions and apply directly with them. Nothing in the new law prevents the ABCC “from exercising [its] enforcement authority over an amended license nor limit(s) any appeals that can be submitted to the commission pursuant to section 67 of chapter 138.”

Local Boards must provide the ABCC notice of any amended license and can do so by submitting an updated Licensing Authority Certification form describing the entire licensed premises, including but not limited to the newly approved outdoor alcoholic beverage table service area(s).

On April 7, 2022, the ABCC approved Guidelines for Outdoor Alcoholic Beverage Service Areas which can be found [HERE](#).

Indoor alteration of premises amendments still require ABCC approval and must comply with the “Liquor Control Act” (M.G.L. c. 138) including but not limited to advertisement, abutters’ notification requirements and Local Board hearing.

As always, all licensees must ensure that they comply with the laws of the Commonwealth of Massachusetts, and that sales of alcoholic beverages take place only as authorized by federal, state, and local law.

Questions concerning this Advisory may be directed to Ralph Sacramone, Executive Director of the Massachusetts Alcoholic Beverages Control Commission at (617) 727- 3040 x 731.

(Issued 5/1/2024)

¹ “Outdoor table service,” is defined as restaurant service that includes food prepared on-site and under a food establishment permit issued by a municipal authority pursuant to 105 CMR 590.00 that is served to seated diners outside the restaurant building envelope, whether on a sidewalk, patio, deck, lawn, parking area or other outdoor space.



*Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, Massachusetts 02150*

Jean M. Lorizio, Esq.
Chairman

GUIDELINES FOR OUTDOOR ALCOHOLIC BEVERAGE SERVICE AREAS

1. The licensure of outdoor alcoholic beverage service areas that are outside of the “suitable building” as provided in M.G.L. c. 138, §1, must follow the license application and approval process as provided in Chapter 138 for retail on-premises consumption licenses.
2. Local Licensing Authorities (“LLAs”) have discretion to apply reasonable conditions to the outdoor alcoholic beverage service areas, such as the requirement of food service and/or seated service.
3. All applications for outdoor alcoholic beverage service areas must include documentation demonstrating the right of the Licensee to occupy or permission to use the outdoor alcoholic beverage service area(s). This must include permission to transport alcoholic beverages over public property, if applicable, such as over public sidewalks.
4. Outdoor alcoholic beverage service areas should be contiguous to the licensed building premises with a clear and direct view of the outdoor area from inside the licensed building premises. Further, the Licensee must actively supervise the outside alcoholic beverage service area.
5. Outdoor alcoholic beverage service areas that are noncontiguous to the premises’ building are permitted. However, they must be in the immediate vicinity of, and within clear and direct view of, the existing licensed building premises. Licensees are reminded that their applications may be denied if, in the LLA’s or ABCC’s discretion, it is determined that any proposed noncontiguous outdoor alcoholic beverage service area is in an unsuitable location, such as being too far from the premises’ building or being in an unsafe location.

For noncontiguous outdoor alcoholic beverage service areas, the licensee must have an adequate number of employees that are physically present in the outdoor alcoholic beverage service area at all times when alcoholic beverages are being sold or consumed.

6. All outdoor alcoholic beverage service areas must be enclosed by a barrier, fence, or partition, sufficient for the licensee to maintain control of access to the area and to provide a safe environment for patrons.
7. The LLA should consider the type of neighborhood and the potential impact of noise in the environs before approving outdoor alcoholic beverage service areas.

Questions concerning this Advisory may be directed to Ralph Sacramone, Executive Director of the Massachusetts Alcoholic Beverages Control Commission at (617) 727- 3040 x 731.

(Issued April 7, 2022)



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

AMENDMENT-Change or Alteration of Premises Information

☐ **Change of Location**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

☒ **Alteration of Premises**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
The Restaurant at Easton, LLC	Nantucket	00202-HT-0762

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

The Restaurant at Easton Street/DBA Breeze Bar & Cafe is seeking an extension of the current license to be able to serve alcohol outside within our existing rear shell parking lot. We would like to hold family style events on the existing shell lot, such as clambakes, (which we currently offer on our outside decks).

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Carlos Castrello	General Manager	gm@thenantuckethotel.com	508-901-3994

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

Addition of adjacent and enclosed parking area to licensed premises for special events.

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Hotel consisting of ground level space and 4 stories. Alcohol service in 45 guest suites; 1st floor including lobby/café/lounge/bar, pool area and pool deck; and covered. Main entrance on Easton Street. Multiple egresses.
Outdoor stone parking lot adjacent to lower pool deck.

Total Sq. Footage	3024	Seating Capacity	150	Occupancy Number	150
Number of Entrances	3	Number of Exits	3	Number of Floors	1

AMENDMENT-Change or Alteration of Premises Information

3. CHANGE OF LOCATION

3A. PREMISES LOCATION

Last-Approved Street Address

Proposed Street Address

3B. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage Seating Capacity Occupancy Number

Number of Entrances Number of Exits Number of Floors

3C. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☐ No

4. FINANCIAL DISCLOSURE

Associated Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):

Associated Cost(s):

No renovations. No costs involved as this is an existing space.

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No

APPLICANT'S STATEMENT

I, Mark Snider the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory
of The Restaurant at Easton Street LLC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Mark A. Snider

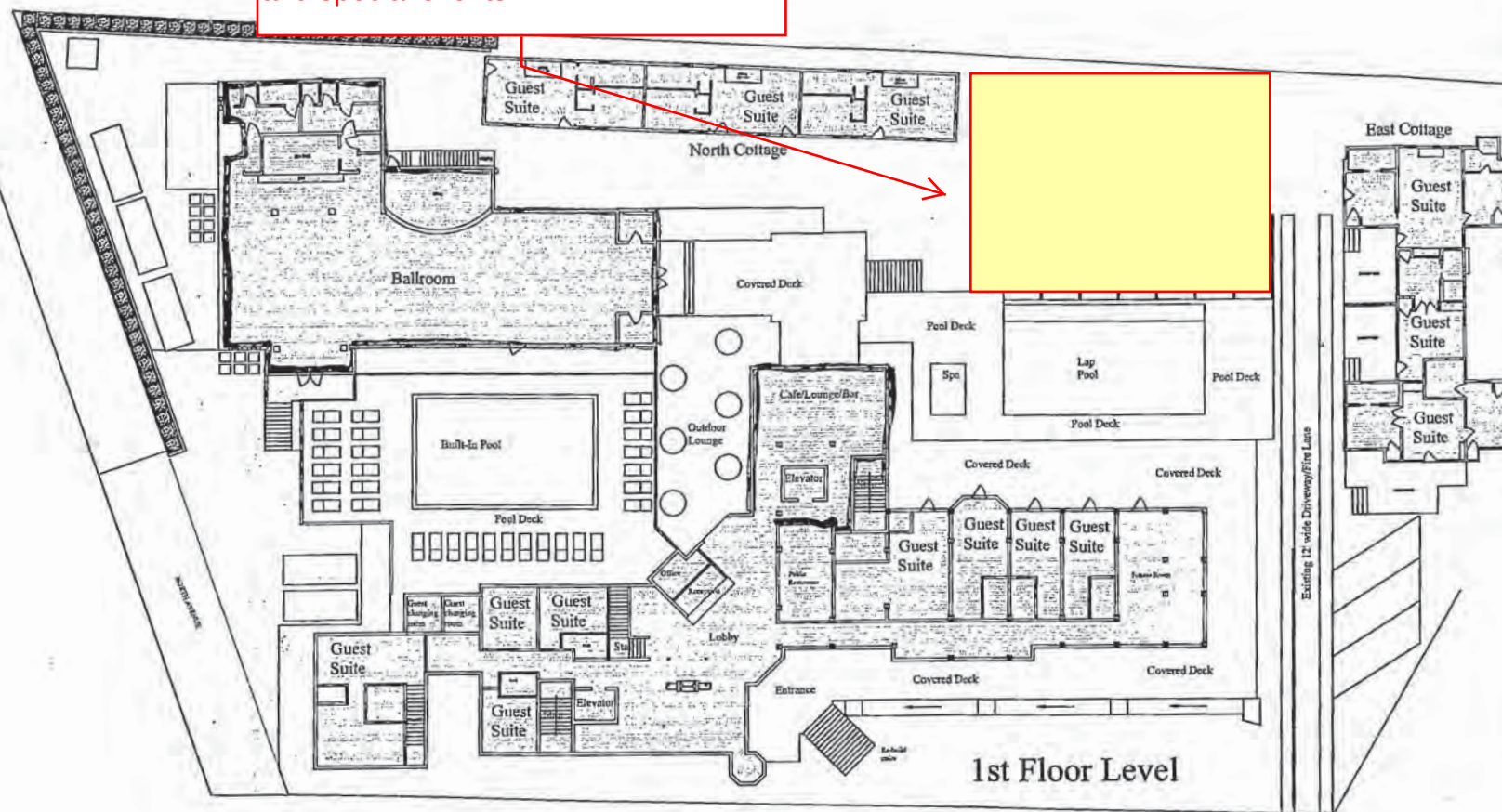
Date:

June 25, 2024

Title:

Managing Director

Alteration to include parking area in
Liquor License premises for wedding
and special events.



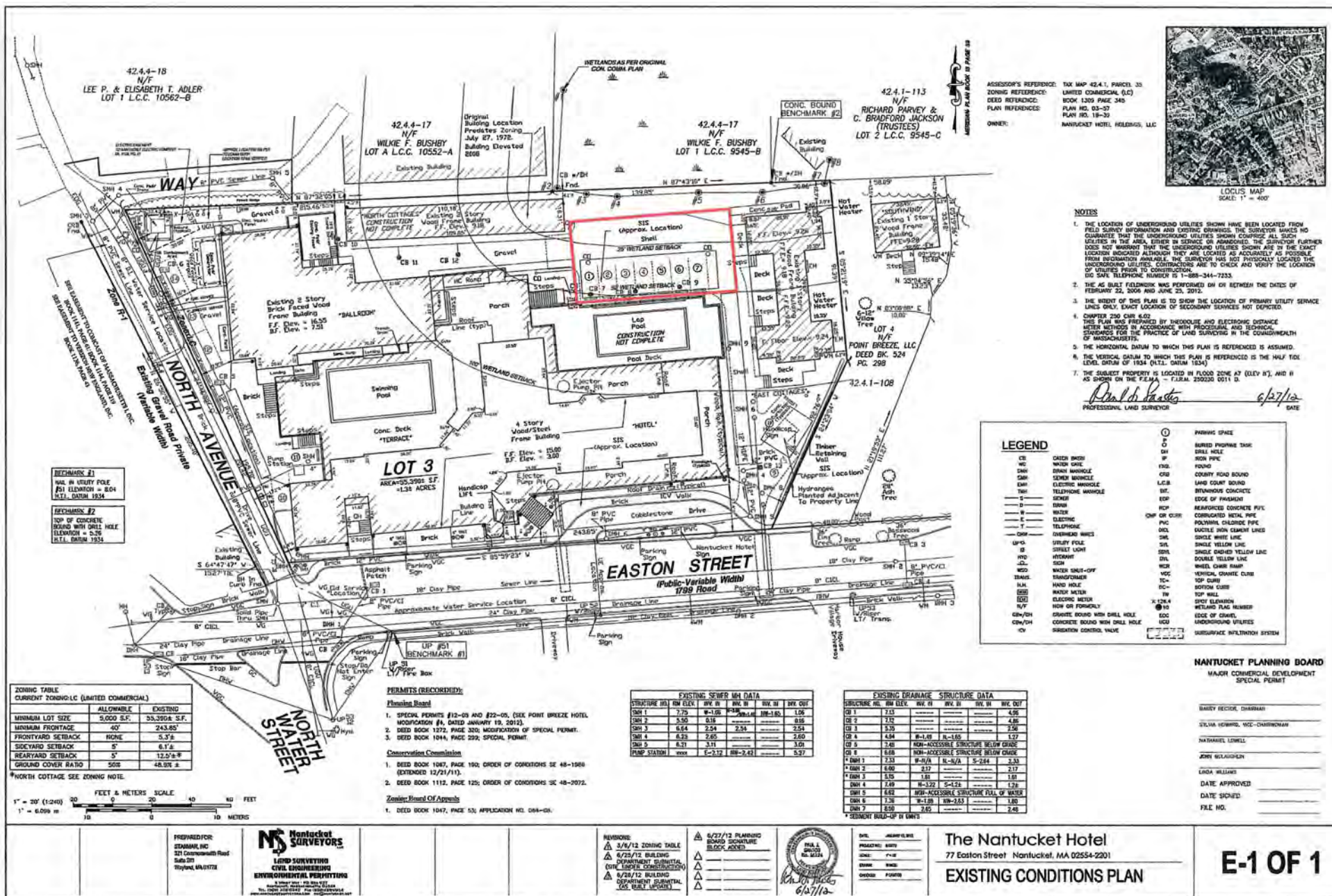
The Nantucket
Nantucket Hotel Holdings LLC
Nantucket, MA 02554

Plan of
1st Floor
Level

January 19, 2012

Not To Scale

A1-1







2012 00000136

Bk: 1309 Pg: 345 Page: 1 of 2
 Doc: DD 01/17/2012 01:34 PM

QUITCLAIM DEED

77 Easton Street, LLC, a Massachusetts limited liability company, having its place of business at 153 Merrimack Street, Haverhill, Massachusetts ("Grantor"), for consideration paid of Two Million Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$2,825,000.00), grants to Nantucket Hotel Holdings, LLC, a Massachusetts limited liability company, with an address of c/o Winnetu Oceanside Resort, 321 Commonwealth Road, Suite 201, Wayland, MA 01778 ("Grantee"), with Quitclaim Covenants, the following described property:

That certain parcel of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 77 Easton Street, bounded and described as follows:

SOUTHERLY	by Easton Street, two hundred forty-three and 85/100 (243.85) feet;
SOUTHWESTERLY	by North Avenue, one hundred ninety-five and 70/100 (195.70) feet;
NORTHERLY	by a Way, by land now or formerly of Bushby, and by land now or formerly of Metcalf, three hundred fifty-five and 31/100 (355.31) feet; and
EASTERLY	ninety-one and 39/100 (91.39) feet, and
SOUTHEASTERLY	ninety-two and 76/100 (92.76) feet, by Lot 4 on plan hereinafter mentioned.

Said land is shown as Lot 3 on plan recorded with Nantucket Deeds as Plan No. 2003-57.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For title to Grantor, see deed dated June 9, 2010 and recorded with the Nantucket County Registry of Deeds in Book 1235, Page 267.

[END OF TEXT; SIGNATURE PAGE TO FOLLOW]

Witness the execution hereof under seal this 12th day of January, 2012.

77 EASTON STREET, LLC, a
Massachusetts limited liability company

By: David A. Bronson
Name: David A. Bronson
Title: Manager

State of New Hampshire
~~COMMONWEALTH OF MASSACHUSETTS~~

COUNTY OF Rockingham

On this 12th day of January, 2012, before me, the undersigned notary public, personally appeared David A. Bronson, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was New Hampshire driver license to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary that he signed it voluntarily for its stated purpose as Manager of 77 Easton Street, LLC, a Massachusetts limited liability company.

Christine Hill
Notary Public
Print Name: _____
My commission expires: _____

CHRISTINE A. HILL
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXP. DEC. 11, 2012

2058226.4

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 01/17/2012 01:34 PM
Ctrl# 459851 23381 Doc# 00000136
Fee: \$12,882.00 Cons: \$2,825,000.00

NANTUCKET LAND BANK CERTIFICATE	
☒ Paid \$	<u>56,500.00</u>
☐ Exempt	
☐ Non-applicable	
No.	<u>32367</u>
Date	<u>1/17/12</u>
Authorization	<u>[Signature]</u>

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

TOWN OF NANTUCKET

LIQUOR LICENSE

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... MARIA SWIDER

MAILING ADDRESS... 77 EASTON ST NANTUCKET, MA

PROPERTY LOCATION... 77 EASTON ST NANTUCKET, MA

ASSESSORS MAP/PARCEL... 42.4-1.35

SUBMITTED BY: CARLOS CASTELLO

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land whose property directly touches the proposed property and churches and schools within 500 feet of the property, all as they appear on the most recent applicable tax list.

June 26, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4241	108		SOUTH NOMINEE TRUST		71 EASTON STREET	NANTUCKET	MA	02554	75 EASTON ST
4241	113		WOLFF BARBARA JEAN TRST	LE DOLPHIN TRUST	6323 STEFANI DRIVE	DALLAS	TX	75225	6 DOLPHIN CT
4243	75		FIRST CONGREGATIONAL CHURCH		BOX 866	NANTUCKET	MA	02554	62 CENTER ST
4244	17		NANTUCKET BARN LLC		80 PLYMOUTH RD	NEWTON	MA	02461	3 NORTH AV
4244	18		ADLER LEE P & ELISABETH T		11101 HERMITAGE HILL RD	ST LOUIS	MO	63131	5 NORTH AV
Count:	5								

THE NANTUCKET

HOTEL + RESORT

est. 1891

9589 0710 5270 1006 2159 14

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dallas, TX 75225

OFFICIAL USE

Certified Mail Fee	\$4.40	0554
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	21
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To **WOLFF BARBARA JEAN TRUST**
Street and Apt. No., or PO Box No.
6323 STEPHEN DRIVE
City, State, ZIP+4®
DALLAS, TEXAS 75235

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2159 07

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Newton Highlands, MA 02461

OFFICIAL USE

Certified Mail Fee	\$4.40	0554
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	21
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To **NANTUCKET BAYVIEW LLC**
Street and Apt. No., or PO Box No.
80PLYMOUTH RD
City, State, ZIP+4®
NEWTON, MA 02461

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2159 21

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Louis, MO 63131

OFFICIAL USE

Certified Mail Fee	\$4.40	0554
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	21
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To **ADLER LEE PAND ELIZABETH T**
Street and Apt. No., or PO Box No.
11101 HERMITAGE HILL ROAD
City, State, ZIP+4®
ST LOUIS, MO 63131

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2159 38

**U.S. Postal Service™
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	\$4.40	0554
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	21
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To **FIRST CONGREGATIONAL Church**
Street and Apt. No., or PO Box No.
PO BOX 866
City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

The Nantucket Hotel & Resort
77 Easton Street | Nantucket, MA 02554
Tel: (508) 228-4747
www.thenantuckethotel.com



NANTUCKET
5 FEDERAL ST
NANTUCKET, MA 02554-9998
(800)275-8777

06/27/2024 11:59 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.68
--------------------------	---	--	--------

Dallas, TX 75225
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 07/01/2024

Certified Mail® \$4.40

Tracking #:

9589 0710 5270 1006 2159 14

Total \$5.08

First-Class Mail® Letter	1		\$0.68
--------------------------	---	--	--------

Nantucket, MA 02554
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 06/29/2024

Certified Mail® \$4.40

Tracking #:

9589 0710 5270 1006 2159 45

Total \$5.08

First-Class Mail® Letter	1		\$0.68
--------------------------	---	--	--------

Nantucket, MA 02554
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 06/29/2024

Certified Mail® \$4.40

Tracking #:

9589 0710 5270 1006 2159 38

Total \$5.08

First-Class Mail® Letter	1		\$0.68
--------------------------	---	--	--------

Saint Louis, MO 63131
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 07/01/2024

Certified Mail® \$4.40

Tracking #:

9589 0710 5270 1006 2159 21

Total \$5.08

First-Class Mail® Letter	1		\$0.68
--------------------------	---	--	--------

Newton Highlands, MA 02461
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Sat 06/29/2024

Certified Mail® \$4.40

Tracking #:

9589 0710 5270 1006 2159 07

Total \$5.08

Grand Total: \$25.40

Credit Card Remit \$25.40
Card Name: AMEX

N

NANTUCKET

HOTEL + RESORT

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For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To

SOUTH NOMINEE TRUST

Street and Apt. No., or PO Box No.

71 EASTON ST.

City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

he Nantucket Hotel & Resort

ton Street | Nantucket, MA 02554

Tel: (508) 228-4747

www.thenantuckethotel.com



Town & County of
NANTUCKET, MA

LICENSING AND PERMITS
PSF, 4 Fairgrounds Road, M-F 8am-4pm
508-325-4100 · licensing@police.nantucket-ma.gov

AFFIDAVIT OF NOTICE TO ABUTTERS

I, (print/type your name), Carlos Castrello, applicant/applicant's representative for a (check license(s) requested) ☐ Common Victualler ☒ Liquor ☐ Entertainment license(s), to be operated at (print/type address of proposed location) 77 Easton Street Nantucket, MA 02554 hereby certify that the attached is a true list of the owners of the abutting property(ies) per the Town of Nantucket Assessor's most recent valuation list:

(Attach Abutter's List request form and list from Assessor's Office)

And that the following schools, churches or hospitals are located within a five hundred (500) feet radius from said proposed location (if none, please specify as such):

None

I also certify that notice of the application was given to each of the above/attached-listed by mailing via Certified Mail, Return Receipt Requested, within three days after publication of the advertisement of the application. A **copy of the Public Notice/Abutter Notification Form is attached**. Proof of service is evidenced by the **attached certified mail receipts and return certified receipts** bearing signatures of persons receiving said notices, in addition to those that were returned as undeliverable mail.

Signed and subscribed to under the pains and penalties of perjury this 25 day of June (month), 2024 (year).

Sign Name: _____

Print Name: _____

Carlos Castrello

Relation to Applicant: _____

General Manager

Signature of Notary Public: _____

Name of Notary Public: _____

Sarah Meriam



SARAH MERIAM

Notary Public
Commonwealth of Massachusetts
My Commission Expires May 09, 2025

Notary Public Seal



Agenda Item Summary

Agenda Item #	III. 2.
Date	7/8/24

Staff

Katie Cabral

Subject

Utility Petition- Verizon New England, Inc. & Nantucket Electric Company- Easton St. CONTINUED FROM 5/13/24; 6/10/24

Executive Summary

This joint petition proposes to relocate (1) JO pole 5/22 on the southerly side of Easton St approximately 40' west of its current location. This relocation is being requested to accommodate a driveway redesign.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

Abutter notifications sent and 2 weeks of notices in I&M

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

n/a

Attachments

Departmental comments; NGrid petition



From: [Sarah Alger](#)
To: [Katie Cabral](#); [Erika Mooney](#)
Cc: [Holly Visco](#); tgstanton@pike.com
Subject: RE: Easton Street poles
Date: Friday, July 5, 2024 2:05:03 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.

Hi. No, unfortunately. Based upon what I have learned so far, I think that a compromise move will require the applicant to go back to the drawing board. I would like to ask that the current application be withdrawn or denied until that happens. There is no compelling reason to move the pole as proposed. I will plan to attend the meeting on Monday.

Thank you.

Sarah

Sarah F. Alger, PC

34 Centre Street**
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax

[**Please note our new Nantucket location](#)

Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
508-420-3162 fax

WIRE FRAUD ALERT: *Email hacking to fraudulently misdirect funds is on the rise. ALWAYS CONFIRM WIRE INSTRUCTIONS. If you receive an e-mail or other communication from this office requesting that you wire or otherwise transfer funds, please call a known contact person at this firm using a telephone number found through an independent source to verify the request and any corresponding instructions before you initiate any transfer. Please do not rely on an email that appears to originate from this office. We are not responsible for any wires sent by you to an incorrect bank account. Our wiring instructions never change.*

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From: Katie Cabral <kcabral@nantucket-ma.gov>
Sent: Friday, July 5, 2024 13:48
To: Sarah Alger <sfa@sfapc.com>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Holly Visco <hjv@sfapc.com>; tgstanton@pike.com
Subject: RE: Easton Street poles

Hi Sarah,

Has there been any progress to this proposed petition? The Select Board has their PH on

Monday, and this will be on it again.

Best,
Katie

Katie Cabral
Town Administration
Town of Nantucket
508.228.7255

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: Sarah Alger <sfa@sfapc.com>
Sent: Friday, June 7, 2024 12:04 PM
To: Katie Cabral <kcabral@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Holly Visco <hjv@sfapc.com>; tgstanton@pike.com
Subject: RE: Easton Street poles

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Hi. Just a heads up that on Monday, I am going to ask the Select Board to continue the Easton Street pole relocation. I spoke with Tom Stanton, copied here, and he suggested the neighbors try to reach agreement and then come back to Verizon/National Grid. We are in the process contacting the neighbors, but it is complicated, as you know, and we need additional time. Thanks you.

Sarah

Sarah F. Alger, PC

34 Centre Street**
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax

[**Please note our new Nantucket location](#)

Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
508-420-3162 fax

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contact person at this firm using a telephone number found through an independent source to verify the request and any corresponding instructions before you initiate any transfer. Please do not rely on an email that appears to originate from this office. We are not responsible for any wires sent by you to an incorrect bank account. Our wiring instructions never change.

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From: Katie Cabral <kcabral@nantucket-ma.gov>
Sent: Thursday, May 16, 2024 09:12
To: Sarah Alger <sfa@sfapc.com>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Holly Visco <hjv@sfapc.com>
Subject: RE: Easton Street poles

Hi Sarah,
Please reach out to Tom Stanton tgstanton@pike.com or (774) 487-7589 regarding the Easton St petition.

Best,
Katie

Katie Cabral
Town Administration
Town of Nantucket
508.228.7255

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From: Sarah Alger <sfa@sfapc.com>
Sent: Tuesday, May 14, 2024 2:48 PM
To: Katie Cabral <kcabral@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Holly Visco <hjv@sfapc.com>
Subject: RE: Easton Street poles

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Awesome. Thank you.

Sarah F. Alger, PC

34 Centre Street**
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax

[**Please note our new Nantucket location](#)

Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
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From: Katie Cabral <kcabral@nantucket-ma.gov>
Sent: Tuesday, May 14, 2024 14:45
To: Erika Mooney <EMooney@nantucket-ma.gov>; Sarah Alger <sfa@sfapc.com>
Cc: Holly Visco <hjv@sfapc.com>
Subject: RE: Easton Street poles

This is actually a Verizon petition. I am working on contacts for you now Sarah.

Best,
Katie

Katie Cabral
Town Administration
Town of Nantucket
508.228.7255

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From: Erika Mooney <EMooney@nantucket-ma.gov>

Sent: Tuesday, May 14, 2024 11:40 AM

To: Sarah Alger <sfa@sfapc.com>

Cc: Holly Visco <hjv@sfapc.com>; Katie Cabral <kcabral@nantucket-ma.gov>

Subject: RE: Easton Street poles

Hi Sarah:

The NGrid rep that presented at the meeting is Tim Lyford. His contact follows. I don't have anything on the property owners but am copying Katie in case she does, as she processes the petitions.

TIM LYFORD

[nationalgrid](#)

OPS ENGINEERING / DISTRIBUTION DESIGN

100 E ASHLAND ST | BROCKTON, MA 02302

Office:508-897-5722| Fax:508-232-7277

TIMOTHY.LYFORD@NATIONALGRID.COM

Erika

Erika D. Mooney

Operations Administrator

Town of Nantucket

16 Broad Street, Room 113

Nantucket, MA 02554

508-228-7266

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From: Sarah Alger <sfa@sfapc.com>

Sent: Monday, May 13, 2024 6:27 PM

To: Erika Mooney <EMooney@nantucket-ma.gov>

Cc: Holly Visco <hjv@sfapc.com>

Subject: Easton Street poles

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Hi, Erika. I am following up on today's hearing regarding the proposed pole move on Easton Street. As I said at the hearing, my client would like to work with his neighbor and National Grid to either

find a mutually agreeable location for the pole or put the lines underground. I understand that the hearing has been continued to June 10th to give us an opportunity to have those conversations. Would you please provide me with the contact information for the National Grid representative(s) who I should be in touch with as well as the name of the representatives of the property owner if you know them? Thank you for your help.

Regards,

Sarah

Sarah F. Alger, PC

34 Centre Street**
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax

[**Please note our new Nantucket location](#)

Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
508-420-3162 fax

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UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Verizon New England Inc. & Nantucket Electric Company
TYPE: Petition for Joint or Identical Pole Locations
SITE ADDRESS: Easton Street
HEARING DATE: May 13, 2024

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: No Issues.
DPW: No Issues.
SEWER: Please contact sewer department to mark out sewer line.
WWCo: Please contact WWCo to mark out water line prior to work.

****Contractor must obtain all required Town permits prior to the commencement of work, including but not limited to Street Opening and Street Blocking permits.**

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

By the Select Board of NANTUCKET, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that VERIZON NEW ENGLAND INC. and NANTUCKET ELECTRIC COMPANY be,
and they are hereby granted joint or identical locations for and permission to erect and maintain poles and
their respective wires and cables to be placed thereon, together with anchors, guys and other such sustaining
and protecting fixtures as said Companies may deem necessary, in public way or ways hereinafter referred
to, as requested in petition of said Companies dated the 15th day of March, 2024.

**Relocate one (1) JO pole, 5/22, on the southerly side of Easton Street
approximately forty (40) feet west of the current pole's existing location; and approximately
twenty-two (22) feet west of the centerline of Hulbert Avenue.**

This relocation is being requested to accommodate a homeowner's driveway redesign.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonably straight and shall be set substantially at the points
indicated upon the plan marked-VZ N. E. Inc. No. **MA2024-24** in a package Dated **February 22,
2024** - filed with said petition.

The following are the public ways or parts of ways along which the poles above referred to may be
erected, and the number of poles, which may be erected thereon under this order:

Easton Street
One Jointly-Owned pole to be relocated

Also that permission be and hereby is granted to each of said Companies to lay and maintain
underground laterals, cables and wires in the above or intersecting public ways for the purpose of making
connections with such poles and buildings as each may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the Select Board of the Town of
NANTUCKET, Massachusetts held on the _____ day of _____ 2024.

Select Board's Clerk

We hereby certify that on _____ 2024, at _____ o'clock _____ m., at the _____ a public hearing was held on the petition of the VERIZON NEW ENGLAND INC. and NANTUCKET ELECTRIC COMPANY for permission to erect the poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Companies are permitted to erect poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

Select Board of the Town of NANTUCKET, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the Select Board of the Town of **NANTUCKET**, Massachusetts, on the _____ day of _____ 2024, and recorded with the records of location orders of said Town, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

Town Clerk

VZ N.E. INC. No. MA2024-24 MUNICIPALITY NANTUCKET

DATED 02/22/2024 NOT TO SCALE

PLAN FOR RELOCATION OF POLE ON EASTON ST

TO ACCOMPANY PETITION OF
VERIZON NEW ENGLAND INC. AND
NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY

LEGEND:

- PROPERTY LINE
- - - - - EDGE OF PAVEMENT
- ===== EDGE OF ROADWAY
- C/L----- CENTERLINE OF ROADWAY
- ⊗ EXISTING POLE
- ⊗ X X EXISTING POLE TO BE REMOVED
- PROPOSED POLE

