

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 FEBRUARY 10, 2025 - 11:00 AM REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/Pl4BIM6-s8o>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_3wGpmgfPRPeQuaXHGNWwDA

I. CALL TO ORDER

II. LICENSING AND PETITIONS - DEPARTMENTAL REQUESTS

1. Request for Approval of Application for Change of Hours for Seasonal Wine and Malt Beverages with Cordials Restaurant License for Straight Wharf Fish Market, LLC dba Straight Wharf Fish Market, Kevin Burleson, Manager, for Premises Located at 4 Harbor Square, to Extended Service from 10:00 PM to 11:00 PM.

III. LICENSING AND PETITIONS - PUBLIC HEARINGS

1. Public Hearing to Consider Application for Transfer of Annual Common Victualler with All-Alcoholic Beverages Restaurant License from Twenty Broad Street, LLC dba Dune Nantucket, Michael Getter Manager to Broad Street ACK Opco, LLC dba Billie's on Broad, Anna Worgess-Smith, Manager, for Premises Located at 20 Broad 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 Application for New Live Entertainment License for Broad Street ACK Opco, LLC dba Billie's on Broad, Anna Worgess-Smith, Manager, for Premises Located at 20 Broad Street.
3. Public Hearing to Consider Utility Petition from Nantucket Electric Company/National Grid, Plan # 30854670, to Install Approximately 210' of Conduit in an Easterly Direction from Existing Transformer Pad #1-3 Adjacent to 3 Old North Wharf to Existing Transformer Pad #1-4 Adjacent to 20 Straight Wharf (Continued from January 13, 2025).

IV. ADJOURNMENT



Agenda Item Summary

Agenda Item #	II. 1.
Date	2/10/2025

Staff

Amy Baxter, Licensing Administrator

Subject

Change of Hours – ***Straight Wharf Fish Market, LLC dba Straight Wharf Fish Market, 4 Harbor Square, License #07451-RS-0762***

Executive Summary

Licensing is requesting an administrative update to liquor service hours of ***Straight Wharf Fish Market, LLC*** for a ***Seasonal Restaurant All Alcoholic Beverages*** Liquor License for ***DBA Straight Wharf Fish Market*** at ***4 Harbor Square***.

Staff Recommendation

It is recommended that Liquor License # 07419-RS-0762 be amended with the alcohol service hours extended until 10:00 pm with closure by 10:30 pm.

Background/Discussion

CONDITIONS (per vote of Select Board 03/15/23):

- LAST CALL FOR LIQUOR at 9:00 pm
- CLOSURE by 10:00 pm
- In March of 2023 the Select Board set the above conditions for the issuance of a Liquor license at 4 Harbor Square.
- The conditions were set in response to abutter concerns about noise and other negative impacts from a new restaurant at this location.
- The compromise was agreed to by the Licensee to allow them a year to determine how the restaurant managed abutter concerns.
- 2024 was the first full season of the restaurant and no complaints were received by the Nantucket Police Department or the Licensing and Permits Office.
- The Licensee will speak to the relationship with abutters at the meeting.
- The Licensee has a right by law to serve alcohol until 11:00 pm but has entered into a legal agreement with abutters to stop service at 10pm after it's first year of service.:



Legal Agreement between Licensee and Abutters:

=====

(x): the limitation of liquor license service to 9:00 PM and closure of the restaurant at the Premises by no later than 10:30 PM; however, in the event that neither NIR nor SWFM has been in Default of this Agreement (as defined in Section 4 below) within one year of the Effective Date, NIR or SWFM may seek an amendment of the liquor license to modify its scope and extend the liquor license service to 10:00 PM; and

3. **Cooperation Among the Parties.** In the event that any municipal board or authority refuses to modify the Approvals in accordance herewith, the Parties to this Agreement shall use good faith efforts to agree upon a mutually acceptable reasonable alternative to be submitted for approval. If the Parties are unable to agree upon such an alternative within thirty (30) days of the above-referenced refusal, then this Agreement shall become null and void and of no further force and effect. The Parties will cooperate in good faith with respect to any agree upon mutually agreeable future proposed modification of the Approvals, including, but not limited to, the liquor license for the Premises.

=====

Per ABCC:

17. Do LLAs set the hours during which restaurants can serve alcoholic beverages on weekdays?

To a limit. Massachusetts State Law says that § 12 licensees cannot be barred from serving alcohol between 11:00 a.m.-11:00 p.m. LLAs may grant extended opening hours between 8:00 a.m. and 11:00 a.m. and extended closing hours between 11:00 p.m. and 2:00 a.m. In no event can sales be made between 2:00 a.m. and 8:00 a.m.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

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

Attachments

Draft Straight Wharf Fish Market Liquor License; Select Board Minutes 3-15-23; ABCC Change of Hours LAC





The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City/Town

07451-RS-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	Straight Wharf Fish Market, LLC	DBA	Straight Wharf Fish Market
Street Address	4 Harbor Square		Zip Code 02554
Manager	Kevin Burleson		
\$12 Restaurant	Seasonal	Wines and Malt Beverages with Co	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

Entrance through the fish store to access main dining room of the clam shack. Off the dining room are two bathrooms and a small deck with seating for 14 guests. Upstairs office, a changing room, and dry storage.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date:	1/25/25	Time:		
Advertised:	Yes ☐ No ☒	Date Published:		Publication:	
Abutters Notified:	Yes ☐ No ☒	Date of Notice:			
Date APPROVED by LLA	2/10/25	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)	Hours of service extended to 10:00 pm daily after one year probationary period per legal agreement between Licensee and abutters.				
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

LICENSE #: 07451-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: Straight Wharf Fish
Market, LLC
DBA: STRAIGHT WHARF
FISH MARKET
PREMISES: 4 Harbor Square
Nantucket, MA 02554
MANAGER: Kevin Burleson

ON PREMISES DESCRIBED AS:

Entrance through the fish store to access main dining room of the clam shack. Off the dining room are two bathrooms and a small deck with seating for 14 guests. Upstairs office, a changing room, and dry storage.

CONDITIONS *(per vote of Select Board 03/15/23):*

- ~~LAST CALL FOR LIQUOR at 9:00 pm~~
- ~~CLOSURE by 10:00 pm~~

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 9:00-10:00PM** and patrons must be off the license premises **by 10:00 10:30 PM**. 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 their official signature on this xx day of xx.

Chair, Select Board

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

**Unless earlier suspended, cancelled, or revoked*

Ms. Holdgate moved approval as proposed; seconded by Dr. MacNab; so voted 4-0.

11. Public Hearing to Consider Application for New Entertainment License for Berkeley Place Restaurant Limited Partnership, LLC d/b/a Grille 23, Matthew Harrington, Manager, for Premises Located at 19 North Water Street, Building 11. Ms. Baxter noted this application is being withdrawn as it is not needed.

14. Public Hearing to Consider Application for New Common Victualler with Annual All-Alcoholic Beverages Restaurant License for One Main Street, LLC d/b/a The Club Car, Matthew Sullivan, Manager, for Premises Located at 1 Main 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. Chair Bridges opened the hearing. Ms. Baxter reviewed the application, noting the new proposed license is annual vs the prior seasonal license.

Ms. Holdgate left the meeting at 7:15 PM.

Attorney Kenneth Gullicksen, representing the applicant, spoke in favor of the application. Owner Matt Sullivan said he anticipated being open 10 months a year, closing in February and March.

As there was no public comment, Ms. Mohr moved to close the hearing; seconded by Mr. Fee; so voted 4-0.

Ms. Holdgate returned to the meeting at 7:18 PM.

Mr. Fee moved approval as proposed and determined 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; seconded by Ms. Mohr; so voted 4-0. Ms. Holdgate abstained.

15. Public Hearing to Consider Application for New Live Entertainment License for One Main Street, LLC d/b/a The Club Car, Matthew Sullivan, Manager, for Premises Located at 1 Main Street. Chair Bridges opened the hearing. Ms. Baxter reviewed the application, noting the applicant is asking for what was previously approved at this location.

As there was no public comment, Ms. Holdgate moved to close the public hearing; seconded by Ms. Mohr; all in favor, so voted.

Ms. Holdgate moved approval as proposed; seconded by Ms. Mohr; all in favor, so voted.

12. Public Hearing to Consider Application for New Common Victualler License with Seasonal Wine and Malt Beverages with Cordials Restaurant License for Straight Wharf Fish Market, LLC d/b/a Straight Wharf Fish Market, Gabriel Frasca, Manager, for Premises Located at 4 Harbor Square. Chair Bridges opened the hearing and explained he is going to follow a similar process to that of an HDC appeal and if the meeting gets to the point of repeat comments, he is going to stop taking in comments. Mr. Fee stated he is not doing business with this applicant yet, but he feels he will in the future. Attorney John Giorgio of Town Counsel's office said he feels Mr. Fee should recuse as it seems reasonable to assume Mr. Fee will sell bread to the applicant in the future. Mr. Fee recused himself from this matter. Ms. Baxter reviewed the application noting there is no history of a liquor license at this location. She added that the premises is

adjacent to an existing licensed premises and residential dwellings. Ms. Baxter reviewed the process for new liquor license applications and determinations that must be made. She said the application is for a 62-seat restaurant, with 48 seats inside and 14 seats outside on the deck/dock, and there are no plans for a bar, that this is seated dining only and no late-night service. She reviewed information from Town Counsel on the Board's requirement for action on the application, noting licenses for the sale of alcohol have a relatively short time frame to be acted on by the licensing authority – so if applications are filed by an applicant that may require approval from the Zoning/Planning Boards, the Select Board would need to schedule and conduct the hearings in accordance with the timing requirements. If approved, the vote to approve may say “with such license to be held by the Select Board pending the applicant's receipt of all other mandatory licenses or permits” or the like. MGL c.138, §16B was cited, which provides that if a local licensing authority (LLA) receives an application for a license to sell alcohol, it is supposed to be granted or denied within thirty days. Moreover, there is case law from the 1950's indicating that the LLA cannot refuse to act on an application because it believes that the applicant will be prohibited by zoning from operating at the location.

Dr. MacNab left the meeting at 7:29 PM; he returned at 7:30 PM.

Applicant Gabriel Frasca said he is working with Kevin Burleson, formerly of “167”, a fish market, and they want to return the building to a quality fish market in one half, with the other half (previously Stars Ice Cream and storage) to a clam shack with simple family food. He said he doesn't want a rowdy bar or loud music, just a place to get a good meal at a reasonable price on the water. He said they are proposing 48 seats inside even though they could fit 70; beer and wine service – no liquor; closing at 10:00 PM; and no amplified music, adding they won't be louder than the ferry boats or the harbor launch.

Attorney Sarah Alger, representing the Old North Wharf Cooperative, spoke against the application, noting one dwelling unit is only 18” away from the proposed premises. She said it was unfortunate that this application is before the Select Board before being vetted before other boards and the public, adding the premises never received a Chapter 91 license amendment, approval by the Massachusetts Department of Environmental Protection (DEP), or an amended Notice of Intent from the Conservation Commission and she feels the project triggers a Major Commercial Development Special Permit under Zoning Bylaw c. 139-11. Ms. Alger said she feels the application is incomplete as there is no mention of a change of use. She raised issues of occupancy when all establishments on this specific parcel of land are added together. She asked the Board not to approve a license for this location, but if the Board does, that it put “intense” conditions in place such as service inside only, limit on hours, how trash is handled, noise, etc.

Henry Sanford of 14 Old North Wharf said his family are members of the Cooperative but they disagree with Ms. Alger, stating the abutters are not unanimous.

Attorney Danielle DeBenedictis, representing the Johnson Family and Harvey Jones, said her clients have no objection to a fish store or an ice cream shop or take-out, but they do object to a sit-down restaurant. She said there are already five restaurants with 650 seats on Straight Wharf alone and “the community doesn't need any more”. She said she was in touch with the DEP today about this project violating the Waterways Act. She urged the Board not to approve the license request, or at least to deny outdoor dining and entertainment.

Attorney Rick Beaudette, representing Nantucket Island Resorts (NIR), said his client has not been involved in the permitting but disagreed that permits were not validly issued and to the extent that

something is not in order, they will take care of it. He added that Ms. Alger raised valid points regarding occupancy.

Ms. Baxter said the application before the Board is complete and that the music proposed is quiet background music only. She added that she was told no other permits from Town agencies were required.

Mr. Giorgio said building permit concerns should be deferred to the Building Commissioner. He said that the Board's discretion is limited to whether this is a suitable location, but if approved, the Board can condition subject to obtaining all required licenses and permits.

Chris Sleeper, Kenneth Stanley and Peter Engen spoke in favor of the application.

Harvey Jones spoke against the application, stating it will negatively impact Old North Wharf.

Dr. MacNab said he is concerned about the location and outside noise, adding he feels there are enough liquor licenses in this part of town. Ms. Holdgate said a recurring theme for her is how lacking Nantucket is in waterfront dining and she likes the casual concept with the fish market. She said she is sympathetic to the Old North Wharf residents but recognizes that town is inherently noisy. Ms. Holdgate noted that last year the Board discussed the lack of restaurant seats and the applicants have proven themselves with their other ventures. She said the Board needs to be careful of timing and noise but she would hate the idea of a restaurant on the water without outdoor dining. Ms. Mohr voiced the possibility of outdoor dining but no alcohol outside, adding she appreciates the applicant for asking for less seats than the square footage allows. She said that there is a dearth of opportunity for families to have dinner and expressed support for the concept of family friendly dining. Dr. MacNab reiterated he is not supportive of outside dining at this location at all and agreed restaurants are needed but not liquor licenses. Chair Bridges said the options he is hearing are closing earlier than 10:00 PM, no outside dining and no alcohol at all. He spoke in favor of the restaurant, noting the applicants have good reputations. Ms. Baxter spoke in favor of the applicants being experienced. Ms. Mohr asked how the applicants will address patrons waiting for seats with no reservations allowed. Mr. Frasca said they are working on an online waiting system that will text people when their table is ready. He said they are willing to amend the application to close at 9:00 PM the first year to prove the concept works. He reviewed the steps taken during the renovation in terms of soundproofing. He noted the premises is located in the commercial downtown zone. Ms. Holdgate spoke in favor of outdoor seating, noting the Board just allowed outdoor seating on public sidewalks and within private property and she feels it should be allowed, especially on the harbor. She spoke in favor of outside closing at 9:00 PM. Dr. MacNab said he still has an issue with outside dining even though it is allowed elsewhere, stating that the rest of town is different than Old North Wharf. Ms. Holdgate said many apartments abut sidewalk dining and she sees no difference there than Old North Wharf.

Ms. DeBenedictis suggested a closing time of 7:00 PM. Doug Massey said he has four children and they routinely sit at Millie's in the summer at 8:00 PM. He added that more restaurants are needed downtown.

Some discussion followed on last call for the restaurant and specifically outdoor service. Ms. Holdgate said the Board recently voted to grant a liquor license to 2 Broad Street and the Town Noise Bylaw is 10:00 PM; she suggested last call be 9:00 PM. She added that she wants to be fair and friendly to new ideas, and that the Greydon House and the Brotherhood abut residences. Some discussion followed on private rentals of the establishment for parties.

Liam Mackey, part owner of Nautilus and Gaslight, spoke in favor of the application and said more restaurant seats are needed. He cautioned the Board about putting forth too many restrictions, noting the renovation was expensive but it makes the building safer with sprinklers, ADA accessibility, etc.

Ms. Mohr moved to close the public hearing; seconded by Ms. Holdgate; so voted 4-0.

Ms. Holdgate moved approval with the license to be held by the Select Board pending the applicant's receipt of all other mandatory licenses or permits, with last call at 9:00 PM for the first year; seconded by Ms. Mohr; so voted 3-1. Dr. MacNab was opposed.

13. Public Hearing to Consider Application for New Non-Live Entertainment License for Straight Wharf Fish Market, LLC d/b/a Straight Wharf Fish Market, Gabriel Frasca, Manager, for Premises Located at 4 Harbor Square. Chair Bridges opened the hearing. Ms. Baxter reviewed the application noting it is non-live background music in the interior only.

As there was no public comment, Ms. Mohr moved to close the public hearing; seconded by Ms. Holdgate; so voted 4-0.

Ms. Holdgate moved approval as proposed; seconded by Ms. Mohr; so voted 4-0.

X. TOWN MANAGER'S REPORT

1. Update: Proposed Independent Review of Historic District Commission Operations (Tabled from February 15, 2023). This matter was moved to a future meeting.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports. Mr. Fee observed there are turkey vultures roosting in the trees in front of the Jared Coffin House. Ginger Andrews said they started at Pleasant Street and some have been sighted on roof walks on Orange Street.

Mr. Fee reported on a recent Coastal Resilience Advisory Committee meeting.

XII. ADJOURNMENT

Ms. Holdgate moved adjournment at 8:39 PM; seconded by Mr. Fee; all in favor, so voted.

Approved the 5th day of April 2023.



Agenda Item Summary

Agenda Item #	III. 1-2
Date	2/10/2025

Staff

Amy Baxter, Licensing Administrator

Subject

Liquor License Transfer Application – Transfer from Twenty Broad Street, LLC, dba Dune Nantucket, Michael Getter, Manager to Broad Street ACK Opco, LLC, dba Billie's on Broad, 20 Broad Street, Anna Worgess-Smith, Manager.

Executive Summary

The Applicant seeks to Transfer the Annual Common Victualler with All Alcoholic Beverages Restaurant License for the operation of Billie's on Broad at 20 Broad Street.

The Applicant has also applied for a New Live-Entertainment License to be heard at a separate Public Hearing. Entertainment License are non-transferable and must be applied for as a New License.

Staff Recommendation

Comments and Consideration:

- 1) Pursuant to MGL c. 138, §23 and Ballarin v. Licensing Board of Boston, decisions of the Local Licensing Authority must be based on reasonable grounds;
- 2) ABCC and courts prefer findings be based on the following:

The appropriateness of a liquor license at a particular location

- The premises at 20 Broad Street is within walking distance of the downtown Historic District and majority of restaurants, shops and transportation for the island.

The number of existing dispensaries in Town

This is an existing license and location for over 15 years.

The views of the inhabitants of the locality in which a license is sought

- No public comments were received by Licensing as of 2-3-25.

Traffic, noise, size (typically applies to a new location)

- The application before the Select Board seeks the same Liquor license and conditions applied to the former operator.
- No complaints on record with NPD in past 5 years.



The sort of operation that carries the license and reputation of the applicant

- The applicant/owner is a long time Seasonal Restaurant of Nantucket and is in the Restaurant business in Florida. The Liquor License Manager is a veteran of the Nantucket Restaurant industry for over 10 years.

Background/Discussion

The applicant is requesting the same type of CV/Liquor license that existed with the previous operator.

There will be some renovations to the space as displayed on attached plans. The applicant would be required to go through all necessary Building and Fire review and inspections before any approved license is issued.

The submitted occupancy may be adjusted depending on final set-up at the discretion of the Building Commissioner. Therefore, an approval is conditional on completing the permitting process with Building, Fire and Health.

SIDEWALK DINING: The applicant is requesting inclusion in the Outdoor Dining program as it exists now and how it was utilized by Dune. There will be a review of the entire program and conditions in March 2025 and adjustments may be made. As it is outdoor space it may be managed on the local level without needing additional ABCC review.

ENTERTAINMENT: The applicant is requesting to add a Special Event Live Entertainment/DJ option for the 2nd Floor space only. The addition of any Live Entertainment or amplification to a Liquor License establishment would require strict Fire and Building review to include Fire alarm automatic shut-off and other code requirements. Approval should be conditional on passing safety review and inspections.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

Abutter notification and advertising in I&M

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

Attachments

Transfer Liquor License ABCC Application and Floor Plans; ABCC Summary Form; Draft CV/Liquor, Entertainment License





The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City/Town

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	Broad Street ACK Opco, LLC	DBA	Billie's on Broad
Street Address	20 Broad Street		Zip Code 02554
Manager	Anna Worgess-Smith		
\$12 Restaurant	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

3 main dining rooms -- the back patio open only seasonally will have a bar + tables for dining. First floor will have a bar + dining tables, and our second floor will be table service only.

Sidewalk seating as approved by Select Board.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date:	January 24, 2025	Time:		
Advertised:	Yes ☒ No ☐	Date Published:	January 30, 2025	Publication:	Inquirer and Mirror
Abutters Notified:	Yes ☐ No ☐	Date of Notice:			
Date APPROVED by LLA	February 10, 2025		Decision of the LLA	Approves this Application	
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:	00003-RS-0762	Seller Name:	Twenty Broad Street, LLC		

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



At the Select Board meeting held Monday, February 10, 2025 the Board approved the application for a Liquor License Transfer of an Annual All Alcoholic Beverages Restaurant License to Broad Street ACK Opco, LLC, dba Billie's on Broad, 20 Broad Street, Anna Worgess-Smith, Manager. The Board determined that this liquor license transfer is not detrimental to the spiritual activities of St. Mary's Roman Catholic Church, 3 Federal Street, and First Congregational Church, 62 Centre Street, Nantucket, MA 02554. Both Churches are located within 500 feet of the licensed premises.

Brooke Mohr, Chair

Matt Fee, Vice Chair

Dawn E. Hill Holdgate

Thomas M. Dixon

Malcolm W. MacNab, MD, PhD

PUBLIC NOTICE

The Select Board will hold a public hearing on Monday, February 10, 2025 at 11:00 AM to hear the application for a Transfer of an Annual Common Victualler with All Alcohol Beverage Restaurant License and a New Live Entertainment License from Twenty Broad street, LLC, dba Dune Nantucket, Michael Getter Manager to Broad Street ACK Opco, LLC, DBA Billie's on Broad, 20 Broad Street, Nantucket, MA 02554, Anna Worgess-Smith, 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.

LICENSE #: **00003-RS-0762**

LICENSE FEE: **\$3,250.00**

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

BUSINESS: **Twenty Broad Street, LLC**
Broad Street ACK Opco, LLC

DBA: **Dune**
Billie's on Broad

PREMISES: **20 Broad Street**
Nantucket, MA 02554

MANAGER: **Michael Getter**
Anna Worgess-Smith

ON PREMISES DESCRIBED AS:

First Floor: Two Dining Rooms, Kitchen, Restroom,
Storage Room, Patio Area, Porch, Bar. Second Floor:
Two Dining Rooms, Restroom, Office.

**3 main dining rooms -- the back patio open only
seasonally will have a bar + tables for dining. First
floor will have a bar + dining tables, and our
second floor will be table service only.**

Sidewalk seating as approved by Select Board.

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.

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 his official signature on this xx day of xx
202x.

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.

LICENSE FEE: **\$100.00**

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
LIVE ENTERTAINMENT LICENSE
▶ **SEVEN DAYS** ◀

BUSINESS: **Broad Street ACK Opco, LLC**

DBA: **Billie's on Broad**

PREMISES: **20 Broad Street**
Nantucket, MA 02554

MANAGER: **Anna Worgess-Smith**

LICENSED PREMISES DESCRIBED AS:

First and second floor interior dining rooms and bar area. Seasonal enclosed patio on ground level.

Approved Entertainment:

- **STREAMING; PRE-RECORDED MUSIC**
- **TELEVISION**

Special Event Entertainment:

- **DISC JOCKEY; LIVE MUSIC with additional amplification**

Conditions of License:

- **INTERIOR HOURS: 12:00 pm to 1:00 am; 7 Days**
- All Interior Entertainment must end by 1:00 am.
- All Exterior Patio Entertainment must end by 10:00 pm.
- **AMPLIFICATION:** In-House System; Soft Background Music

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of Section 183A, Chapter 140 of the Massachusetts General Laws, and any rules or regulations made thereunder by the licensing authorities.

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

Baxter, Amy

From: noreply@civicplus.com
Sent: Tuesday, January 28, 2025 2:34 PM
To: Licensing
Subject: Online Form Submittal: New Liquor License Application

[EXTERNAL EMAIL]: Please do not click links or open attachments if you don't recognize the sender.

New Liquor License Application

LICENSING & PERMITS
PSF, 4 Fairgrounds Road, M-F 8am-4pm
508-325-4100, x5917 x5832
licensing@police.nantucket-ma.gov

NEW LICENSE APPLICATION

LIQUOR - COMMON VICTUALLER - ENTERTAINMENT

Application Documents	Submit
Town of Nantucket Application (this form)	Apply and submit online
ABCC New Liquor Application	Complete online, scan or save as pdf and submit to Licensing via email or in person.
Business Structure Documents	Upload below or submit with ABCC Application.
CORI Forms	Must be notarized. Submit with ABCC Application.
Proof of Citizenship - License Manager	Submit with ABCC Application.
Supporting Financial Documents for financing or loans	Submit copies with ABCC Application - best to submit in person and not send over email.
Lease or Deed	Upload below or submit with ABCC Application

Detailed Floor Plan	Upload below or email pdf to Licensing@police.nantucket-ma.gov .
Proposed Menu (if applicable)	Upload or describe below for Common Victualler License.

Fee Description	Fee	Payment
ABCC Application	\$200	Pay Online at time of application. Include email receipt with application.
Town of Nantucket Application	\$200	Make check payable to Town of Nantucket. Submit with application to Licensing Office.
Public Notice Advertisement	\$184.71	Make check payable to Inquirer and Mirror. Submit with application to Licensing Office.

LETTER TO SELECT BOARD: SUMMARY OF LICENSE APPLICATION

Hello,

We are planning to open a high-end steakhouse, with a full liquor license, and hope to also have a live entertainment license, primarily for event use. We will be open for lunch seasonally (planning for late May - mid October) and for dinner year-round. The menu will feature raw bar, as well as traditional steakhouse options, including USDA prime meats and ala carte sides. The wine + bar program will focus on highlighting artisanal, small-batch producers.

We will also eventually be applying for use of the sidewalk to accommodate more table service outside in the summer months.

Anna Worgess-Smith, formerly of Proprietors and Black-Eyed Susan's, is our general manager. Long-time summer resident, Lee Lyon, is the primary investor/owner. Steve Rhee, formerly of Kiki's on the River in Miami, is Chef/Owner.

Thank you for your time!

Sincerely,
Anna

APPLICANT INFORMATION

Business Name (ex. Nantucket Restaurant, LLC)	Broad Street ACK Opco LLC
Doing Business As (D/B/A) (ex. Nantucket Cafe)	Billie's on Broad
First Name of Primary Contact	Anna
Last Name of Primary Contact	Worgess-Smith
Title of Primary Contact	Business Manager
Cell/Phone Number of Primary Contact:	
Email of Primary Contact	boxwithnosides@hotmail.com
Additional Contact	<i>Field not completed.</i>
Additional Contact Email	<i>Field not completed.</i>

LICENSE APPLICATION

Common Victualler and Entertainment Licenses required for ON-Premise Liquor Licenses only.

Proposed Licensed Premise Address	20 Broad Street
Please describe the proposed licensed premises to include all seating, serving and storage areas.	Patio bar + table seating -- all dining Sidewalk table seating -- dining First floor bar + table seating -- all dining Second floor table seating only -- dining Basement Storage
Have you made or plan on making any renovations to the premises?	Yes
Describe renovations plan	We are relocating the bar and adding banquette seating to the first + second floor dining rooms. We are also removing the fireplace from the building. The patio will remain the same.
Change of Use	No

Planning Board/Zoning	No
LIQUOR TYPE	On-Premise/CV: Restaurant
LIQUOR CLASS	Annual
LIQUOR CATEGORY	All Alcoholic Beverages
(Section Break)	
COMMON VICTUALLER/FOOD SERVICE FOR ON-PREMISE LICENSES	Seated Dining, Outdoor Dining, Take-Out, Lunch, Dinner
Describe Food and Beverage Plan	Full table + bar service on both the patio and inside. We will be a steakhouse w/ craft cocktails, featuring artisanal beer, spirit, and wine menus, and will serve lunch seasonally and dinner year-round. There is the possibility of doing take-out during our slower hours + months.
(Section Break)	
ENTERTAINMENT FOR ON-PREMISE LICENSES	LIVE INDOORS LEVEL 2: Live Entertainment with amplification and/or additional speakers. Includes DJ and Musicians, Vocalists
Will Furniture, tables, chairs be moved for Live Entertainment?	No
Entertainment Hours	Exterior 11am to 11pm Interior 11am to 1am
Describe Entertainment Plan	Non-Live Streaming Indoor + Outdoor 2 TVs in the indoor bar DJ and/or band 2nd floor dining room for special event use only
UPLOAD DOCUMENTS Upload required documents below. You may also email to Licensing@police.nantucket-ma.gov or print and deliver to 4 Fairgrounds Road 02554, Mon-Fri 8am - 4 pm.	
Upload Documents	Billies Floor Plan .pdf
Upload Documents	new lease-1-1.pdf

Upload Documents	<i>Field not completed.</i>
Upload Documents	<i>Field not completed.</i>
ADDITIONAL COMMENTS, QUESTIONS	Please let me know if I need Tracey to supply us with a letter of intent to lease -- thank you! Anna
SIGNATURE OF APPLICANT	Anna M Worgess-Smith

Email not displaying correctly? [View it in your browser.](#)



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

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

1. TRANSACTION INFORMATION

- ☒ Transfer of License
☐ Alteration of Premises
☐ Change of Location
☐ Management/Operating Agreement
- ☐ Pledge of Inventory
☐ Pledge of License
☐ Pledge of Stock
☐ Other
- ☐ Change of Class
☐ Change of Category
☐ Change of License Type
(§12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

We are hoping to transfer the full liquor license from Dune to Billie's on Broad. We plan to open a high-end steakhouse with a wine + bar program that focuses on small-batch producers. We will be open for lunch seasonally (planning for late May - mid October) and for dinner year-round.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises	§12 Restaurant	All Alcohol	Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number FEIN

Entity Name

DBA Manager of Record

Street Address

Phone Email

Add'l Phone Website

4. 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. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

3 main dining rooms -- the patio open only seasonally will have a bar + tables for dining. First floor will have a bar + dining tables, and our second floor will be table service only.

Total Sq. Footage	2792	Seating Capacity	160	Occupancy Number	149
Number of Entrances	3	Number of Exits	3	Number of Floors	3

APPLICATION FOR A TRANSFER OF LICENSE

5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

Transferor Entity Name Twenty Broad Street LLC	By what means is the license being transferred? Purchase
---	---

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Michael Getter	Owner	100

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Anna Worgess-Smith	[REDACTED] , Nantucket, MA 02554	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Manager	0	☐ Yes ☒ No	☒ Yes ☐ No
			MA Resident
			☒ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Don Gaiter	[REDACTED] Boston, MA		
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Member	28.6	☐ Yes ☒ No	☒ Yes ☐ No
			MA Resident
			☒ Yes ☐ No
Name of Principal	Residential Address	SSN	DOB
Lee Lyon	[REDACTED] Miami, FL	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Owner	71.4	☒ Yes ☐ No	☒ Yes ☐ No
			MA Resident
			☐ Yes ☒ No
Name of Principal	Residential Address	SSN	DOB
Steve Rhee	[REDACTED] Miami Beach, FL	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Chef	0	☐ Yes ☒ No	☒ Yes ☐ No
			MA Resident
			☐ Yes ☒ No

APPLICATION FOR A TRANSFER OF LICENSE

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		☐ Yes ☐ No	☐ Yes ☐ No
			MA Resident
			☐ Yes ☐ No

Additional pages attached? ☐ Yes ☒ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☒ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Anna Worgess-Smith	On Premise	Proprietors Restaurant Group	Nantucket

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	

APPLICATION FOR A TRANSFER OF LICENSE

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. CORPORATE STRUCTURE

Entity Legal Structure

Date of Incorporation 07.23.2024

State of Incorporation

Is the Corporation publicly traded? ☐ Yes ☒ No

8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name Tracy Root

Landlord Phone

Landlord Email

cioppino@aol.com

Landlord Address

Sconset, MA 02564

Lease Beginning Date

10/1/2024

Rent per Month

9000

Lease Ending Date

9/31/2039

Rent per Year

144000

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

☐ Yes ☒ No

9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Anna Worgess-Smith

Phone:

Title:

Email:

boxwithnosides@hotmail.com

APPLICATION FOR A TRANSFER OF LICENSE

10. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	
C. Other* (Please specify)	
D. Total Cost	

*Other: (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):"

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
Don Gaiter	
Lee Lyon	
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.
City National Bank of FL		Commercial Loan	☐ Yes ☒ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Don and Lee both contributed cash for the buy-out of Dune's lease, and Lee is funding the cost of renovations.

11. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?

12. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name	Anna Worgess-Smith	Date of Birth		SSN	
Residential Address	Nantucket, MA 02554				
Email	anna.worgess@gmail.com	Phone			
Please indicate how many hours per week you intend to be on the licensed premises		70			

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen/Qualified Alien under the Immigration and Nationality Act? ☒ Yes ☐ No

If yes, attach one of the following documents: US Passport, Voter's Certificate, Birth Certificate, Naturalization Papers, Permanent Resident Card "Green Card," or Employment Authorization Document.

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
4/1/2015	1/31/2025	Manager/Partner	Proprietors Bar & Table	N/A
5/1/14	12/31/14	Bartender	Languedoc Inn & Bistro	Alan Cunha
6/1/2014	12/31/14	Bartender	Backyard BBQ	Denise Corson

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature	Anna Worgess	Digitally signed by Anna Worgess Date: 2025.02.03 18:15:08 -05'00'	Date	2/3/2025
---------------------	--------------	---	------	----------



Certificate of Compliance

TWENTY BROAD STREET LLC
20 BROAD ST
NANTUCKET MA 02554-3562

Date: January 17, 2025
Letter ID: L0004071567
Employer ID (FEIN): XX-XXX6329

Certificate ID: L0004071567

FEIN: 26-3266329

The Department of Unemployment Assistance certifies that as of 16-Jan-2025, TWENTY BROAD STREET LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L. c. 149, § 189.

This certificate expires on 15-Feb-2025 .

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?

Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@mass.gov
Call us: (617) 626-5750



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0014999968
Notice Date: October 15, 2024
Case ID: 0-002-626-365



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



TWENTY BROAD STREET LLC
20 BROAD ST
NANTUCKET MA 02554-3562

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, TWENTY BROAD STREET LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

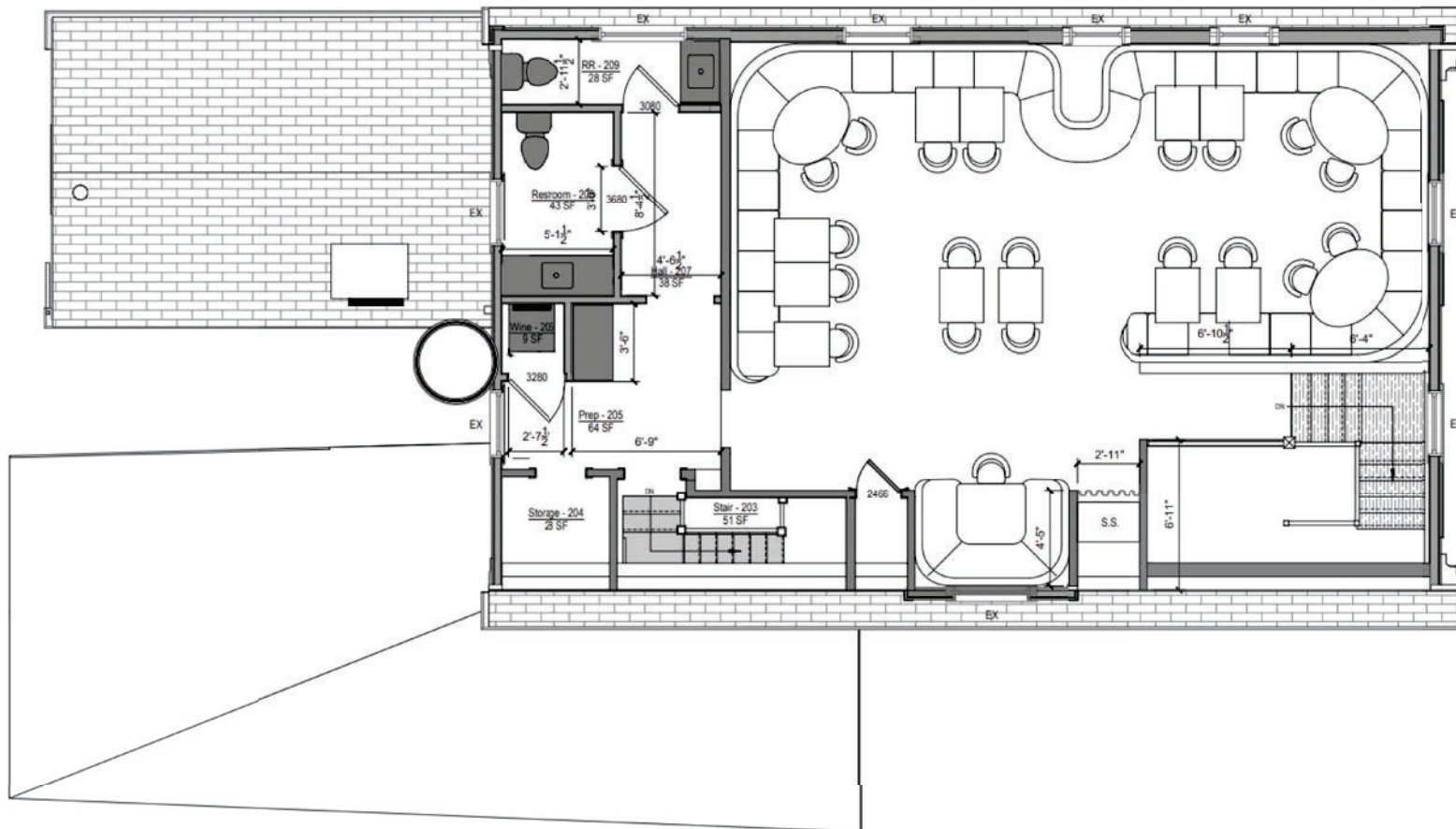
If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

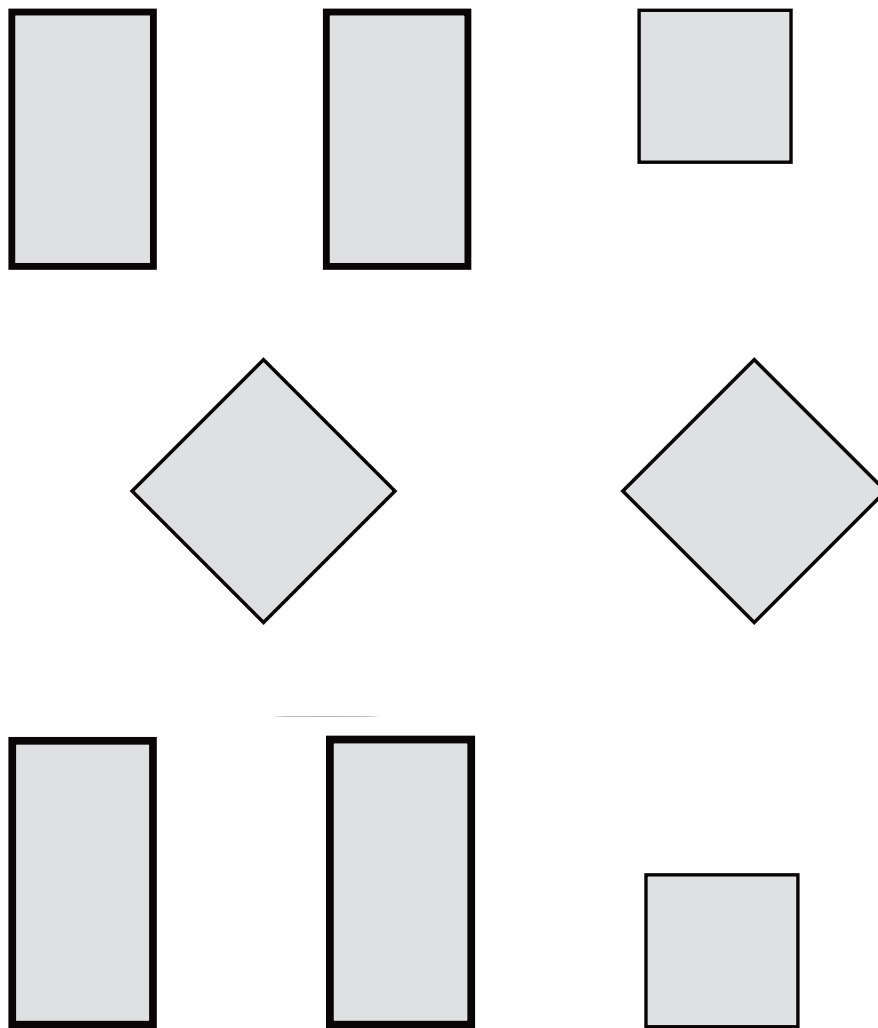
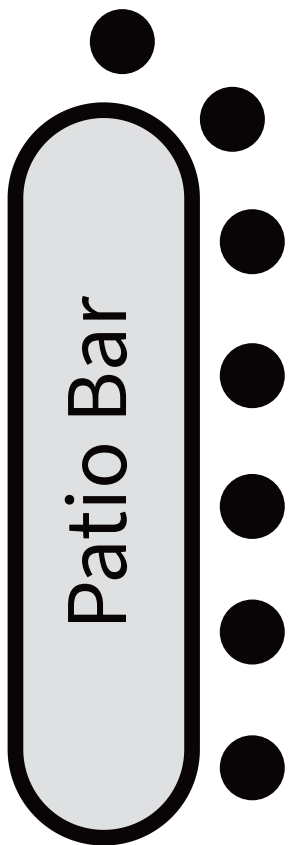
Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

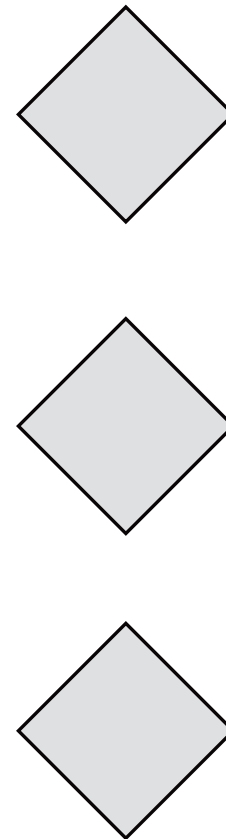
- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau





Sidewalk



Broad Street

Patio + Sidewalk

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4231	6		CARL CHARLES G TR	CHESTNUT REALTY TRUST	3 CHESTNUT ST	NANTUCKET	MA	02554	3 CHESTNUT ST
4231	7		MOLINAR MICHAEL A		99 ORANGE ST	NANTUCKET	MA	02554	1 CHESTNUT ST
4231	174		ST MARYS ROMAN CATHOLIC CHURCH		6 ORANGE ST	NANTUCKET	MA	02554	3 FEDERAL ST
4242	32		EIGHTEEN BROAD STREET LLC		PO BOX 2329	NANTUCKET	MA	02584	18 BROAD ST
4242	34		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	22 BROAD ST
4243	75		FIRST CONGREGATIONAL CHURCH		BOX 866	NANTUCKET	MA	02554	62 CENTER ST
4243	80		MIDDLE C LLC	C/O PHILBRICK MELISSA	PO BOX 868	NANTUCKET	MA	02554	56 CENTER ST
Count:	7								



Agenda Item Summary

Agenda Item #	III. 3
Date	2/10/25

Staff

Katie Cabral

Subject

Utility Petition- L1 Project – Still Dock

Executive Summary

These petitions propose facilities updates/installation in multiple locations in town in relation to National Grid's L1 project.

Staff Recommendation

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 petitions



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Petition for Manhole and Duct Locations
SITE ADDRESS: Multiple Town Locations – L1 Project
HEARING DATE: January 13, 2025

COMMENTS

NPD: No Issues.

FIRE: No Issues.

PLANNING: No Issues.

DPW: No Issues.

SEWER: Contact Sewer Department to mark out sewer & stormwater utilities before any work is to be commenced.

****Please note on the Still Dock portion, there is a lot of infrastructure, much of which is very shallow. There is a very high water table here and may require dewatering which could be in contaminated soils.**
-David Gray

WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

Town Admin: All impacted roadways, sidewalks and road layouts shall be restored to the same or better condition.

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

PETITION FOR MANHOLE AND DUCT LOCATION

Date 11/14/2024

To the Select Board

Of the Town of Nantucket, Massachusetts

NANTUCKET ELECTRIC COMPANY request permission to locate manholes, wires and ducts, including the necessary sustaining and protecting fixtures along the following public way:

Street Name Still Dock

Description of Work Install underground facilities on Still Dock. Install approximately 210' of conduit in an Easterly direction from existing transformer pad #1-3 adjacent to 3 Old North, to an existing transformer pad #1-4 adjacent to 20 Straight Wharf.

Wherefore it prays that after due notice and hearing as provided by law, it may be granted a location for and permission to install and maintain manholes, ducts, wires, together with such sustaining and protecting fixtures as it may find necessary said manholes and ducts to be installed substantially in accordance with the plan filed herewith marked:

NANTUCKET ELECTRIC COMPANY

Plan No. 30854670

NANTUCKET ELECTRIC COMPANY

BY: Robert Leonida

Manager of Distribution Design

ORDER FOR MANHOLE AND DUCT LOCATION

Date 11/14/2024

By the Select Board

Of the Town of Nantucket

Notice having been giving and public hearing held, as provided by law, it is hereby ordered : that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways to run and maintain underground electric conduits together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to and to make the necessary house connections along said extensions as requested in petition of said company dated the 14th day of November, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked—

NANTUCKET ELECTRIC COMPANY

Plan No. 30854670

Street Name Still Dock

Description of Work Install underground facilities on Still Dock. Install approximately 210' of conduit in an Easterly direction from existing transformer pad #1-3 adjacent to 3 Old North, to an existing transformer pad #1-4 adjacent to 20 Straight Wharf.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the town of Nantucket, Massachusetts

Held on the _____ day of _____ 2024

Clerk of Selectmen

Received and entered in the records of location orders of the Town of Nantucket, Massachusetts

Book: _____ Page: _____

Attest: _____

Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock ____ M

At _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I 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 company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectmen of the Town of

Nantucket, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the _____ day of _____ 2024 and recorded with the records of location orders of said town, Brook _____ 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

NOTICE OF PUBLIC HEARING

Please be advised that the Select Board will hold a public hearing on Monday, January 13, 2025, at 11:00 AM to consider a utility petition from Nantucket Electric Company, for Plan #30854670 to install approximately 210' of conduit in an Easterly direction from existing transformer pad # 1-3 to existing transformer pad #1-4 at 20 Straight Wharf. The hearing will be held via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email TownManager@nantucket-ma.gov.

U39

SELECT BOARD