

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
MARCH 12, 2025 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED MARCH 11, 2025***

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/co5rNr2KWoo>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_yDSMiCzxT3quwdFQDISyYA

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio and Video Recorded.
 2. Announce Applications Received for **African Meeting House Investigation Procurement Workgroup**; Appointments to be Made on Wednesday, March 19, 2025.
 3. **Virtual Event: Easy Street Flood Mitigation**
The Public is Invited to a Virtual Community Open House on Tuesday, March 18, 2025 to Learn About the Easy Street Flood Mitigation Project, Explore Three Proposed Design Options to Address Increasing Flood Risks, and Provide Feedback; Sessions Will be Held Via Zoom from 9:30 - 10:30 AM and 5:30 - 6:30 PM. More Information at www.nantucket-ma.gov/easystreet.
 4. Select Board Announcements/Comments.
- IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/> 2025)***
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS*****

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of March 5, 2025 at 5:30 PM; March 6, 2025 at 9:00 AM.
2. Approval of Treasury Warrants for March 12, 2025.
3. Approval of Pending Contracts for March 12, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Joint Meeting with Nantucket Historical Commission (NHC) for Overview of Easy Street Flood Mitigation Feasibility Study and Design Update.
2. Finance Department:
 - a) Request for Approval of Sale of General Obligation Bonds Dated March 30, 2025 in the Amount of \$32,905,800 for the Following Purposes: Affordable Housing - \$11,825,000, Sewer Projects - \$7,800,000, General Fund Projects - \$13,280,000.
 - b) Request for Approval of Sale of Bond Anticipation Notes Dated March 30, 2025 in the Amount of \$5,790,000 for the Following Purposes: Sewer Force Main Project - \$1,500,000 and Community Preservation Committee - \$4,290,000.
3. Request for Reconsideration of Select Board December 18, 2024 Denial of Curb Cut at 126 Main Street.

X. PUBLIC HEARINGS

1. Public Hearing to Consider Rate Increases for Private Pay Residents at Our Island Home: Daily Private Pay Rate for Semi-Private Room from \$560 to \$600 per Day; Daily Private Pay Rate for Single-Private Room from \$580 to \$620 per Day, Effective July 1, 2025 through June 30, 2026.

XI. TOWN MANAGER'S REPORT

1. Review Proposed Date(s) of Fall 2025 Special Town Meeting/Election.

XII. SELECT BOARD REPORTS/COMMENT

1. Letter of Support for Legislation that Would Impose Surcharge on Streaming Services for Community Media Funding.
2. Committee Reports.

XIII. ADJOURNMENT

****Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.***

*****New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.***



Town of Nantucket
Public Comment Policy
Adopted by Select Board
February 12, 2025

A. Purpose:

This Policy is adopted to facilitate orderly and efficient public comment periods at meetings of Town public bodies. It will protect the ability of the residents of Nantucket, and other persons, to provide feedback or information to pertinent public bodies regarding matters of public interest, Town initiatives, operations, services, and programs. To allow speakers a fair opportunity to address a public body, and to ensure the public body may accomplish its stated business in an efficient manner, these guidelines seek to ensure compliance with the Open Meeting Law and meet other legal and constitutional obligations. Meetings of public bodies in the Town of Nantucket should be places to engage in orderly and peaceable discourse.

B. Authority:

Principles of free speech and freedom to petition the government, fundamental rights protected by the United States and Massachusetts Constitutions, prohibit public bodies from preventing all speech that may be upsetting or offensive. As such, this Policy establishes reasonable time, place, and manner restrictions sufficient to facilitate orderly and peaceable public comment periods at meetings of elected and appointed public bodies of the Town.

C. Legal Standards:

Meetings of public bodies are subject to the requirements of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Open Meeting Law empowers the chair of a public body to preside at and regulate the proceedings of meetings. Pursuant to G.L. c. 30A, § 20(g), no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. Any person wishing to speak at an open meeting must first be recognized by the chair. All questions raised and all comments made by a duly-recognized speaker must be directed to the chair of the public body alone, not to individual members of the public body, staff, or the public. The chair is authorized to maintain order, and, although a rare occurrence, has authority, after appropriate

warnings are ignored, to take action up to and including removal of a person who is disrupting a meeting.

D. Application:

To secure the rights of the public to participate in public comment periods in the Town of Nantucket in a manner consistent with law, and, to thereby protect the Town and members of elected and appointed bodies from civil rights claims, this policy shall apply to all public bodies in the Town of Nantucket.

E. Procedures:

1. All agendas of multiple-member bodies in the Town of Nantucket shall include a period for Public Comment, subject to the limitations set forth in paragraph 3. Where to place Public Comment on the agenda is at the discretion of the chair. If public comment is invited during a separate agenda item, this Policy shall govern.
2. While statements made during a Public Comment period are not required to address an agenda item for that particular meeting, such comments must relate to a matter within the public body's jurisdiction. Public comments on matters outside the public body's jurisdiction may be ruled out of order by the chair. To avoid due process issues, a person seeking to provide comments on a matter appearing on the same agenda will be asked to defer until the specific agenda item is reached.
3. Each speaker will be allowed to speak once for up to 3 minutes. The chair will curtail verbal comments exceeding the allotted time.
4. A recognized speaker may not cede or assign their time to another unless such an assignment is required as reasonable accommodation for such person because of a disability. All speakers who may need an accommodation are strongly encouraged to contact Town staff or the chair of the public body at least 48 hours prior to the meeting. That said, to facilitate an efficient public comment period, groups that have multiple speakers with the same viewpoint may consider consolidating their comments or designating one person to speak on their individual behalf's.

F. Disruptive Conduct/Unprotected Speech:

Disruptive conduct and engaging in other unprotected speech, including but not limited to the following, may be grounds for the chair of a public body to curtail speech and take other action as appropriate:

1. Speaking without being recognized;
2. Continuing to speak after the chair has curtailed additional verbal comment;
3. Interrupting a recognized speaker;
4. Speaking about matters not within the jurisdiction of the public body;
5. Engaging in conversations while another person is speaking;

6. Making true threats of violence directed toward a particular individual; and
7. Making comments inciting imminent lawlessness.

G. Public Body Response:

1. A public comment period is a listening session, and the public body is there to listen. The public body, in fact, should not respond to matters raised at the meeting unless it is
2. Matters raised during public comment periods are not required to, and are unlikely to, be addressed or resolved by the public body at the same meeting. Individual members of the appropriately deferred to a noticed-agenda item due to Open Meeting Law considerations.
3. At the sole discretion of the chair of the public body, matters raised during public comment may or may not appear on a future agenda or be referred to the Town Administrator for appropriate action, if any.
4. A public body cannot demand that persons attending meetings or participating in public comment be civil to one another. Nevertheless, the Town, or the members of the public, and those that appear before them are encouraged to make any/or all residents of the Town feel welcome, including listening to them speak, and acknowledging that speakers may have a different viewpoints.

Disclaimer: A Public Comment period is not a time for debate or response to comments by the public body. Comments made during the Public Comment period do not reflect the views or the positions of the public body. Because of constitutional free speech principles, the public body does not have the authority to prevent all speech that may be upsetting and/or offensive during the public portion of the meeting.

H. Enforcement:

Concerns about Public Comment Periods may be brought to the attention of the Town Manager, who will discuss the concerns with the chair of the public body, and take appropriate action. Failure to comply with this Policy may be deemed a violation of the Town's Code of Conduct, and grounds for the removal of an appointed official.

African Meeting House Investigation Procurement Workgroup
2 Seats Available, 4 Applicants

Committee Makeup:

- 1 representative from the Citizens Warrant Article group (Clifford Williams)
- 1 representative named by the Museum of African American History (Dr. Nicolle Trent or designee)
- 1 Select Board member (Dr. Malcolm MacNab)
- 2 citizen appointees

Applicants:

Abby De Molina
Brook Gibbs
Anthony “Rocky” Fox
Luke Thornewill



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



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

Name: ABBY DE MOLINA

Home Phone: 617-314-2305

Mailing Address: PO BOX 3274, NANTUCKET

Alternate Phone: _____

Email Address: abby.demolina@gmail.com Date Submitted: 2/14/2025

REQUESTING APPOINTMENT TO: African Meeting House workgroup

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? N/A
- Why are you interested in this committee/board/commission? I believe in supporting &
- Are you prepared to commit to the meeting schedule of the committee/board/commission? presenting this
vital town resource. I have attended many events
at this site and believe it is important to
our community. Yes I can commit to
meeting.

Relevant Experience

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

I am extremely collaborative & data driven
and believe in creating practical solutions. I
am optimistic by working together this workgroup
can emphasize the importance of the site to all.

Potential Conflicts of Interest

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

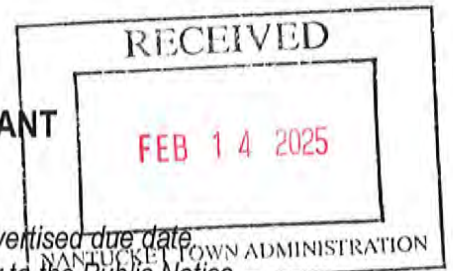
NHC & Planning Board alternate

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

No



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



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

Name: Brook Gibbs Home Phone: 508 524 4250

Mailing Address: Po Box 102 Sinsinnet MA 02564 Alternate Phone: _____

Email Address: brookgibbs@hotmail.com Date Submitted: 2-14-25

REQUESTING APPOINTMENT TO: At Large Public ^{At Large} Meeting House Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Not Yet
- Why are you interested in this committee/board/commission? Family History on island
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Absolutely

Relevant Experience

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

To ensure the investigation is done to the satisfaction of the community, and is done in a way that will satisfy those affected

Dedication to Cape Verdean Community on Island

Potential Conflicts of Interest

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

None

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

No



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

RECEIVED

FEB 19 2025

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

Name: Anthony "Rocky" Fox

Home Phone: 508-360-4948

Mailing Address: 12 Bailey Rd Nantucket

Alternate Phone: N/A

Email Address: rocky1522@gmail.com

Date Submitted: 2/20/25

REQUESTING APPOINTMENT TO: African Meeting House Investigation Procurement Workgroup

Reasons for Committee Interest

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

I have not attended a meeting of the committee/board/commission.
- I'm interested because I think that we need some closure. My interests are that of an African American coming from a biracial family I don't see color. Also, being in a biracial marriage for 25+ years also brings something to the table.
- I'm ready to commit to the meeting schedule.

Relevant Experience

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

- My experience would come from the various boards, committee's that I've served on over the years. My interests go between NES, Council on Aging and a few more.
- what I'd like to accomplish is a very transparent process so that all sides are heard no matter what race, creed or color you are.

Potential Conflicts of Interest

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

I have no conflicts.

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

N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

FEB 27 2025

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

Name: LUKE THORNEWILL

Home Phone: 508 333 0702 (cell)

Mailing

Address: 48 DUKES ROAD

Alternate Phone: 508 228 9161 (office)

Email Address: Office@thornewilldesign.com

Date Submitted: _____

REQUESTING APPOINTMENT TO: African Meeting house procurement workgroup

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No
- Why are you interested in this committee/board/commission? Pursuit of Justice & resolution
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes *

* Hopefully the workgroup meetings will not conflict too often w/ high school tennis which is 3:00 - 5:30 +

Relevant Experience

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

Just a:

1. Honest, well meaning observer, listener and contributor, 62 yr old citizen. 30 year island business owner. Thornewilldesign, LLC
2. On behalf of community Justice and closure for the Hate crime.

Potential Conflicts of Interest

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

My wife Carrie Thornewill is an alternate on the HDC.

I am a High School tennis coach. - SPRING & SPORT.

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

* I'm paid by Highschool for Spring tennis coaching.

**Select Board
African Meeting House
Investigation Procurement Workgroup
Appointments Timeline
*As of 2/6/2025***

February 5 – Discuss the follow-up to Article 36 of 2024 Annual Town Meeting - African Meeting House “Investigation” – form workgroup to execute the procurement of a vendor.

February 6 – Advertise workgroup openings on Town’s website

February 12 and February 19 – Workgroup openings to be added to Select Board agendas as announcement

February 13 and February 20 – Advertise committee vacancies in the Inky

February 28 at 12:00 PM – Deadline for submitting applications for workgroup

March 5 and March 12– The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

March 19 – Meeting for applicants to introduce themselves and review their applications; workgroup appointments made.



Easy Street Flood Mitigation Project

COMMUNITY OPEN HOUSE

Easy Street is a critical part of Nantucket's waterfront, but it faces increasing flood risks. To address this, three potential design options have been developed to improve resilience.

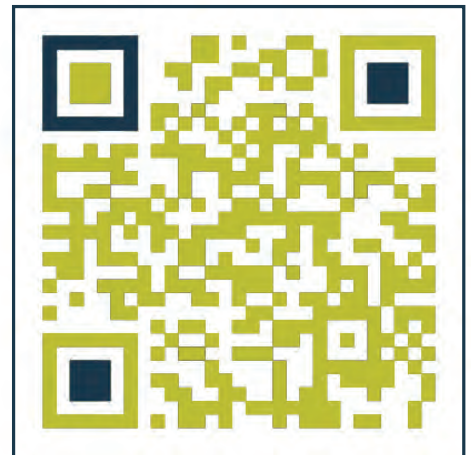
JOIN US TO LEARN MORE, ASK QUESTIONS, AND SHARE YOUR INPUT!

TUESDAY, MARCH 18

- Morning session - 9:30 AM to 10:30 AM
- Evening session - 5:30 PM to 6:30 PM

Format: INTERACTIVE VIRTUAL
Each session is identical.

¡Se contará con intérprete de español en la reunión!



[WWW.NANTUCKET-MA.GOV
/EASYSTREET](http://WWW.NANTUCKET-MA.GOV/EASYSTREET)

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
March 12, 2025 - AMENDED March 11, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grant Agreements						
Grant Agreement	Natural Resources	Massachusetts Department of Fish & Game	(\$50,000)	For shellfish propagation on Nantucket	N/A	Feb 25, 2025 - Jun 30, 2025
Grant Agreement	Public Works/Solid Waste	Massachusetts Department of Environmental Protection	(\$19,800)	Sustainable Materials Recovery Program Grant under the Recycling Dividends Program	N/A	Mar 12, 2025 - Jul 1, 2025
Grant Agreement	Culture & Tourism	Artists Association of Nantucket	\$1,220	Community Development Investment for art classes	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Bulgarian Education Center Co., Inc.	\$1,220	Community Development Investment for Bulgarian culture preservation classes	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Linda Loring Nature Foundation	\$1,220	Community Development Investment for "Trailside Story Walk"	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	The Nantucket Book Foundation, Inc.	\$500	Community Development Investment for visiting author program	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Nantucket Boys & Girls Club	\$600	Community Development Investment for "Family Fun Night"	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Nantucket Comedy Festival	\$1,220	Community Development Investment for "Stand Up & Learn" educational program	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025

Grant Agreement	Culture & Tourism	Nantucket Community Music Center, Inc.	\$1,220	Community Development Investment for early childhood music & movement	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Nantucket Community Television, Inc.	\$600	Community Development Investment for "Fables" program	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Nantucket Island Fair	\$500	Community Development Investment for tie dye & pumpkin painting	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	Small Friends on Nantucket	\$700	Community Development Investment for "Nanpuppet Shows"	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Grant Agreement	Culture & Tourism	The Nantucket Maria Mitchell Association	\$1,000	Community Development Investment for Visiting Scientist - Harbor Monitoring Project	Cultural District State Grants	Mar 1, 2025 - Dec 31, 2025
Contractual Services						
Purchase Agreement	Fire	Safeware, Inc.	\$19,297.59	Purchase of air monitoring equipment	Firefighter Safety Equipment Grant (\$19,000); Article 10 ATM 2023 (\$297.59)	Mar 12, 2025 - Jun 30, 2025
Professional Services Agreement	IT	LCN Networks, Inc.	\$67,909.94	Relocation of Main Distribution Frame (MDF) & remediation of IT infrastructure in 2 Fairgrounds Rd facility	Article 10 ATM 2020	Apr 6, 2025 - Jun 30, 2025
Professional Services Agreement	Our Island Home	Visiting Nurses Association of Cape Cod	N/A (Paid by hospice patients)	Hospice routine care services	N/A	Mar 1, 2025 - Jun 30, 2026
Professional Services Agreement	Parks & Recreation	LMC Contracting	\$52,547.13	Conserve, restore & repair approximately 81 headstones in Newtown Cemetery	Article 34 ATM 2024	Mar 12, 2025 - Mar 11, 2026

Professional Services Agreement	PLUS	BETA Group, Inc.	\$21,700	Conversion of Pleasant Street to one-way traffic for traffic count pilot program	Article 10 ATM 2019	Mar 12, 2025 - Jun 30, 2025
Purchase Agreement	Police/Marine	Motorola Solutions, Inc.	\$41,657.18	Purchase of seven (7) two-way radios	Emergency Mgmt Budget	Mar 12, 2025 - Dec 12, 2025
Purchase Agreement	Public Works	Motorola Solutions, Inc.	\$36,720	Purchase of 10 hard-wired two-way radios	Various Capital Accounts	Mar 12, 2025 - Dec 12, 2025
Purchase Agreement	Public Works	Motorola Solutions, Inc.	\$40,087.62	Purchase of 14 hand-held two-way radios	Public Works Budget	Mar 12, 2025 - Dec 12, 2025
Purchase Agreement	Public Works	All Traffic Solutions	\$17,522.31	Purchase of six (6) traffic data collection devices	Article 10 ATM 2022	Mar 12, 2025 - Dec 12, 2025
License Agreement	Public Works	All Traffic Solutions	\$15,304.50	Six (6) TrafficCloud subscriptions to evaluate traffic volumes & speeds	Article 10 ATM 2022	Mar 12, 2025 - Mar 11, 2028
Professional Services Agreement	Public Works & Sewer	New England Tractor Training School	\$93,374	CDL B license classroom training program for sixteen (16) DPW, Sewer & Airport employees	Public Works Budget - Licenses & Taxes; Wastewater Budget - In-State Seminars	Mar 12, 2025 - Jun 30, 2025
Professional Services Agreement	Sewer	Carlsen Systems, LLC	\$38,500	Replacement of failed draft pump at Surfside WWTF	Wastewater - Repair & Maint.: Equipment	Mar 12, 2025 - Mar 11, 2026
Professional Services Agreement	Sewer	Duperon Corporation	\$81,039.45	Emergency repair of main bearing failure on screeners at WWTF headworks	Wastewater - Repair & Maint.	Mar 12, 2025 - Mar 11, 2026
Professional Services Agreement	Town Administration	Lujean Printing Co., Inc.	\$28,615.90	Printing services for 2025 ATM Warrant	Finance - Professional Services	Mar 12, 2025 - Dec 31, 2025
Professional Services Agreement	Town Administration	Pro Forma Shoreline Graphics	\$12,069.54	Mailing of 2025 ATM Warrant	Town Administration Budget - Professional Services	Mar 12, 2025 - Sep 11, 2025

Professional Services Agreement	Town Administration	Country Press	\$3,998.38	Printing of FY 2024 Town Report	Town Administration Budget	Mar 12, 2025 - Sep 11, 2025
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Feasibility Study and Design for Flood Mitigation on Easy Street, Downtown Nantucket

Select Board Briefing

March 12, 2025

Today's Agenda

1 Welcome and Introduction

2 Project Overview & Context

3 Project Alternatives

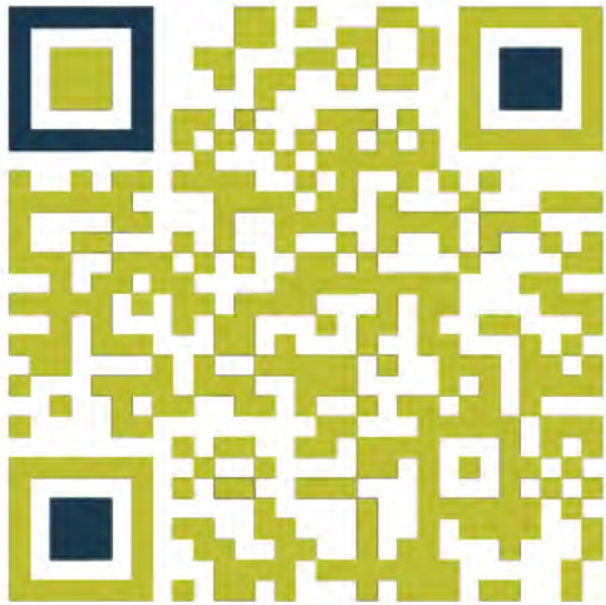
4 Discussion

5 Next Steps



Join the upcoming Community Open House on Tuesday, March 18

Access the Zoom link using the QR code or link
below



www.nantucket-ma.gov/easystreet



Easy Street Flood Mitigation Project

COMMUNITY OPEN HOUSE

Easy Street is a critical part of Nantucket's waterfront, but it faces increasing flood risks. To address this, three potential design options have been developed to improve resilience.

JOIN US TO LEARN MORE, ASK QUESTIONS, AND SHARE YOUR INPUT!

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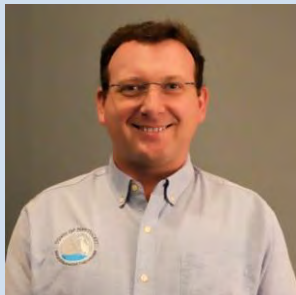
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/EASYSTREET

Project Team & Overview

This project is funded by Massachusetts Coastal Zone Management (CZM)



Leah Hill
Coastal Resilience Coordinator



Vince Murphy
Sustainability Programs Manager



William Casey, Jr.
Project Manager



Trevor Johnson
Technical Manager



Michelle MacDonald
Project Engineer



Kathryn Edwards
Public Outreach Lead

Other Town of Nantucket Team Members:

Jeff Carlson, Natural Resources Director
Gregg Tivnan, Asst. Town Manager for Strategic Projects
Chuck Larson, Special Projects Manager
Holly Backus, Preservation Planner
Florescia Rullo, Communications Manager



Woods Hole Group
Coastal Modeling



ONE Architecture
Public Realm and Infrastructure Design

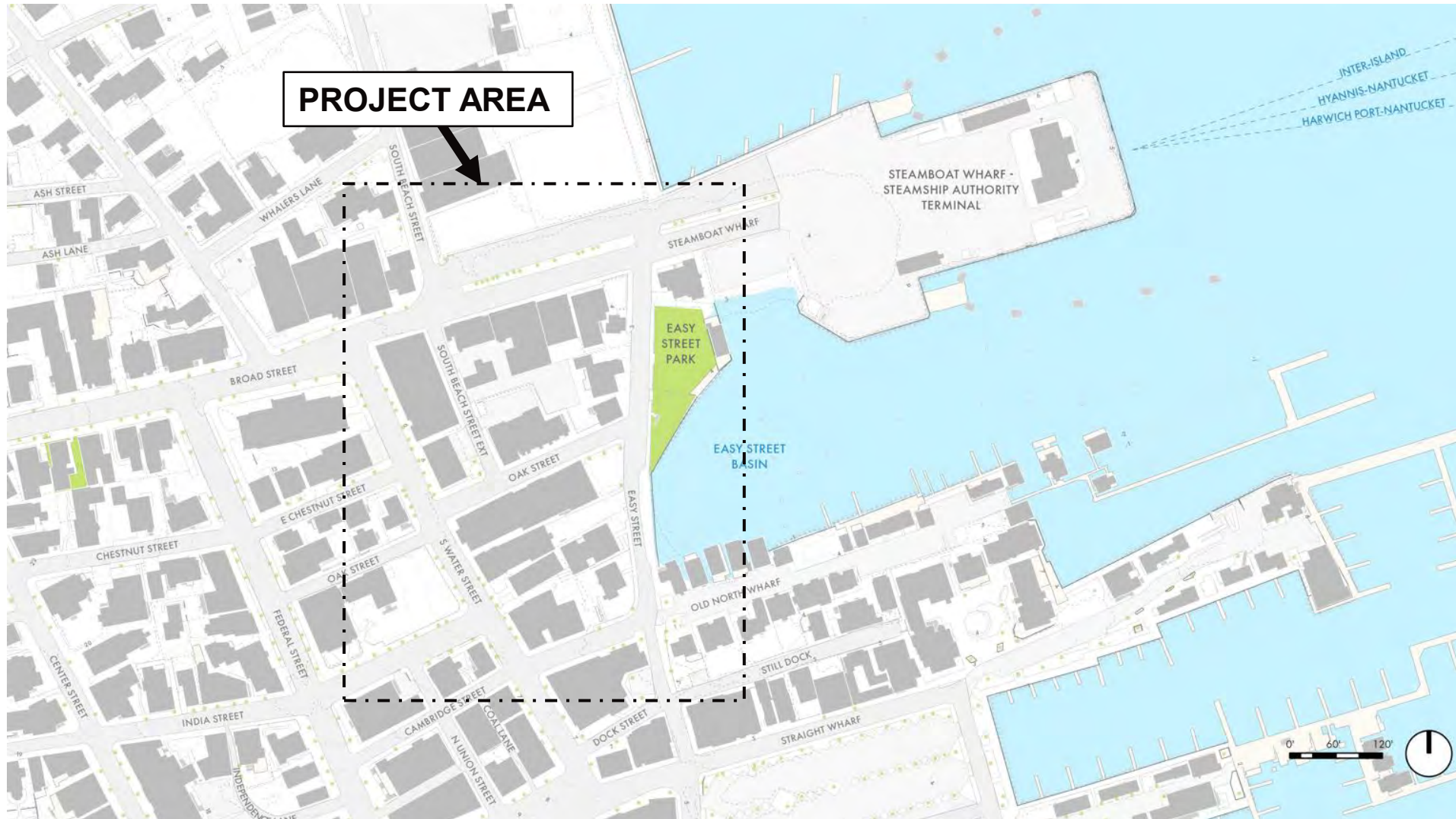


Childs Engineering
Waterfront Structural

Project Overview & Context

Project Team & Overview

This project is funded by Massachusetts Coastal Zone Management (CZM)



Project Goals

- Develop feasible project to mitigate stormwater and coastal flood risk along Easy Street
- Inclusively engage the Nantucket community and stakeholders island-wide in the design development process
- Seek co-benefits that improve access, mobility, and the environment as part of the design development process

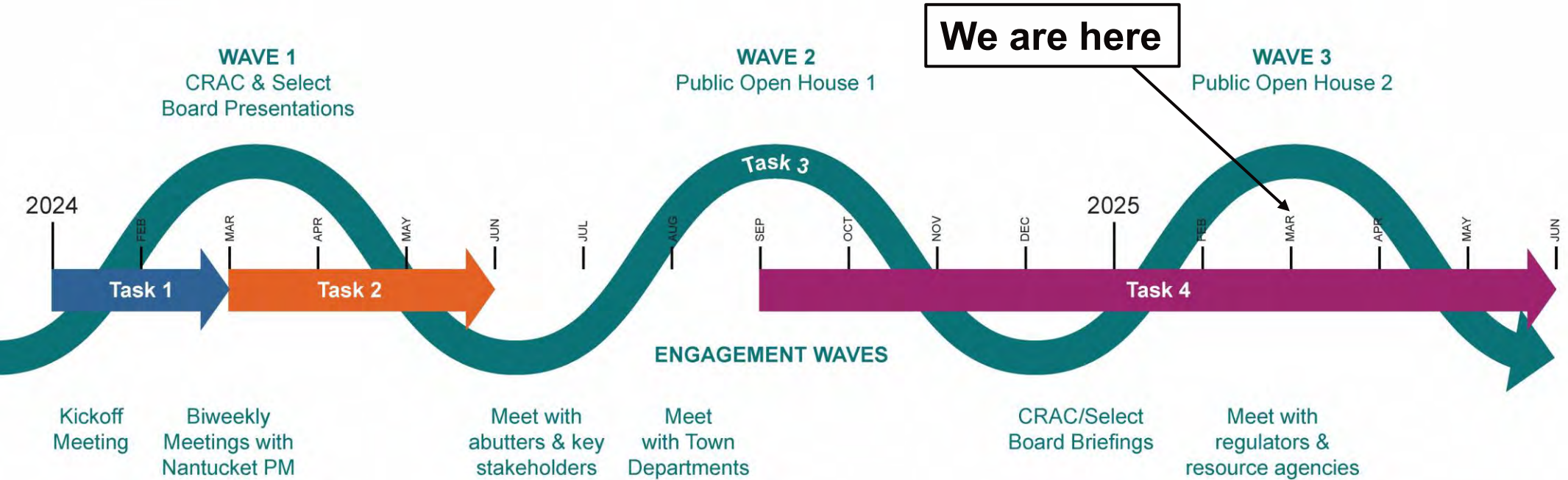


Easy St Flooding, March 7, 2020, Photo by Robert Young



*Oak St and Easy St Flooding
January 10, 2024*

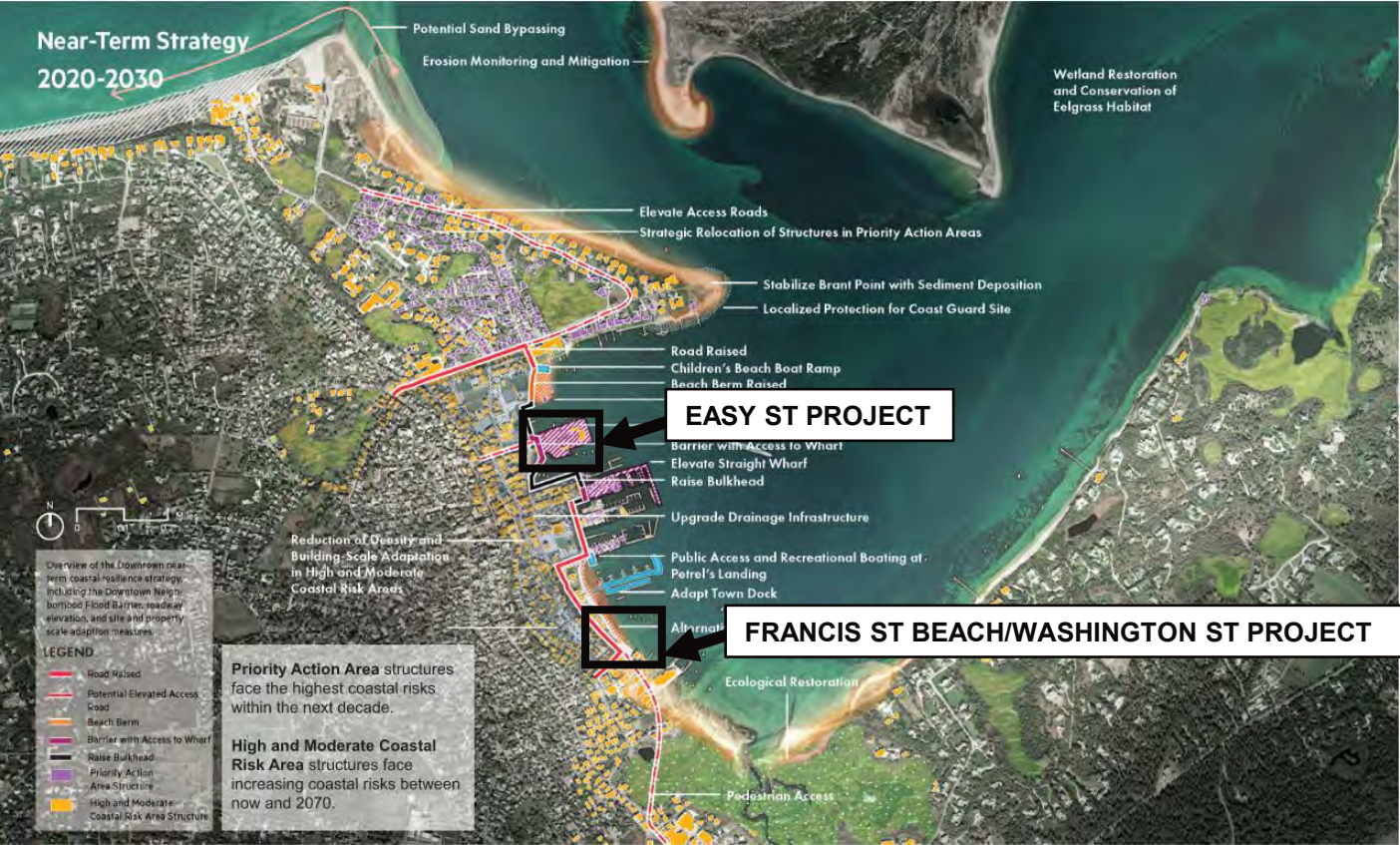
Project Timeline



Previous Work & Engagement



Nantucket Coastal Resilience Plan (CRP), 2021 Highest Priority Downtown Project – Easy Street



Source: Nantucket CRP

Open House #1, August 7, 2024 Nantucket Whaling Museum

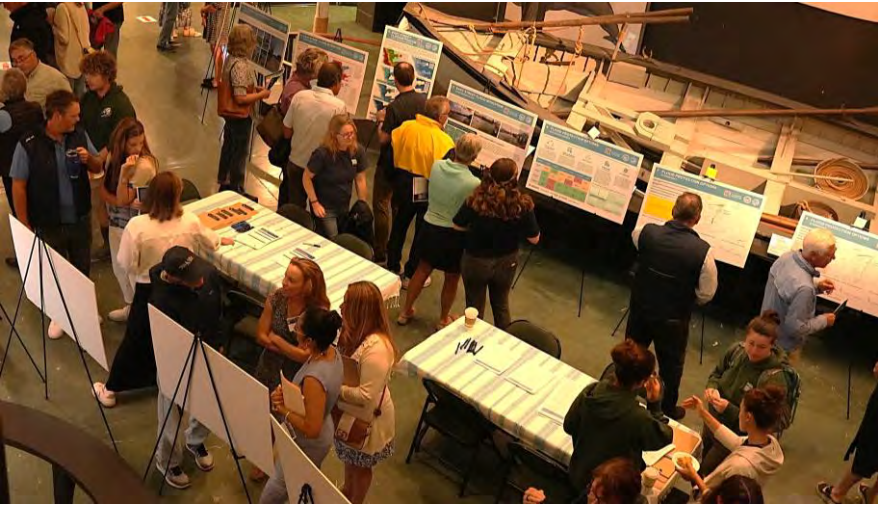


Photo by: Town of Nantucket

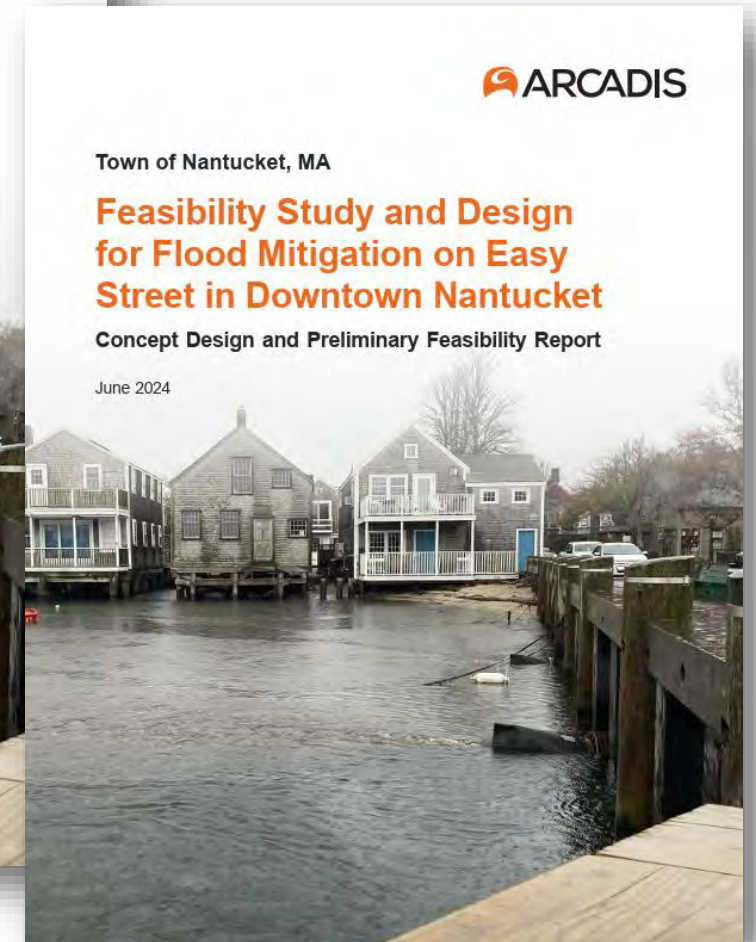
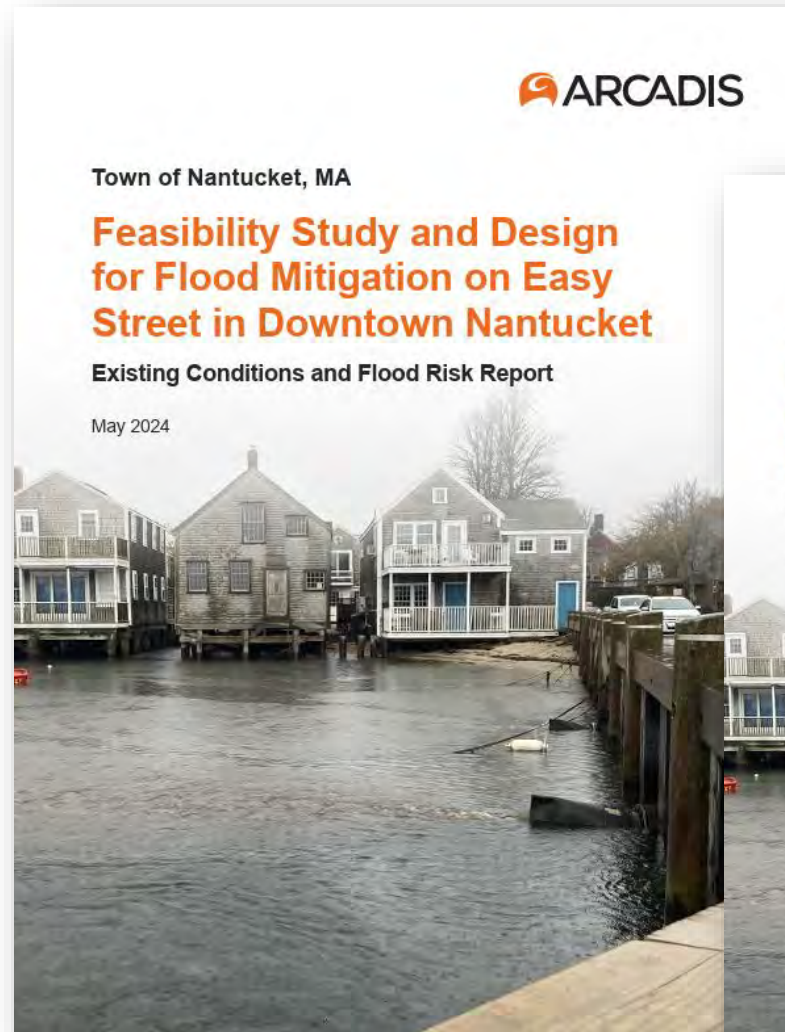
Previous Work & Engagement



Existing Conditions, Flood Risk, and Preliminary Feasibility Reports

Available to read at

<http://www.nantucket-ma.gov/easystreet>



Previous Work & Engagement

Flood Risk Assessment

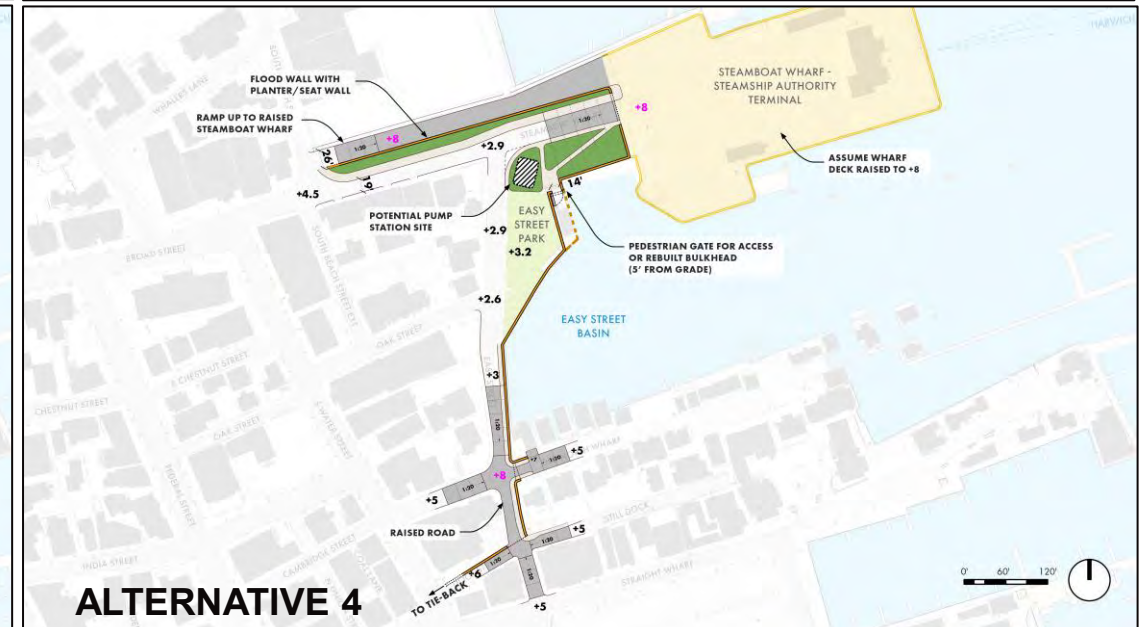
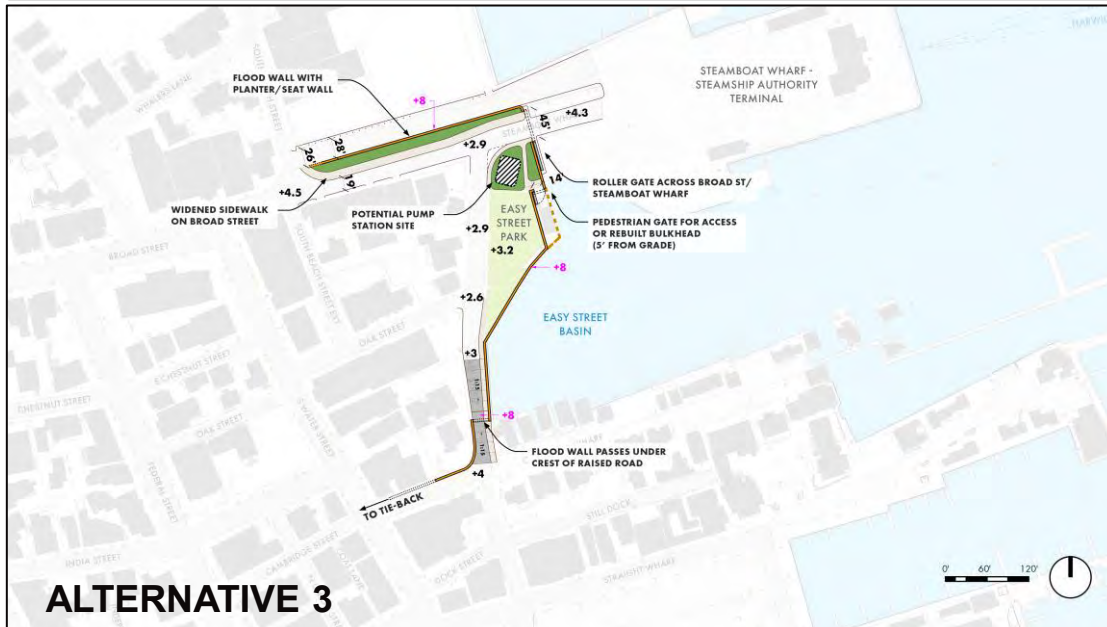
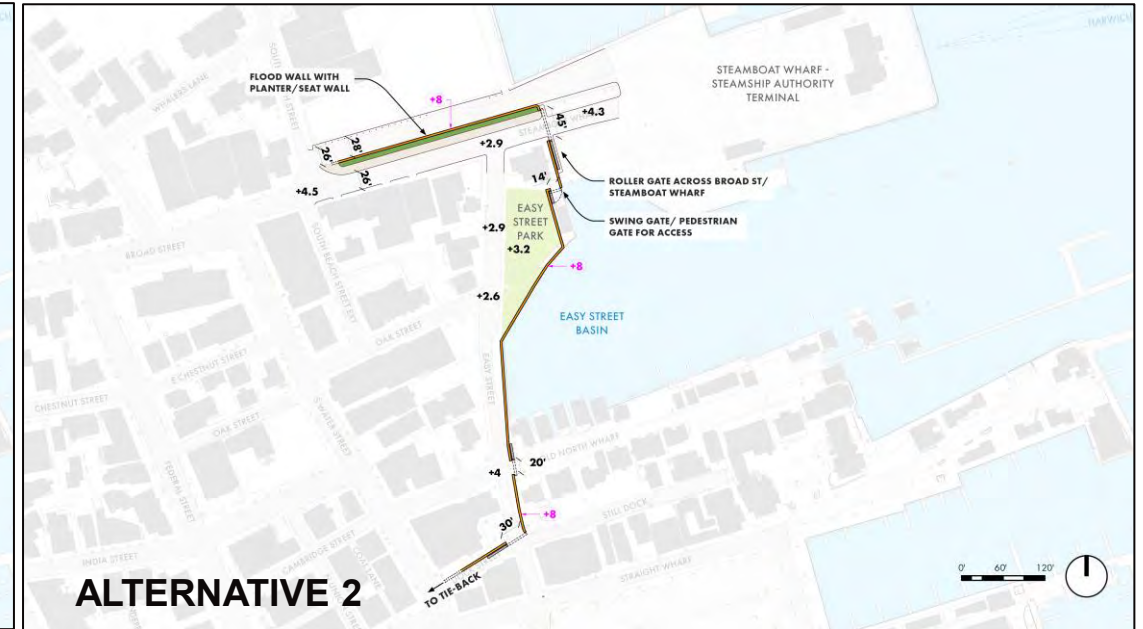
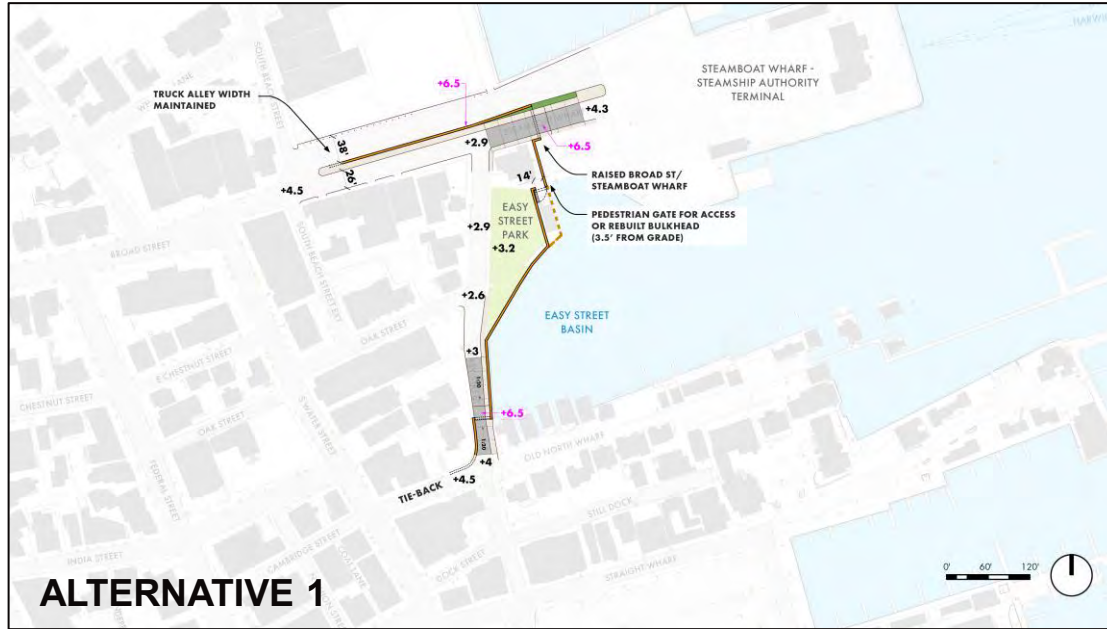
What were **key takeaways** of the flood risk assessment?

- Sea level rise will contribute to sunny-day flooding caused by monthly and daily high tides as soon as 2030
- Future storm surge can cause damage to the Downtown core of Nantucket
- The existing bulkhead structures are not designed to protect against coastal flood risks

From now through 2070,
cumulative expected
losses from coastal
flooding can total up to
\$1.2 Billion



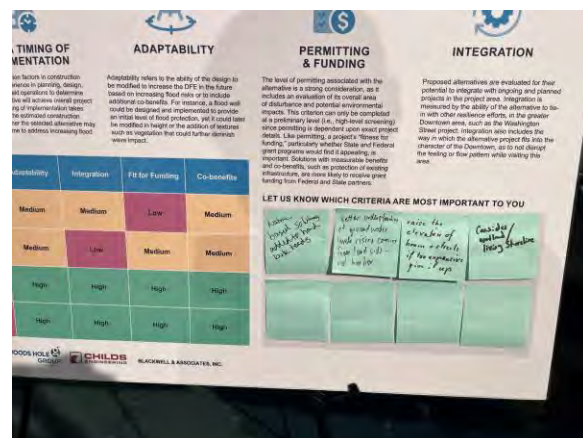
Initial Conceptual Alternatives



Engagement Themes & Today's Open House

*What **general themes** did we hear during Open House #1?*

- Broad support for addressing flooding issues on Easy Street
- Concerns for stormwater flooding during heavy rain events, in addition to tidal flooding
- Desire to incorporate nature-based solutions into design
- Interest in exploring new alternatives including a raised Easy Street



Goals for this Open House

- Provide update on project status since Summer 2024
- Present **revised** alternatives developed as a result of feedback from first Open House
- Answer questions and collect feedback from the Nantucket community on revised alternatives

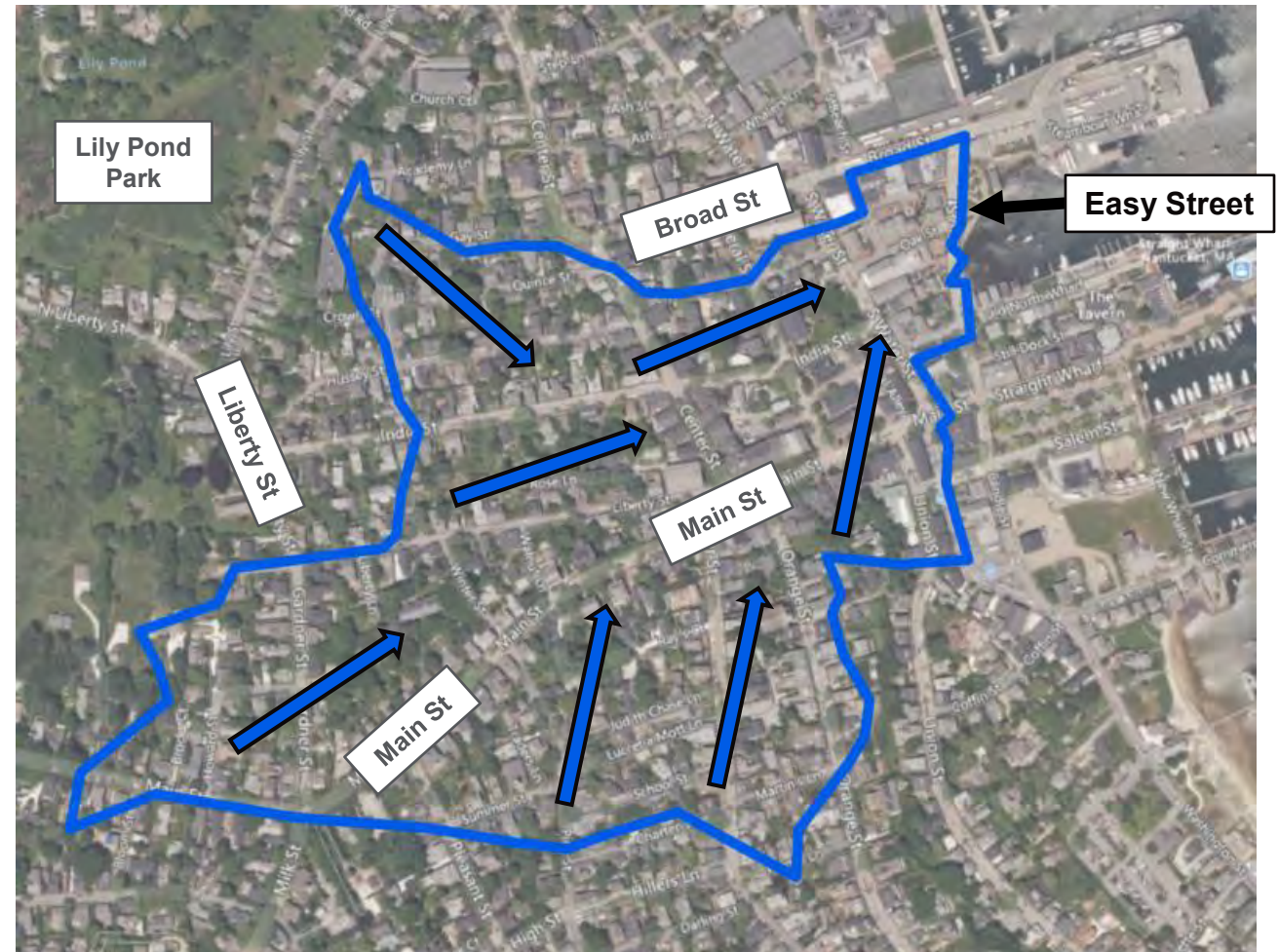
Stormwater Management

Contributing Watershed for Easy Street

A large portion of Downtown, upland of Easy Street, contributes stormwater flows to Easy Street during heavy storm events, causing for precipitation-based flooding on Easy Street.

The contributing watershed, shown to the right, amounts to **53** acres, much of which is impervious area (meaning there is minimal ground infiltration due to pavement, brick, and roof cover).

This project aims to propose solutions to reduce some flooding on Easy Street that is caused by stormwater.





Stormwater Management Options

Project Area (Easy Street) Options

- Replace existing duckbills on outfalls with functioning check valves or tide gates
- 'Green' storage areas
- Pump stormwater out & away

Greater Downtown Watershed Options

- Re-direction of flow to other outfalls
- Reduce impervious area
- Retain stormwater upstream (rain barrels, detention areas, additional subsurface piping)



Photo by Leah Hill, September 19, 2024



Levels of Flood Protection

What does the top of wall elevation protect against?

- *Long-term over-topping and flooding from high tides*
- *Near-term over-topping and flooding from storms and waves*

Protect against high-tide flooding expected as soon as 2070*

Protect against high-tide flooding expected as soon as 2050*

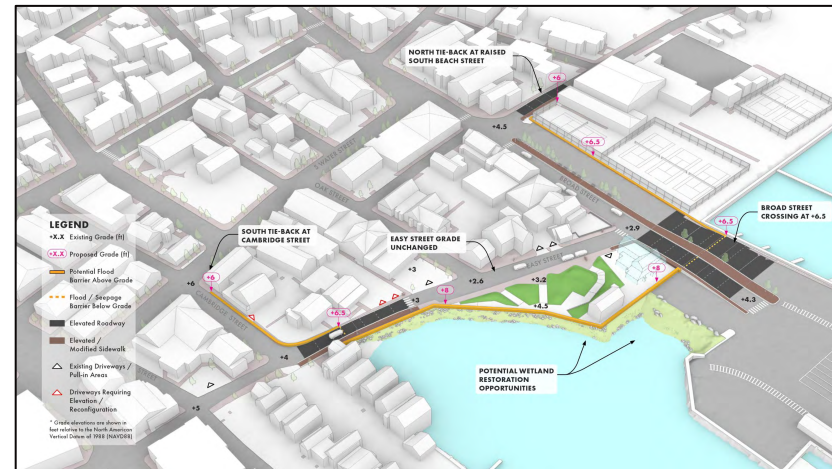
Mean Higher High Water Today = 1.5 ft



*High tide flooding elevations are based on MC-FRM (Massachusetts Coast Flood Risk Model) which includes sea level rise (SLR) projections using a HIGH scenario, as adopted by the Commonwealth of Massachusetts. All elevations reference NAVD88.

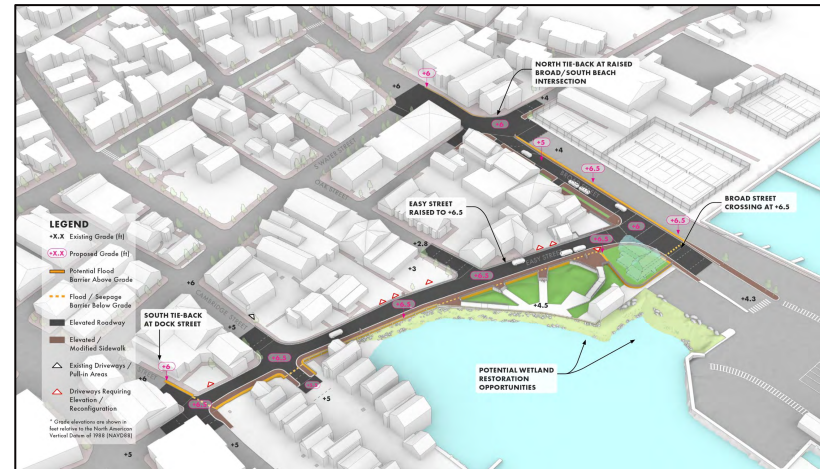
Project Alternatives

Alternatives Summary



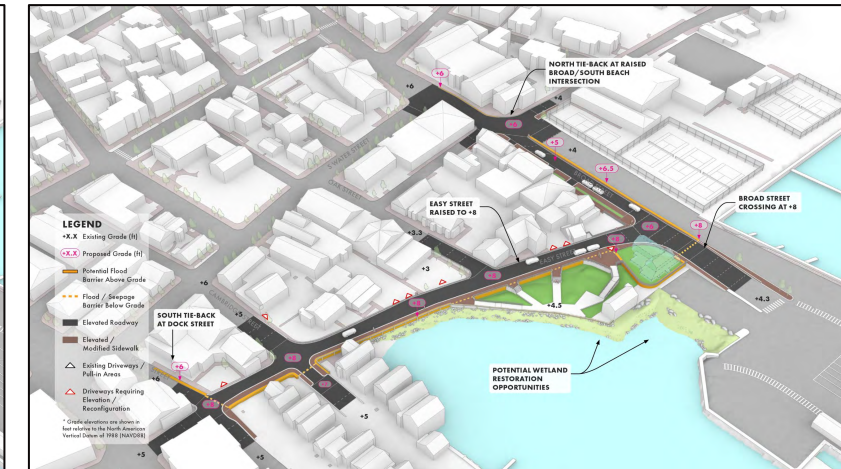
Bulkhead Expansion & Elevation

- Rebuilding existing bulkhead to be higher and wider
- Slight road raising (similar to a longer speed hump) at Steamboat Wharf entrance and on Easy St. near Old North Wharf



Adaptable Road Raising to 6.5 feet NAVD88

- Raise Easy Street to 6.5 feet elevation, including portions of Broad and surrounding streets
- Small walls along sidewalks in Easy St/Old North Wharf area and in the middle of Broad Street



Road Raising to 8.0 feet NAVD88

- Raise Easy Street to 8.0 feet elevation, including portions of Broad and surrounding streets
- Larger walls along sidewalks in Easy St/Old North Wharf area and in the middle of Broad Street

PLAN VIEW

Bulkhead Expansion and Elevation

LEGEND

+X.X Existing Grade (ft)

+X.X Proposed Grade (ft)

Potential Flood Barrier Above Grade

Flood / Seepage Barrier Below Grade

Elevated Roadway

1:XX → Slope ratio & direction (down)

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)

RECONFIGURE EXISTING ENTRANCE AND RAMP

+6.5

+6

RAISED ROAD AND SIDEWALK

TRUCK ALLEY WIDTH MAINTAINED

+4.5

+3.8

+3.6

+3.3

+2.9

+4.3

RAISED BROAD ST/
STEAMBOAT WHARF

+6.5

POTENTIAL STORMWATER
PUMPING STATION SITE

+8

EXISTING WALL IS HOUSE
FOUNDATION; PERMITTING MAY
REQUIRE THIS SECTION OF WALL
TO BE LANDWARD OF HOUSE

WETLAND RESTORATION
OPPORTUNITIES

EASY STREET
BASIN

+2.9

+3.2

+2.6

+3

RAISE BULKHEAD
TO +8

+8

+6.5

+4

FLOOD BARRIER PASSES UNDER
CREST OF RAISED ROAD

TO TIE-BACK
+6

STEAMBOAT WHARF -
STEAMSHIP AUTHORITY
TERMINAL

0' 60' 120'



OVERVIEW

Bulkhead Expansion and Elevation

LEGEND

- +X.X Existing Grade (ft)
- +X.X Proposed Grade (ft)
- Potential Flood Barrier Above Grade
- Flood / Seepage Barrier Below Grade
- Elevated Roadway
- Elevated / Modified Sidewalk
- Existing Driveways / Pull-in Areas
- Driveways Requiring Elevation / Reconfiguration

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)

NORTH TIE-BACK AT RAISED SOUTH BEACH STREET

SOUTH TIE-BACK AT CAMBRIDGE STREET

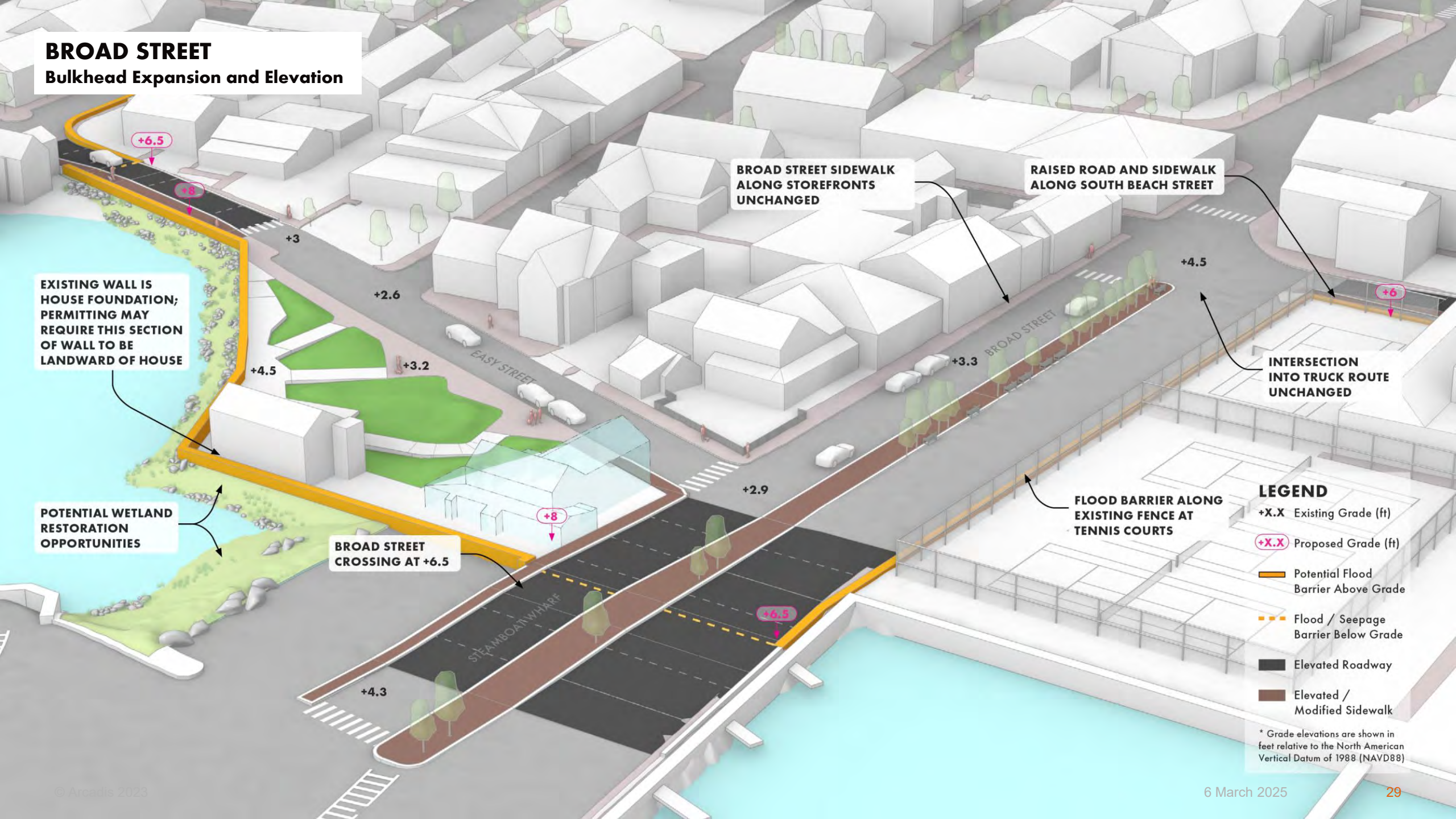
EASY STREET GRADE UNCHANGED

BROAD STREET CROSSING AT +6.5

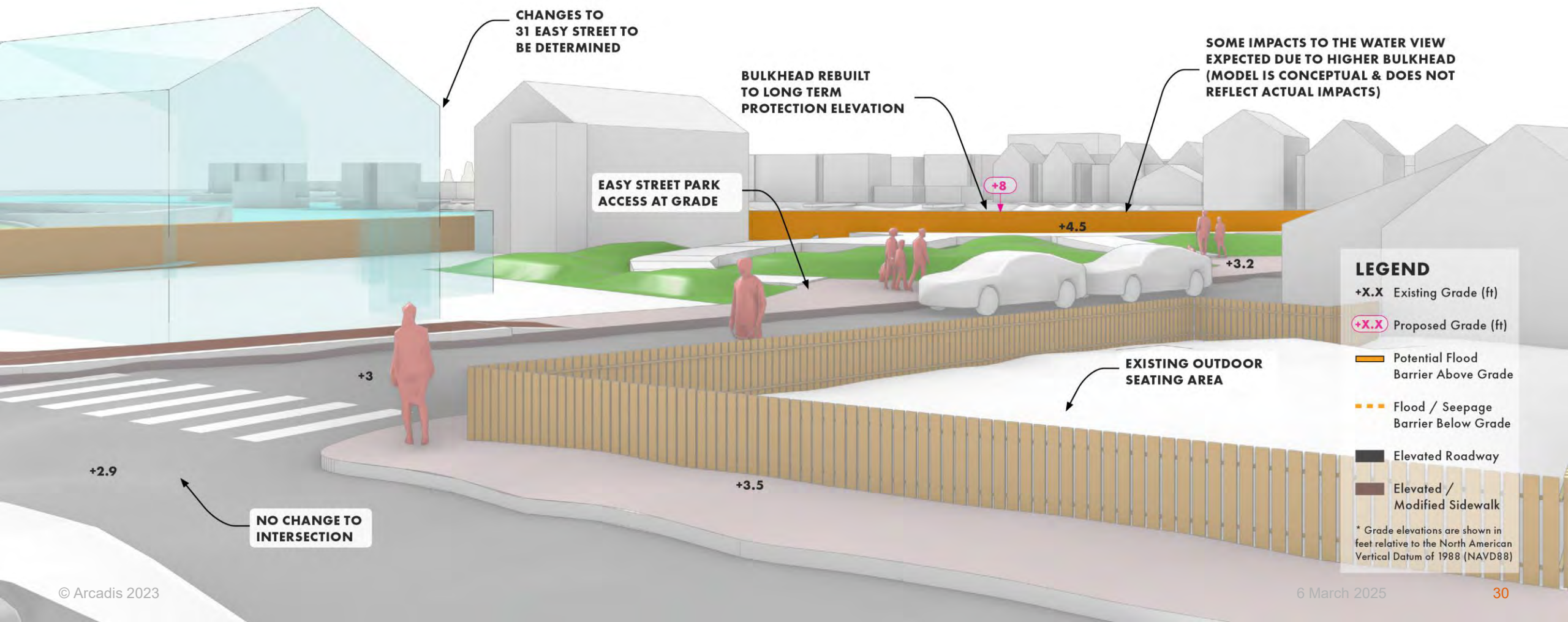
POTENTIAL WETLAND RESTORATION OPPORTUNITIES

BROAD STREET

Bulkhead Expansion and Elevation

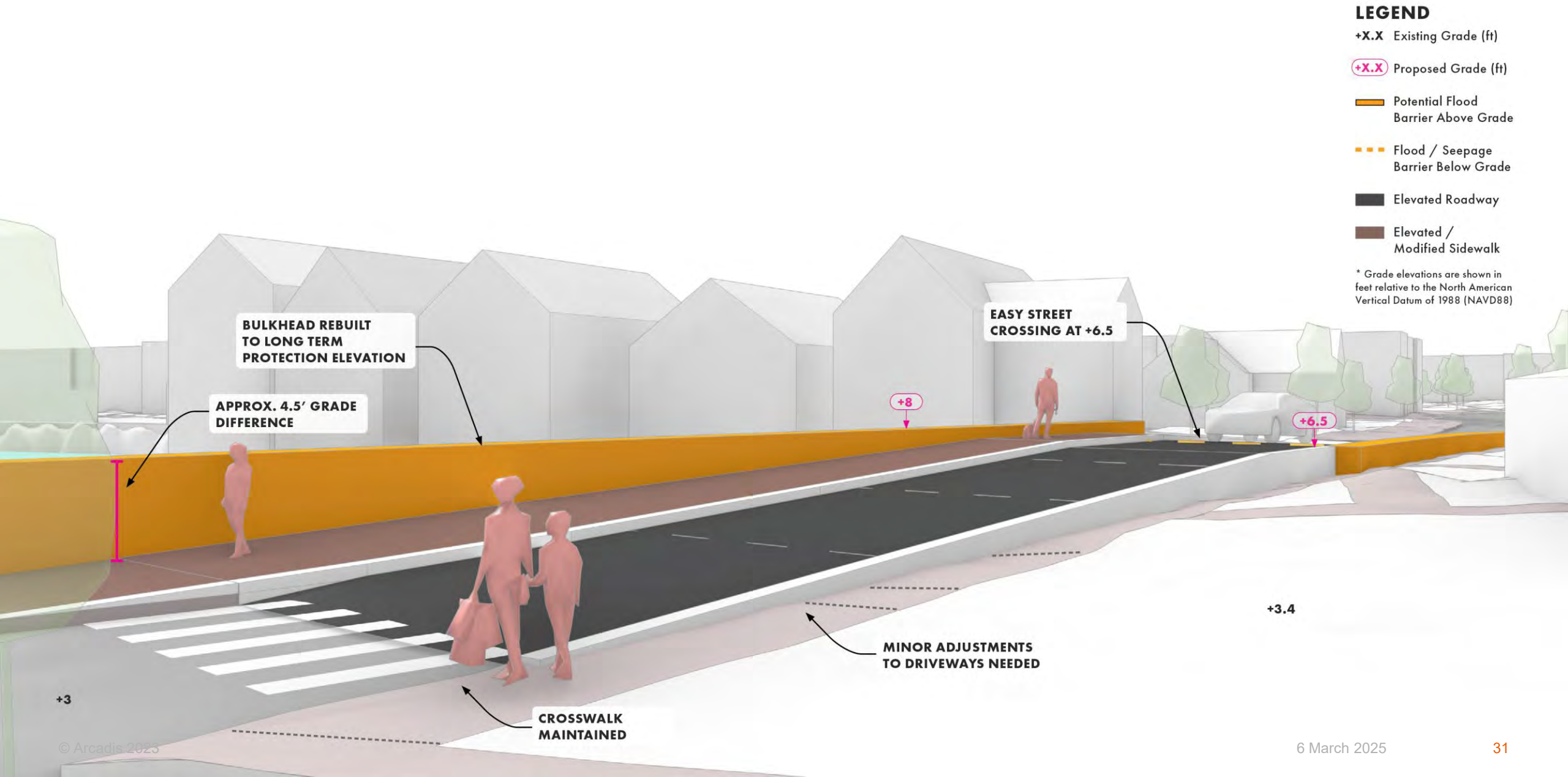


EASY STREET
Bulkhead Expansion and Elevation



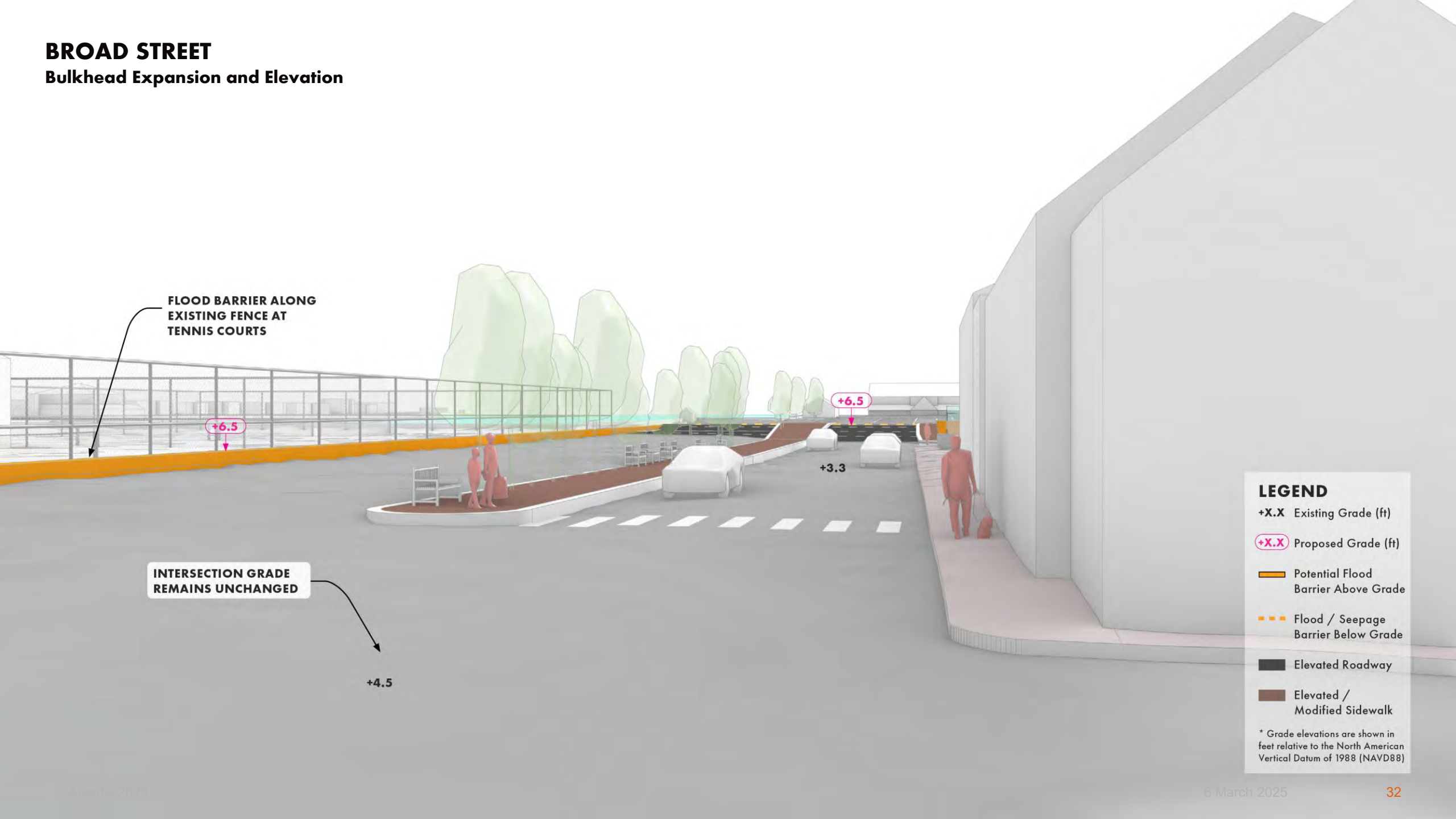
EASY STREET

Bulkhead Expansion and Elevation



BROAD STREET

Bulkhead Expansion and Elevation



PLAN VIEW

Adaptable Road Raising to 6.5 feet NAVD88

LEGEND

+X.X

Existing Grade (ft)

+X.X

Proposed Grade (ft)

Potential Flood Barrier Above Grade

Flood / Seepage Barrier Below Grade

Elevated Roadway

1:XX →

Slope ratio & direction (down)

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)

1:20 SLOPE INTO TRUCK ALLEY (WIDTH MAINTAINED)

RAISED INTERSECTION TO +6 WITH KNEE WALL ALONG SIDEWALK

RAISED BROAD STREET WITH EXTENDED SIDEWALK

FLOOD BARRIER UNDER SIDEWALK

APPROX. 3' DIFFERENCE BETWEEN EXISTING DRIVEWAYS AND RAISED ROAD

EASY STREET RAISED TO +6.5

POTENTIAL STORMWATER PUMPING STATION SITE

POTENTIAL PULL-IN AREA

WETLAND RESTORATION OPPORTUNITIES

EASY STREET BASIN

STEAMBOAT WHARF - STEAMSHIP AUTHORITY TERMINAL

0'

60'

120'

N

OVERVIEW

Adaptable Road Raising to 6.5 feet NAVD88

LEGEND

- +X.X Existing Grade (ft)
- +X.X Proposed Grade (ft)
- Potential Flood Barrier Above Grade
- Flood / Seepage Barrier Below Grade
- Elevated Roadway
- Elevated / Modified Sidewalk
- Existing Driveways / Pull-in Areas
- Driveways Requiring Elevation / Reconfiguration

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)

NORTH TIE-BACK AT RAISED BROAD/SOUTH BEACH INTERSECTION

EASY STREET RAISED TO +6.5

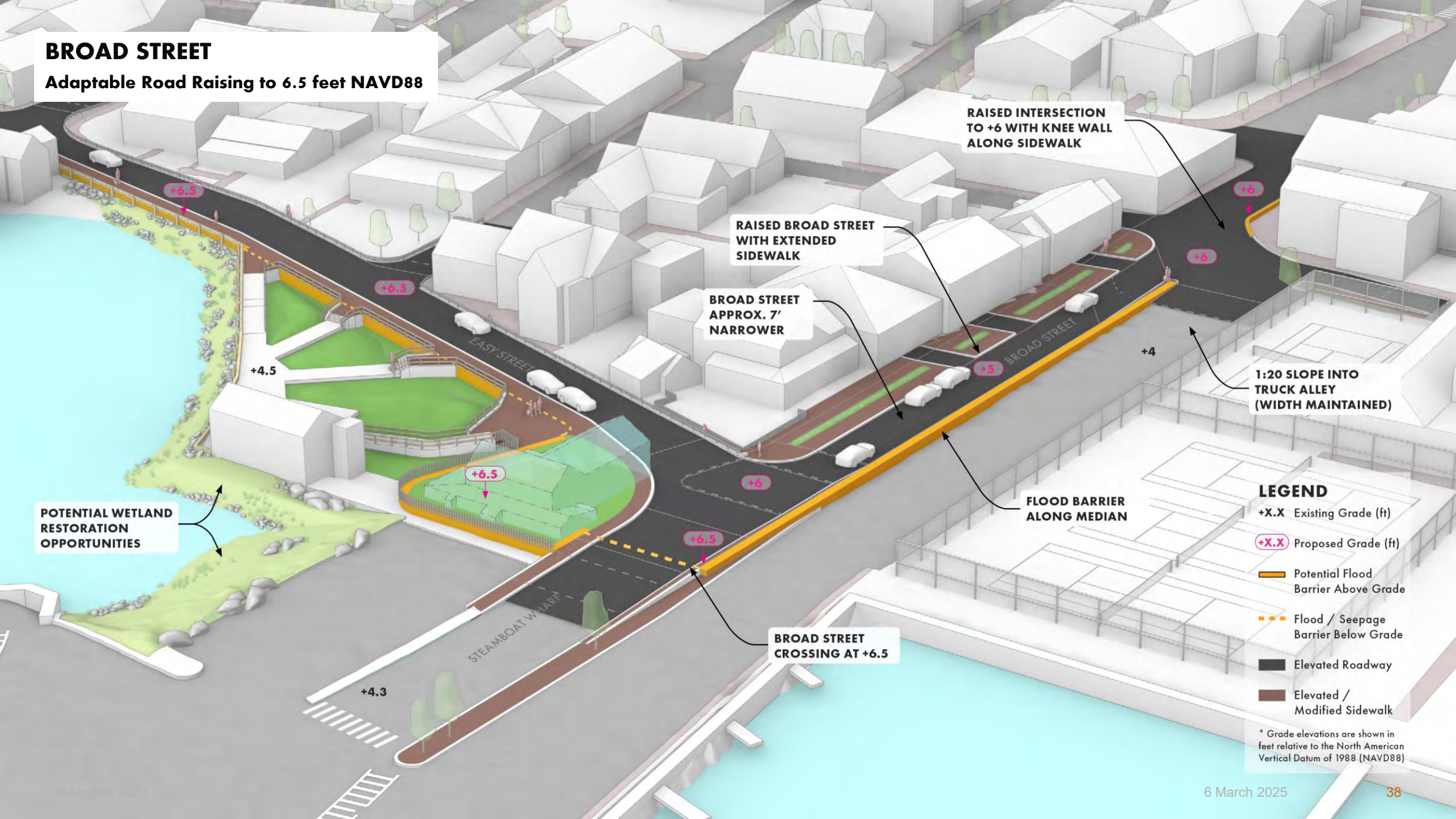
BROAD STREET CROSSING AT +6.5

SOUTH TIE-BACK AT DOCK STREET

POTENTIAL WETLAND RESTORATION OPPORTUNITIES

BROAD STREET

Adaptable Road Raising to 6.5 feet NAVD88



RAISED INTERSECTION
TO +6 WITH KNEE WALL
ALONG SIDEWALK

RAISED BROAD STREET
WITH EXTENDED
SIDEWALK

BROAD STREET
APPROX. 7'
NARROWER

1:20 SLOPE INTO
TRUCK ALLEY
(WIDTH MAINTAINED)

POTENTIAL WETLAND
RESTORATION
OPPORTUNITIES

FLOOD BARRIER
ALONG MEDIAN

BROAD STREET
CROSSING AT +6.5

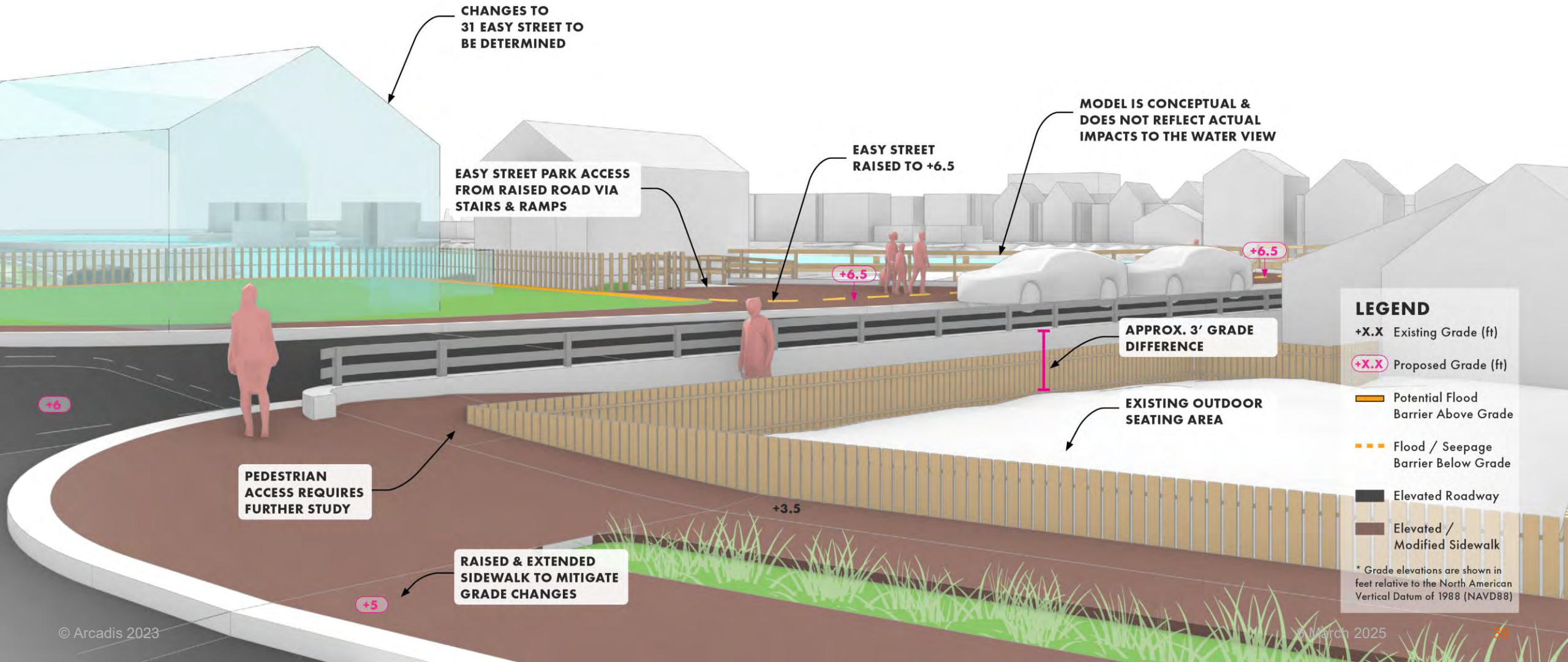
LEGEND

- +X.X Existing Grade (ft)
- +X.X Proposed Grade (ft)
- Potential Flood Barrier Above Grade
- Flood / Seepage Barrier Below Grade
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- Elevated / Modified Sidewalk

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EASY STREET

Adaptable Road Raising to 6.5 feet NAVD88



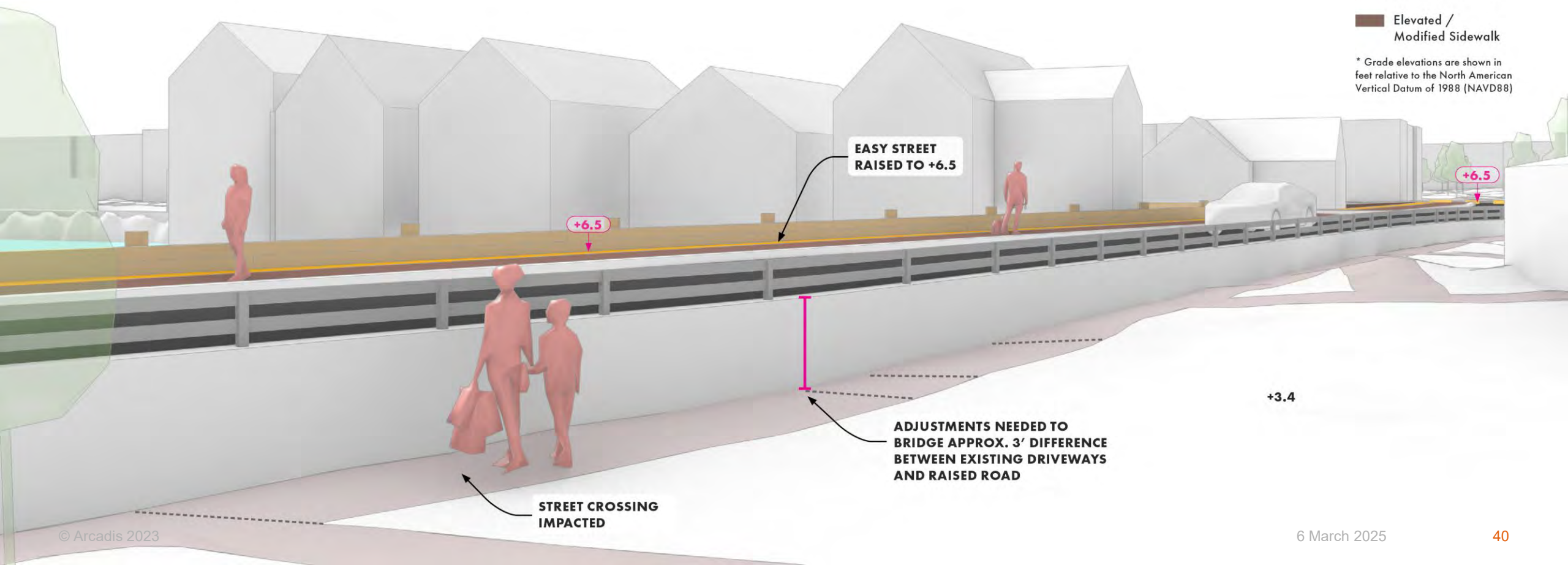
EASY STREET

Adaptable Road Raising to 6.5 feet NAVD88

LEGEND

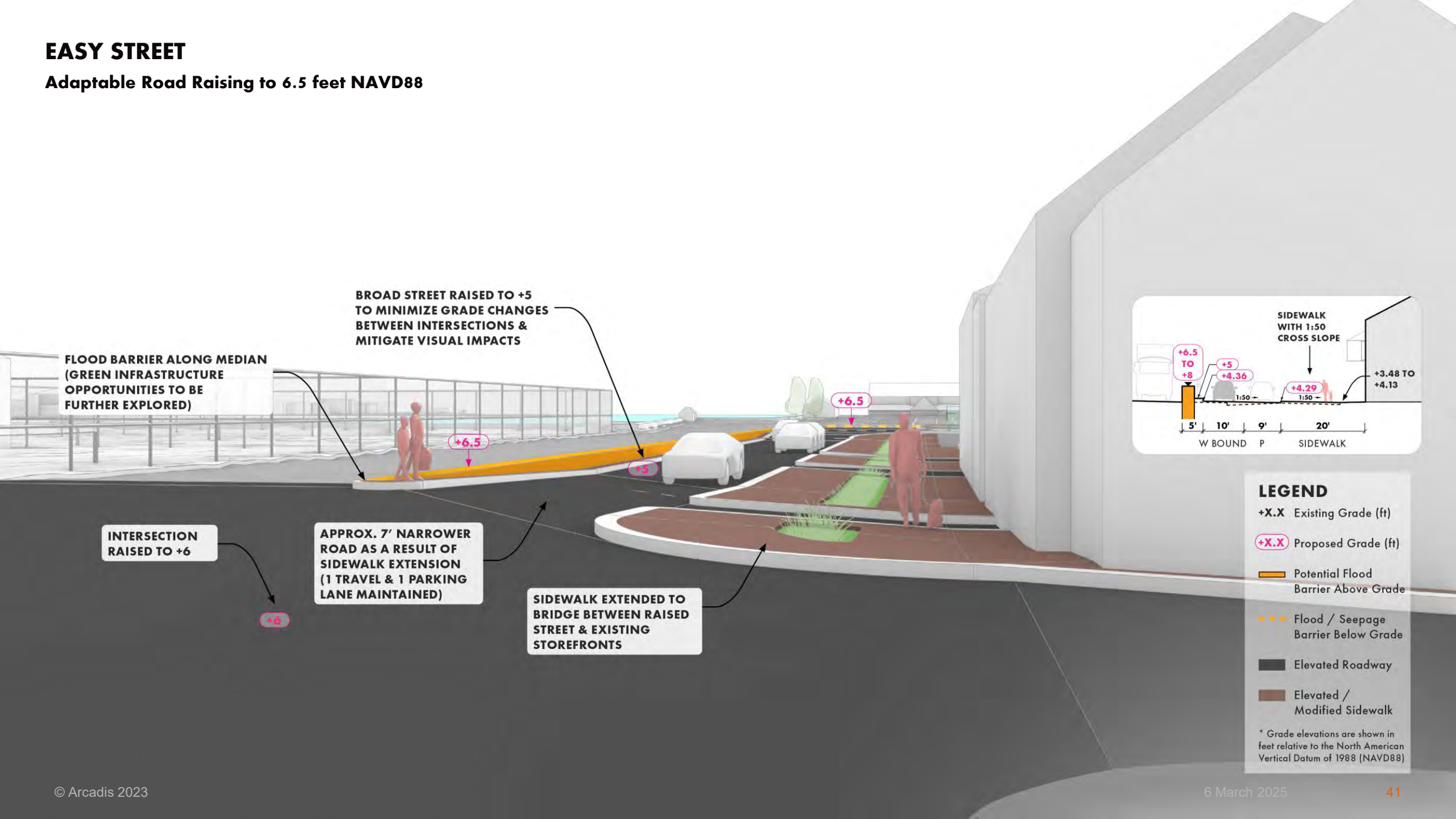
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- Elevated / Modified Sidewalk

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EASY STREET

Adaptable Road Raising to 6.5 feet NAVD88



PLAN VIEW

Road Raising to 8.0 feet NAVD88

LEGEND

+X.X

Existing Grade (ft)

+X.X

Proposed Grade (ft)

Potential Flood Barrier Above Grade

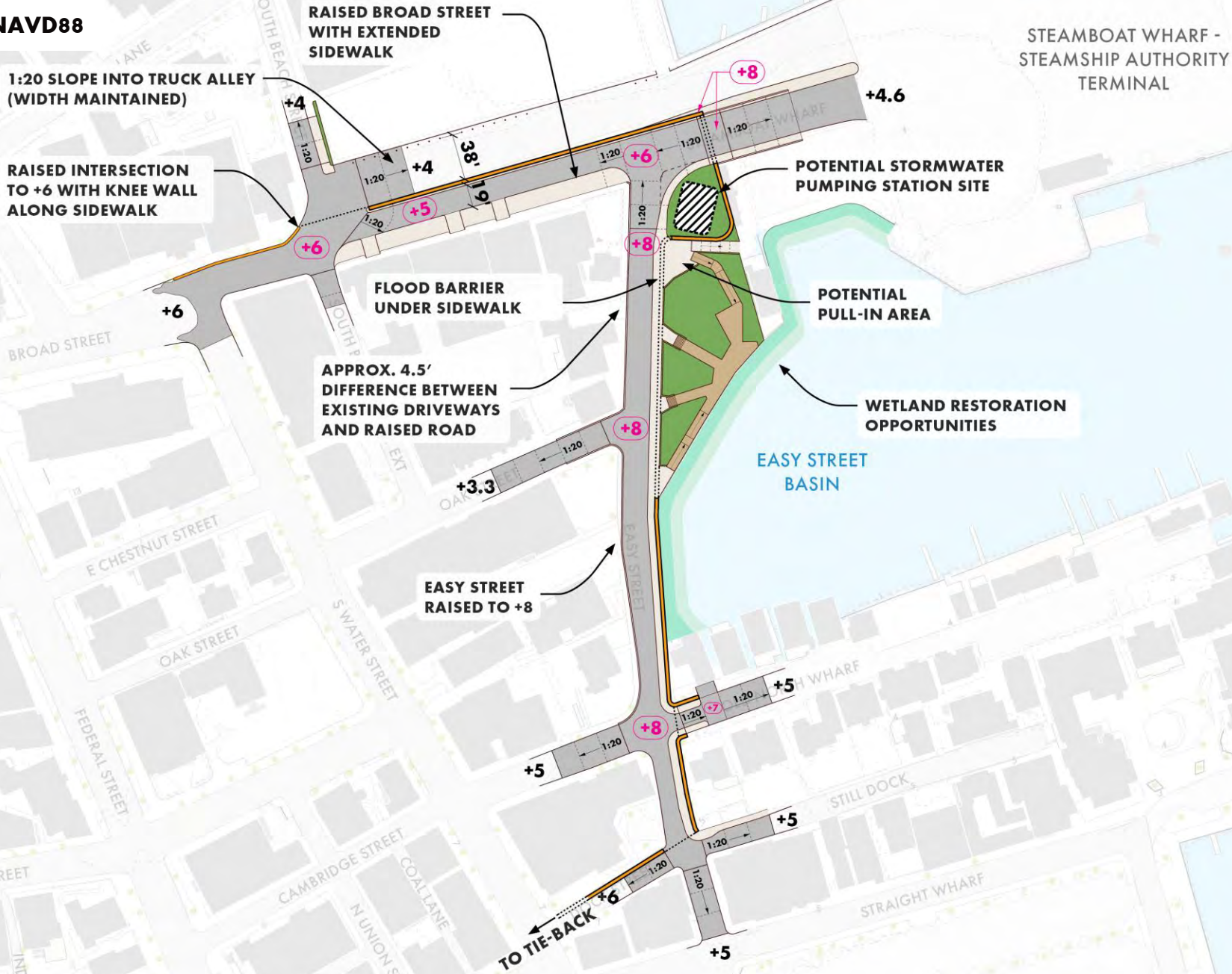
Flood / Seepage Barrier Below Grade

Elevated Roadway

1:XX →

Slope ratio & direction (down)

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)



OVERVIEW

Road Raising to 8.0 feet NAVD88

LEGEND

- +X.X Existing Grade (ft)
- +X.X Proposed Grade (ft)
- Potential Flood Barrier Above Grade
- Flood / Seepage Barrier Below Grade
- Elevated Roadway
- Elevated / Modified Sidewalk
- Existing Driveways / Pull-in Areas
- Driveways Requiring Elevation / Reconfiguration

* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)

NORTH TIE-BACK AT RAISED BROAD/SOUTH BEACH INTERSECTION

EASY STREET RAISED TO +8

BROAD STREET CROSSING AT +8

SOUTH TIE-BACK AT DOCK STREET

POTENTIAL WETLAND RESTORATION OPPORTUNITIES

BROAD STREET

Road Raising to 8.0 feet NAVD88



RAISED INTERSECTION
TO +6 WITH KNEE WALL
ALONG SIDEWALK

RAISED BROAD STREET
WITH EXTENDED
SIDEWALK

BROAD STREET
APPROX. 7'
NARROWER

1:20 SLOPE INTO
TRUCK ALLEY
(WIDTH MAINTAINED)

POTENTIAL WETLAND
RESTORATION
OPPORTUNITIES

FLOOD BARRIER
ALONG MEDIAN

BROAD STREET
CROSSING AT +8

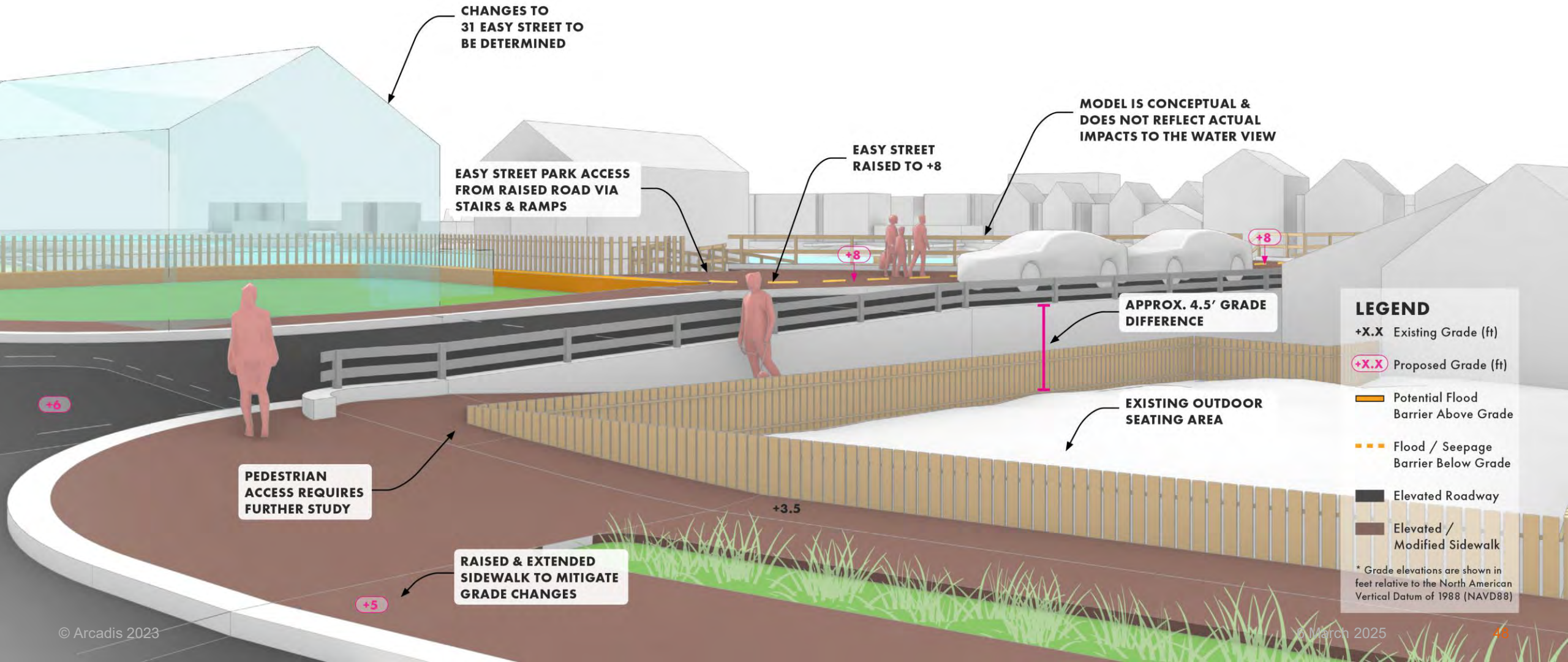
LEGEND

- +X.X Existing Grade (ft)
- (+X.X) Proposed Grade (ft)
- Potential Flood Barrier Above Grade
- Flood / Seepage Barrier Below Grade
- Elevated Roadway
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EASY STREET

Road Raising to 8.0 feet NAVD88



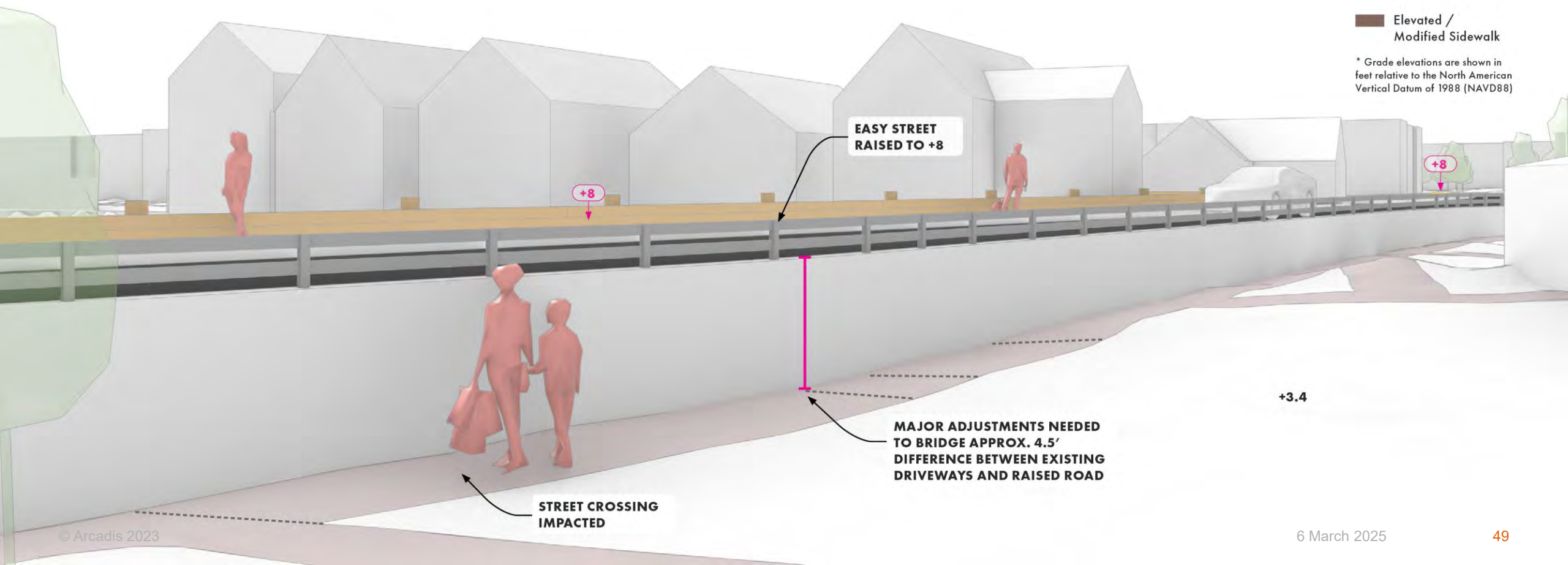
EASY STREET

Road Raising to 8.0 feet NAVD88

LEGEND

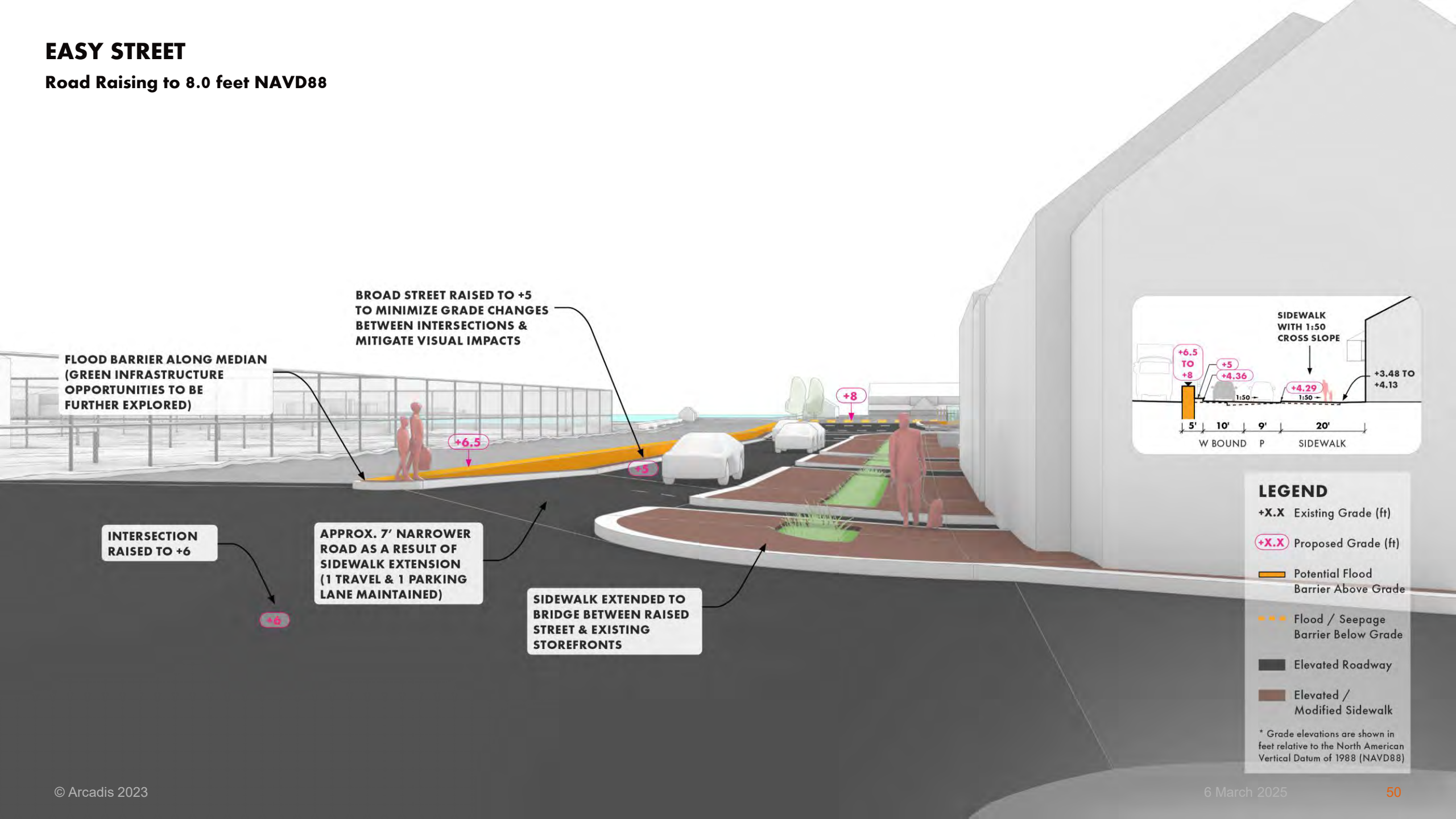
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- Elevated / Modified Sidewalk

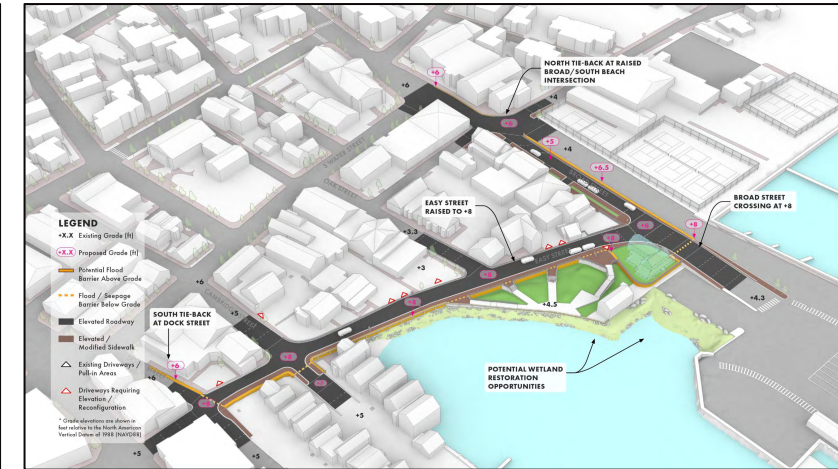
* Grade elevations are shown in feet relative to the North American Vertical Datum of 1988 (NAVD88)



EASY STREET

Road Raising to 8.0 feet NAVD88





Road Raising to 8.0 feet NAVD88

Attractors

- Addresses groundwater impacts on roadways
- Designed to long-term level of protection
- Includes opportunity to reconfigure pedestrian access along Broad Street

Detractors

- Road raising requires reconfigured access to private/public properties abutting roadways
- Requires redesign of access to Easy Street Park

Anticipated Permits



Feasibility Study and Design for Flood Mitigation on Easy Street

Federal and State Level:

- National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP)
- Department of the Army Massachusetts General Permit (MGP)
- Massachusetts Department of Environmental Protection (MADEP) Water Quality Certification (WQC)
- Massachusetts Wetland Protection Act (WPA) Notice of Intent (NOI)
- Massachusetts Endangered Species Act (MESA)
- Massachusetts Waterways Act (Chapter 91)
- Massachusetts Environmental Policy Act (MEPA)
- Massachusetts Historical Commission (MHC)

Local Policies and Regulations:

- Resilient Nantucket
- Nantucket Historic District
- Nantucket Wetlands Protection Regulations
- Nantucket Historic Commission
- Nantucket Street & Sidewalk Blocking Permit
- Nantucket Municipal Harbor Plan

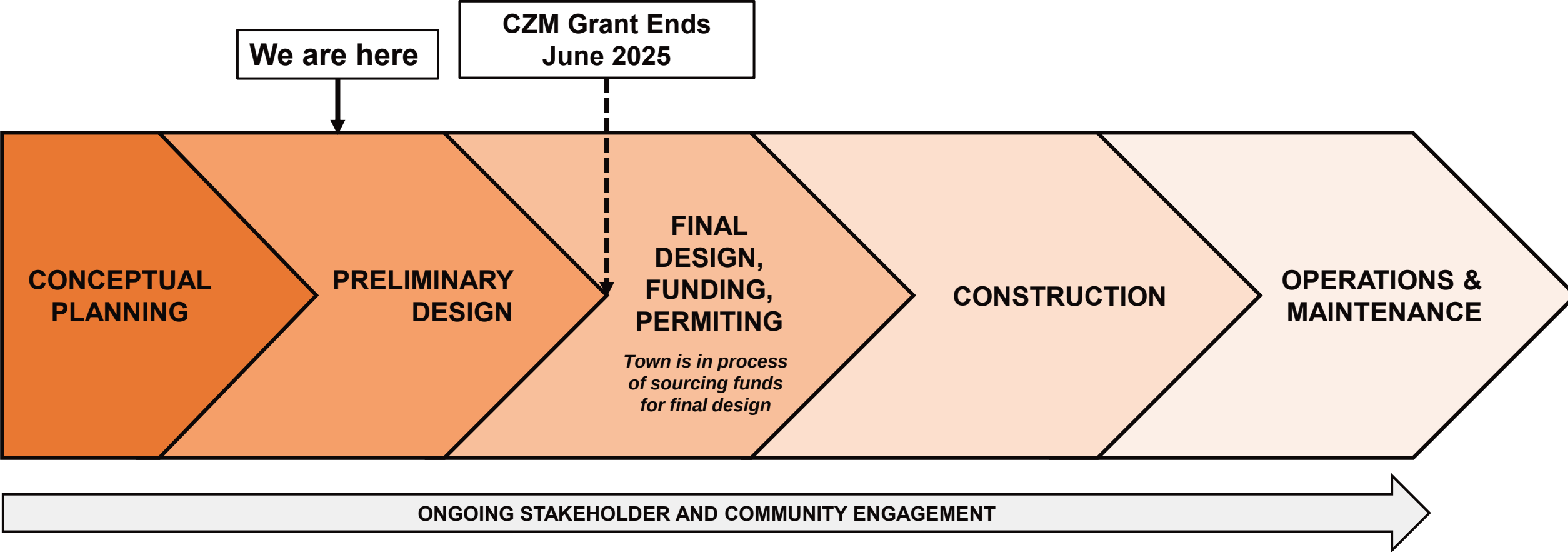
What permitting challenges do the revised alternatives entail?

- In-water impacts (new bulkhead construction)
- Excavation & fill in Nantucket Harbor
- Shellfish Habitat in Nantucket Harbor
- Impacts to Coastal Bank and Coastal Beach areas along Nantucket Harbor
- Filled Common Tidelands

Next Steps

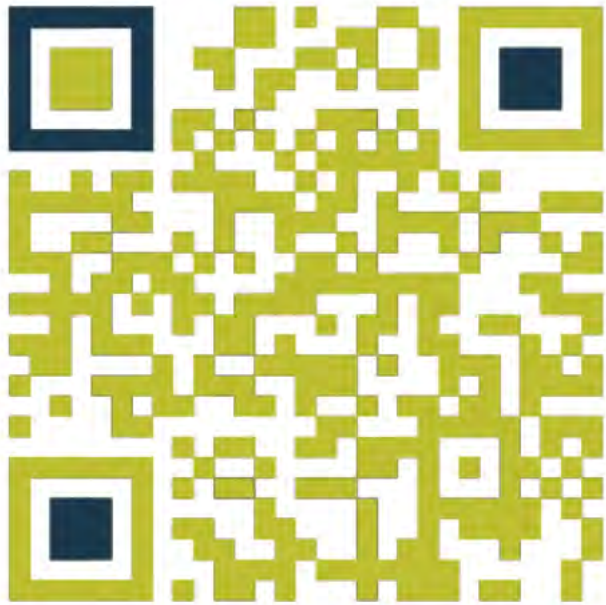


Feasibility Study and Design for Flood Mitigation on Easy Street



Join the upcoming Community Open House on Tuesday, March 18

Access the Zoom link using the QR code or link
below



www.nantucket-ma.gov/easystreet



Easy Street Flood Mitigation Project

COMMUNITY OPEN HOUSE

Easy Street is a critical part of Nantucket's waterfront, but it faces increasing flood risks. To address this, three potential design options have been developed to improve resilience.

JOIN US TO LEARN MORE, ASK QUESTIONS, AND SHARE YOUR INPUT!

TUESDAY, MARCH 18

- Morning session - 9:30 AM to 10:30 AM
- Evening session - 5:30 PM to 6:30 PM

Format: INTERACTIVE VIRTUAL

Each session is identical.

*¡Se contará con intérprete de español
en la reunión!*



WWW.NANTUCKET-MA.GOV
/EASYSTREET

Thank you!



Agenda Item Summary

Agenda Item #	VIII .2a.
Date	3/12/2025

Staff

Brian E. Turbitt, Finance Director

Subject

Request for Approval of Sale of General Obligation Bonds Dated March 30, 2025 in the Amount of \$32,905,800 for the Following Purposes: Affordable Housing - \$11,825,000, Sewer Projects - \$7,800,000, General Fund Projects - \$13,280,000.

Executive Summary

Staff Recommendation

Approve sale to KeyBanc Capital Markets

Background/Discussion

The Town with the assistance of its financial advisors, Hilltop Securities, conducted a competitive sale of General Obligation Bonds in the amount of \$32,905,000. There were 13 interested parties in the sale, with six firms ultimately submitting bids. KeyBanc Capital Markets submitted the best offer with a Total Interest Cost (TIC) of 3.594845%.

Impact: Environmental ☐ Fiscal ☒ Community ☐ Other ☐

Principal and interest for a period up to 25 years.

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

Attachments

Vote of Select Board (forthcoming)

Bidder list



Bid Results

Nantucket (Town)
\$32,905,000 General Obligation Municipal Purpose Loan
of 2025 Bonds

The following bids were submitted using **PARITY**[®] and displayed ranked by lowest TIC.
Click on the name of each bidder to see the respective bids.

Bid Award*	Bidder Name	TIC
☐	KeyBanc Capital Markets	3.594845
☐	Mesirow Financial, Inc.	3.600792
☐	Fidelity Capital Markets	3.624122
☐	Robert W. Baird & Co., Inc.	3.652419
☐	BNYMellon Capital Markets	3.653568
☐	Wells Fargo Bank, National Association	3.691676

*Awarding the Bonds to a specific bidder will provide you with the Reoffering Prices and Yields.



Agenda Item Summary

Agenda Item #	VIII .2b.
Date	3/12/2025

Staff

Brian E. Turbitt, Finance Director

Subject

Request for Approval of Sale of Bond Anticipation Notes Dated **March 21, 2025** in the Amount of \$5,790,000 for the Following Purposes: Sewer Force Main Project - \$1,500,000 and Community Preservation Committee - \$4,290,000.

Executive Summary

Staff Recommendation

Approve sale of the Bond Anticipation Notes to Fidelity Capital Markets

Background/Discussion

The Town through its financial advisors, Hilltop Securities, conducted a competitive sale of \$5,790,000 in Bond Anticipation Notes. The Town received six bids with Fidelity Capital Markets coming in with the best bid with a Net Interest Cost (NIC) of 2.7365%.

Impact: Environmental ☐ Fiscal ☒ Community ☐ Other ☐

Short term interest cost of \$230,956.67

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

Attachments

Vote of Select Board (forthcoming)

List of Bidders



Town of Nantucket, Massachusetts

\$5,790,000 General Obligation Bond Anticipation Notes

Sale Date: 3/11/2025
Dated Date: 3/21/2025
Delivery Date: 3/21/2025
Due Date: 3/20/2026
Days Per Year: 360
Day Count: 359
Bank Qualified: No
Rating: None



Bidder	Underwriter	Principal	Coupon Rate	Premium	Interest	Net Interest	NIC	Prorata Premium	Prorata Interest	Award	Reoffering Yield
Fidelity Capital Markets	•	\$5,790,000	4.00%	\$72,954.00	\$230,956.67	\$158,002.67	2.7365%	\$72,954.00	\$230,956.67	\$5,790,000	
BNYMellon Capital Markets	•	\$5,790,000	4.00%	\$70,256.44	\$230,956.67	\$160,700.23	2.7832%				
Truist Securities	•	\$5,790,000	4.00%	\$63,690.00	\$230,956.67	\$167,266.67	2.8969%				
Piper Sandler & Co.	•	\$5,790,000	4.00%	\$59,926.50	\$230,956.67	\$171,030.17	2.9621%				
Jefferies LLC	•	\$5,790,000	4.00%	\$58,189.50	\$230,956.67	\$172,767.17	2.9922%				
Oppenheimer & Co.	•	\$5,790,000	4.00%	\$47,304.30	\$230,956.67	\$183,652.37	3.1807%				
Award Totals								\$72,954.00	\$230,956.67	\$5,790,000	

Weighted Average Net Interest Cost: 2.7365%



Agenda Item Summary

Agenda Item #	VIII. 3.
Date	3/12/2025

Staff

Andrew Patnode, DPW Director & Erika Mooney, Operations Administrator

Subject

Request for Reconsideration of Select Board December 18, 2024 Denial of Curb Cut at 126 Main Street.

Executive Summary

At the December 18, 2024 Select Board meeting, Transportation Program Manager Mike Burns, representing the Traffic Safety Staff Group, reviewed a negative recommendation for a curb cut request at 126 Main St. The Select Board voted unanimously to deny the request. The Dec. 18, 2024 packet information and Select Board minutes are attached for review. Since that meeting, a driveway has been constructed on the site and the public sidewalk has been disturbed in preparation for a curb cut. Upon inquiry, the representatives of the project asked for an appeal of the decision. There is no appeal process for this, only a request for reconsideration of the Board's vote.

Staff Recommendation

Deny the request for reconsideration as nothing has changed; there is no net benefit to parking by the creation of the curb cut, and the creation of a single space driveway would essentially be turning a public parking space into a private one. A change or deviation in "policy" is up to the Select Board.

Background/Discussion

126 Main St was subdivided just a couple years ago. Prior to subdividing, the lot had a two-car driveway and garage. The newly subdivided lot, 126R Main St, took the driveway, and the owner that retained 126 Main St is now requesting a second curb cut for their own driveway. The Traffic Safety Staff Group is not opposed to driveways in general, but this proposed driveway provides no public benefit.

The supporting/precedent photographs provided by the applicant are mostly long driveways with capacity for 2+ vehicles in the area. The proposed driveway would only accommodate a single vehicle. Additionally, the driveway extending only 17 feet into the lot from the property line would limit the length of vehicle that would be able to fit without impacting the public right-of-way and sidewalk.

HDC did review the driveway as part of a hardscaping application and approved it for one parking space only. See attached HDC application materials.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Public on-street parking impacted.



Board/Commission Recommendation

Traffic Safety did not recommend the curb cut.

Public Outreach

N/A

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

N/A

Attachments

Packet from Chip Stahl dated Feb. 22, 2025

Dec. 18, 2024 Select Board minutes and packet information

HDC materials from driveway/hardscaping approval



TO: NANTUCKET SELECT BOARD
FROM: K22S LLC, CHIP STAHL PRINCIPAL ("Owner")
DATE: FEBRUARY 22, 2025
RE: 126 MAIN STREET OFF-STREET PARKING SPACE

Owner is requesting an approval of a curb cut for 126 Main Street and a waiver of the policy requirement to provide two (2) off-street parking space when one (1). On December 18, 2024 the Select Board voted to deny the request made to Traffic Safety based solely on Select Board policy. We were unaware that the matter was included in the Traffic Safety recommendations to the Select Board for that meeting. The lack of prior information deprived Owner of being present at the meeting to have the discussion about the unique circumstances affecting this lot. This is the only residential lot (@71 properties) on Main Street from Pacific Bank to Caton Circle that does not have an on-site parking space. Owner was also not informed when the matter was to be considered at Traffic Safety.

Owner is requesting a hearing before the Select Board at the earliest opportunity in order to make a full presentation. Adherence to the provision of two (2) off-street parking spaces for every one (1) taken away when the curb cut is installed, is impossible to meet for several reasons.

The most important restriction was imposed by the Historic District Commission ("HDC"). After several months of hearings on the project the HDC approved only one space at 9' x 17'. Owner had applied for two spaces and the HDC did not feel that it would be appropriate. The lot is also impacted by a Town tree that the Owner has worked closely with the DPW tree warden to protect. In addition, the lot also has a significant grade change front to back making stacking of spaces difficult. The HDC also did not support that proposal.

Owner is asking for the Select Board to grant the exception to the policy due to mitigating factors in order for the Owner to be able to provide one off-street parking space for the single-family dwelling on the conforming lot as approved by the HDC. Please review the supporting documentation attached to this Memo.

Thank you for your consideration.

Andrew Patnode responded and explained the recommendation in detail. Ms. Holdgate moved approval as presented; seconded by Dr. MacNab; so voted 4-1. Mr. Fee was opposed.

58 Fair Street - Designate the on-street space in front of 61 Fair Street as accessible parking per a request from the Commission on Disability. Discussion followed on the configuration of the space. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

4 Fair Street - Designate the last 20 feet of on-street parking near the intersection of Main Street as accessible parking per a request from the Commission on Disability. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; all in favor, so voted.

Whalers Lane - Designate the last 20 feet of on-street parking near the intersection of N. Water Street as accessible parking per a request from the Commission on Disability. Ms. Holdgate moved approval as presented; seconded by Mr. Fee; all in favor, so voted.

Gold Star Drive - Install a speed hump between 3 and 5 Gold Star Drive per the request of abutters. Chair Mohr asked if the direct abutters to the proposed speed humps support this. Ms. Mooney responded affirmatively. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

Candle Street between Salem Street and Washington Street – Change 15-minute parking to 1-hour. Chair Mohr questioned the change of time, noting that the Food Pantry, where the request originated, has resolved the issue that prompted the request. Ms. Holdgate said 15-minute time zones are difficult to monitor. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; all in favor, so voted.

126 Main Street - Remove one on-street space for a driveway. This is not recommended as there is no net gain in parking. Ms. Holdgate moved to deny the request; seconded by Mr. Dixon; all in favor, so voted.

10 Vesper Lane - Change two spaces west of the hospital driveway from 2-hour parking to 30-minutes. Ms. Holdgate recused from this item and left the room at 7:20 PM. Mr. Fee questioned the timing proposal. Mr. Fee moved approval as presented; seconded by Mr. Dixon; so voted 4-0.

Washington Street at Salem Street – Relocate two tour van spaces closer to Salem Street. Mr. Burns explained the recommendation. Mr. Fee moved approval as presented; seconded by Dr. MacNab; so voted 4-0.

Ms. Holdgate returned to the meeting at 7:22 PM.

3. Our Island Home:

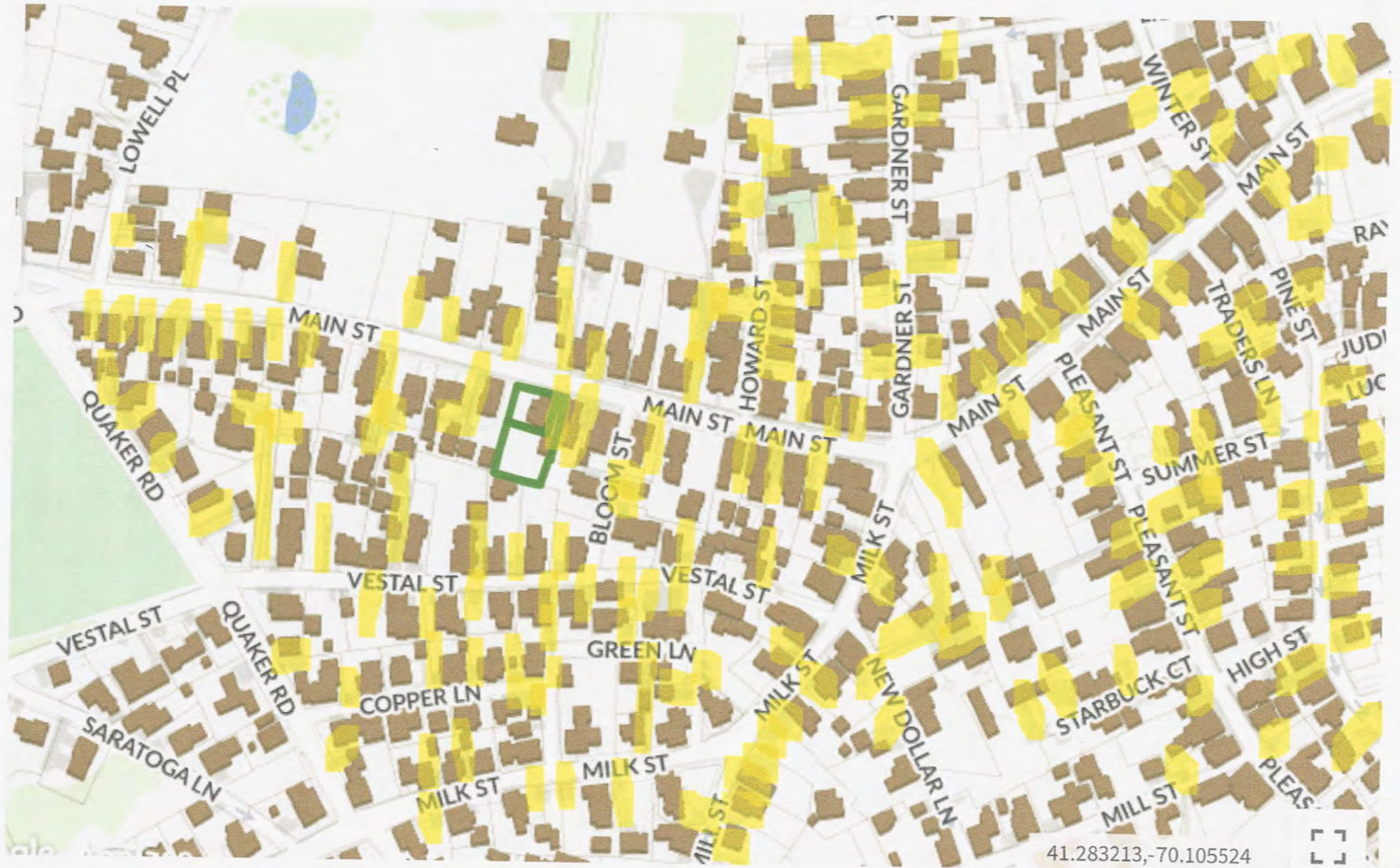
a) Review of Proposed FY 2026 Our Island Home Operating Budget. Town Manager C. Elizabeth Gibson introduced the item and turned it over to Our Island Home (OIH) Administrator Peter Holden. Mr. Holden reviewed the presentation in the Board's packet. Dr. MacNab questioned the expenses and the revenue numbers. Mr. Holden responded.

b) Overview of Proposed Rate Increases/Schedule Public Hearing. Robert Eisenstein of Eisenstein Flaherty Associates, the Town's consultant for OIH operations reviewed the presentation contained in the

126 MAIN STREET – HIGHLIGHTED DRIVEWAYS

- 126 is the only property from Pacific Bank to Caton Circle that does not have its own off-street parking space. one of (@71 properties, including the Three Bricks). Some have tandem/side by side spaces and a few have multiple curb cuts or have enlarged their existing spaces.
- Several corner lots have driveways/parking spaces off of the side roads.
- It is one of the larger lots with a side yard in which a parking space can be placed.
- The lot is impacted by a large town tree and the siting of the historically significant dwelling, a portion of which was moved into the location from the original town of Sherburn on Capaum Pond.
- It took several months to obtain approval from the HDC for the parking space. It was limited by the HDC to one space with brick and grass in the middle to remain rural looking.
- The property owner has worked closely with the Town's tree person from the DPW on preservation of the tree and the surrounding area.
- It would take up about 11 feet on the street with the flare at the curb.
- Despite the policy of the Select Board to have two off street parking spaces if one is being removed to construct the parking space, when the HDC conditions approval on it being only one space it places an undue burden on the property owner to comply with the policy of the Select Board.
- This is a unique situation on Main Street. The new on-site parking space would just remove the car from the street and would not remove more than one space from the street in front of the dwelling.
- Owner is seeking a waiver from the one space to two space policy in order to have one off-street parking space as approved by the HDC.

PARKING SPACES SHOWN IN YELLOW ON MAIN STREET



126 MAIN STREET – CLOSE UP OF DRIVEWAYS



Application for Curb Cut/Driveway Access Permit

Date: 10/31/2024Property Owner: K22S LLCTel.: 508-901-1044Address: PO Box 2516, Nantucket, MA 02584On-Island Agent: Linda WilliamsTel.: 508-221-0432Address: PO Box 1446, Nantucket, MA 02554Location of Proposed Work: 126 Main StreetMap & Parcel: 42.3.3-98Proposed Improvements: New curb cut, brick apron, replace/repair brick sidewalk

Plot plan showing proposed improvements must be attached. Site must be marked prior to inspection. No permit will be issued unless complete plans showing driveway location and drainage control are attached.

If curb cut will eliminate a legal parking space, approval from the Select Board is required.

Parking Space Eliminated: 1**Select Board Approved:** _____

All proposed work must comply with Chapter 139 (Zoning Bylaw), Section 139-20.1, Curb Cut and Driveway Access, of the Code of the Town of Nantucket.

Drainage improvements associated with the installation of the driveway on the subject property are the sole responsibility of the property owner.

This permit will be subject to the following conditions. All conditions must be met before certificate of occupancy is issued.

1. Any required pipe and/or appurtenances shall be installed at the owner's expense.
2. Stormwater run-off shall be prevented from discharging onto the public right-of-way.
3. Where applicable, an apron shall be installed by the property owner as per Ch. 139-20.1 B(2)(d).
4. Any granite or stone curbing removed shall be returned to the Department of Public Works garage.
5. Additional Conditions *if any*): _____

Applicant Signature: Chip Stahl

Approved by DPW: _____

Issue

Date: _____

Expiration

Date: _____

CERTIFICATE NO:

DATE ISSUED: 3/14/23

HDC 2022-11-7483

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°: 98
Street & Number of Proposed Work: 126 MAIN ST.
Owner of record: K 22 5LLC
Mailing Address: 12 SOMERSET LANE
NANTUCKET, MA 02554
Contact Phone #: 508-901-1044 E-mail: CHIPSTATHL@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILKINS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: C2ARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY	
Date application received: 1/21/22	Fee Paid: \$ 50
Must be acted on by: 12/18/22	6/30/23
Extended to:	
Approved: ☒	Disapproved: ☐
Chairman: [Signature]	
Member: [Signature]	
Member: [Signature]	
Member: [Signature]	
Notes - Comments - Restrictions - Conditions	
ATS - W/ TRACKS ON DRIVEWAY LOCATED NOT WIDER THAN THE TYPICAL WIDTH OF A CAR. 9' X 17' W/ TWO STRIPS OF BRICK (LIKE 139 MAIN ST) CLOSEST TO THE HOUSE.	

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.
☐ Pool (Zoning District) ☐ Roof ☐ Other: BRICK + GRASS DRIVEWAY 9X17 (W/ BRICK APRON)
Size of Structure or Addition: Length: Sq. Footage 1st floor: Decks/Patio: Size: 1st floor 2nd floor
Width: Sq. Footage 2nd floor: Size: 1st floor 2nd floor
Sq. Footage 3rd floor:

Difference between existing grade and proposed finish grade: North South East West
Height of ridge above final finish grade: North South East West

Additional Remarks: CONTRIBUTING REVISIONS: 1. East Elevation 2. South Elevation 3. West Elevation 4. North Elevation
Historic Name: EW COBB / ARTHUR B COLLINS HOUSE
Original Date: C. 1750, ADDITION 1996, AUT. 2023
Original Builder: [Signature]
Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Paired Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other
Roof Pitch: Main Mass /12 Secondary Mass /12 Dormer /12 Other
Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Skylights (flat only): Manufacturer Rough Opening Size Location
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)
Leaders (material and size):
Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: inches) Front Side
☐ Other
Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other
C. Dimensions: Fascia Rake Soffit (Overhang) Corner boards Frieze
Window Casing Door Frame Columns/Posts: Round Square
Windows: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer
Doors* (type and material): ☐ TDL ☐ SDL Front Rear Side
Garage Door(s): Type Material
Hardscape materials: Driveways BRICK Walkways Walls

COLORS

Sidewall Clapboard (if applicable) Roof
Trim Sash Doors
Deck Foundation Fence Shutters
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date: 10/27/2022 Signature of owner of record: [Signature] Signed under penalties of perjury

STAFF

race 12-7595

211 Polpis rd.

Screened porch

26/31

Val Oliver

Pohl, Welch, Camp, Dutra, Thornewill

Coombs

Oliver

Documentation Architectural elevation plans, site plan, photos, correspondence.

Anting None

None

Concerns No concerns.

Motion Motion to Approve through Staff with the natural to weather. (Welch)

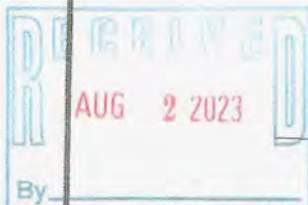
tion of the screen to match the windows and railings to be

Vote Carried unanimously

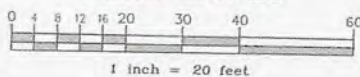
Certificate # HDC2022-12-7595

3. K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for Revisions. (Camp)			
Vote	Carried unanimously			
4. K225 LLC 11-7483	126 Main St.	Driveway	42.3.2/98	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Mickey Rowland- driveway is too wide. Kevin Toth- letter from town asked but not provided. Sarah Alger - driveway should be narrower and should be denied.			
Concerns	Backus- brick is more appropriate. Coombs- parking is not appropriate in the front of the house, doesn't agree with parking. Welch- parking preferably closer to the front door as to preclude parking in front of the structure. Camp- appreciates this looks. Oliver- more vegetation on both sides.			
Motion	Motion to Approve through Staff with tracks on driveway located not wider than the typical width of a car. 9' wide by 17' with 2 strips of brick replicate 139 Main St. Closest to the house. (Camp)			
Vote	Carried unanimously			
			Certificate #	HDC2022-11-7483
				HDC2022.11.7483
5. The Brant LLC 12-7612	6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	Motion to Hold for Revisions with the North Elevation reverting to the prior elevation with respect to height and from there drop the front wall top plate of the primary structure, lower the door track which has been raised to disguise the increase in the height, lower the side wings top plate (16 - 20 inches), also rebate wings back from the front, and on the South Elevation address the a typical salt box roof line, and to include any other revision that had a consensus during this hearing and the prior. (Welch)			
Vote	Carried unanimously			
			Certificate #	HDC2022-12-7612

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



PLAN SCALE



1. LOCUS: #126 MAIN STREET
MAP 42.3.3 PARCEL 98 (PORTION)
2. OWNER: K22S LLC
12 SOMERSET LANE
NANTUCKET, MA 02554
3. PLAN REF: Plan No. 2021-60 (LOT 1) &
PROPOSED LOT LINE ADJUSTMENT PLAN
TO BE FILED BY THIS FIRM.

BRACKEN
ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532

(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

(tel) 508.325.0044
www.brackeneng.com

K22S LLC
#126 MAIN STREET
MAP 42.3.3 PARCEL 98 (PORTION)

139 MAIN ST



Google

Google Directions

Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address 139 MAIN ST

Ownership

Name REYNOLDS ELIZABETH
HILLGER

Co-Owner Name C/O HILLGER ELIZABETH
Address P O BOX 1880, NANTUCKET,
MA 02554

Valuation

144 Main St
Nantucket, Massachusetts



DRIVEWAY EX AT 139 MAIN ST

PROPOSED CURB CUT

- Opening was cut to let construction vehicles onto the property during the past two years of renovation of the front house and staging material on the separate rear lot aka 126R Main Street that has its own driveway and parking space.
- Space will not be that wide as the HDC limited it to nine (9) feet wide on site.
- There will be the required plantings against the foundation when all construction on front and back lots is completed.



ABUTTING 128 MAIN STREET – LONG DRIVEWAY AND GARAGE AT THE END



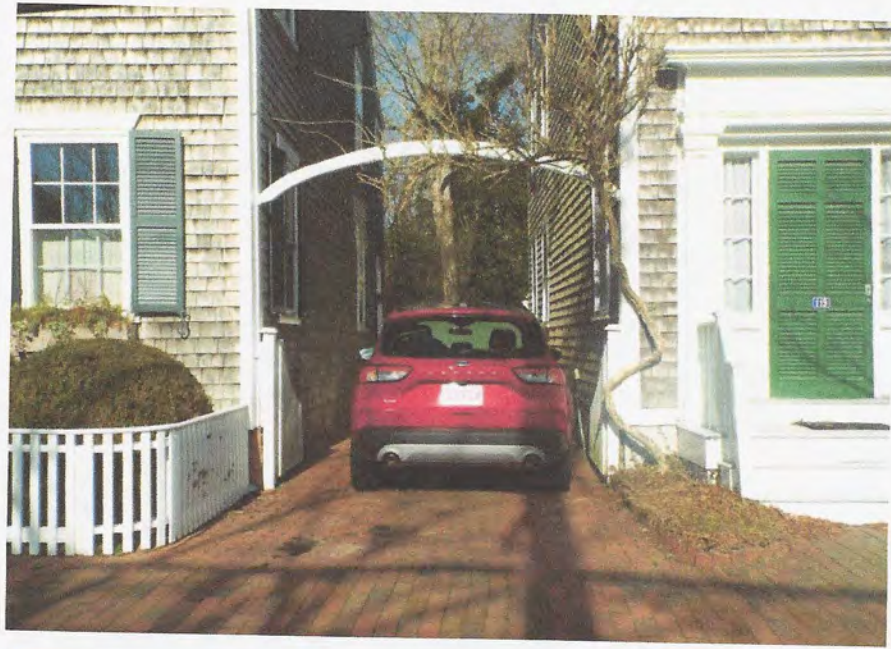
*******ABUTTING 124 AND 122 MAIN STREET*******



126 MAIN STREET PARKING PHOTOGRAPHS ON MAIN STREET FROM BANK TO CATON CIRCLE

107-147 – NORTH SIDE









*******SOUTH SIDE CATON CIRCLE TO 108 MAIN STREET*******











******* MONUMENT TO THE BANK BOTH SIDES *******











Andrew Patnode responded and explained the recommendation in detail. Ms. Holdgate moved approval as presented; seconded by Dr. MacNab; so voted 4-1. Mr. Fee was opposed.

58 Fair Street - Designate the on-street space in front of 61 Fair Street as accessible parking per a request from the Commission on Disability. Discussion followed on the configuration of the space. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

4 Fair Street - Designate the last 20 feet of on-street parking near the intersection of Main Street as accessible parking per a request from the Commission on Disability. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; all in favor, so voted.

Whalers Lane - Designate the last 20 feet of on-street parking near the intersection of N. Water Street as accessible parking per a request from the Commission on Disability. Ms. Holdgate moved approval as presented; seconded by Mr. Fee; all in favor, so voted.

Gold Star Drive - Install a speed hump between 3 and 5 Gold Star Drive per the request of abutters. Chair Mohr asked if the direct abutters to the proposed speed humps support this. Ms. Mooney responded affirmatively. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

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Washington Street at Salem Street – Relocate two tour van spaces closer to Salem Street. Mr. Burns explained the recommendation. Mr. Fee moved approval as presented; seconded by Dr. MacNab; so voted 4-0.

Ms. Holdgate returned to the meeting at 7:22 PM.

3. Our Island Home:

a) Review of Proposed FY 2026 Our Island Home Operating Budget. Town Manager C. Elizabeth Gibson introduced the item and turned it over to Our Island Home (OIH) Administrator Peter Holden. Mr. Holden reviewed the presentation in the Board's packet. Dr. MacNab questioned the expenses and the revenue numbers. Mr. Holden responded.

b) Overview of Proposed Rate Increases/Schedule Public Hearing. Robert Eisenstein of Eisenstein Flaherty Associates, the Town's consultant for OIH operations reviewed the presentation contained in the



MEMORANDUM

TO: Town Manager

FROM: Mike Burns, AICP
Transportation Program Manager

DATE: November 25, 2024

RE: Traffic Safety Work Group - Recommendations Requiring Select Board Action

Traffic Safety has recommended the following that may require Select Board approval:

1. 4 Traders Lane – Add yellow line along sidewalk of Summer St Church to remove on-street parking (two spaces). This would remove on-street parking along a narrow two-way roadway and is supported by an abutter who experiences frequent damage to their fence.
2. Step Lane – Remove parking on Step Ln at N Water (two spaces). This is part of the sewer project and supported by abutters.
3. 3 Willard Street - Add 20 foot yellow line opposite driveway to 3 Willard. Due to the narrow roadway, this will allow the property owner to better access their driveway.
4. 25 N Water Street - Extend yellow line on west side of N Water St 20 feet south from driveway at 24 N Water Street (remove one space). Due to the narrow roadway, this will allow the property owner to better access their driveway. There are two remaining on-street spaces.
5. 8 Mill Street – Add a yellow line on south side of Mill Street extending 15 foot east from intersection with North Mill Street.
6. North Mill Street – add yellow line and signage on both sides of road to prohibit parking between Mill Street and Candle House Lane.
7. 58 Fair Street – designate the on-street space in front of 61 Fair Street for ADA parking per request from Commission on Disability.
8. 4 Fair Street – designate the last 20 feet of on-street parking near the intersection of Main Street for ADA parking per request from Commission on Disability.
9. Whalers Lane – designate the last 20 feet of on-street parking near the intersection of North Water Street for ADA parking per request from Commission on Disability.
10. Gold Star Drive – install a speed hump between 3 and 5 Gold Star Drive per request of abutters.
11. Candle Street between Salem Street and Washington Street – change 15 minute parking to 1 hour.
12. 126 Main Street – Remove one on-street space for a driveway. This is not recommended as there is no net gain in parking.
13. 10 Vesper Lane – Change two spaces west of hospital driveway from 2 hour parking to 30 minutes.
14. Washington Street at Salem Street – Relocate two tour van spaces closer to Salem Street.

Thank you.

126 Main St - Remove On-Street Parking for Driveway



Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°: 98
 Street & Number of Proposed Work: 126 MAIN ST.
 Owner of record: K 22 LLC
 Mailing Address: 12 SOMERSET LANE
NANTUCKET, MA 02554
 Contact Phone #: 508-901-1044 E-mail: CHIPSTATH@SMALL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: C2ARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 1/21/22 Fee Paid: \$ 50
 Must be acted on by: 12/17/22 6/30/23
 Extended to: _____
 Approved: ☒ Disapproved: ☐
 Chairman: [Signature]
 Member: [Signature]
 Member: [Signature]
 Member: [Signature]
 Notes - Comments - Restrictions - Conditions
ATS - W/ TRACKS ON DRIVEWAY LOCATED NOT WIDER THAN THE TRACK WIDTH OF A CAR. 9' X 17' W/ TWO STRIPS OF BRICK (LIKE 139 MAIN ST) CLOSEST TO THE HOUSE.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other: BRICK + GRASS DRIVEWAY 9' X 17' (W BRICK APRON)
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: CONTRIBUTING
 REVISIONS*
 1. East Elevation
 2. South Elevation
 3. West Elevation
 4. North Elevation
 Historic Name: EW COBB / ARTHUR B COLLINS HOUSE
 Original Date: C. 1750, ADDITION 1996, ALT. 2023
 Original Builder: _____

NEW BRICK PARKING AREA 14' X 17' RUNNING BOUND-MEETS BRICK SIDEWALK - WITH BRICK APRON

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass _____ /12 Secondary Mass _____ /12 Dormer _____ /12 Other _____
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side
☐ Other _____
Trim: A. Wood ☐ Pine ☒ Redwood ☐ Cedar ☐ Other _____
 B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways BRICK Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is riot from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/27/2022 Signature of owner of record [Signature] Signed under penalties of perjury

race **12-7595** 211 Polpis rd. Screened porch 26/31 Val Oliver
 Pohl, Welch, Camp, Dutra, Thornewill
 Coombs
 Oliver
 atation Architectural elevation plans, site plan, photos, correspondence.
 nting None
 None
 erns No concerns.
 tion **Motion to Approve through Staff with the** tion of the screen to match the windows and railings to be
 natural to weather. (Welch)
 Vote Carried unanimously Certificate # **HDC2022-12-7595**

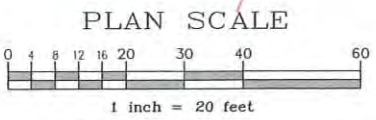
3.	K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold for Revisions. (Camp)				
Vote	Carried unanimously				
4.	K225 LLC 11-7483	126 Main St.	Driveway	42.3.2/98	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Mickey Rowland- driveway is too wide. Kevin Toth- letter from town asked but not provided. Sarah Alger - driveway should be narrower and should be denied. Backus- brick is more appropriate. Coombs- parking is not appropriate in the front of the house, doesn't agree with parking. Welch- parking preferably closer to the front door as to preclude parking in front of the structure. Camp- appreciates this looks. Oliver- more vegetation on both sides.				
Concerns					
Motion	Motion to Approve through Staff with tracks on driveway located not wider than the typical width of a car. 9' wide by 17' with 2 strips of brick replicate 139 Main St. Closest to the house. (Camp)				
Vote	Carried unanimously				
				Certificate #	HDC2022-11-7483

APPROVED
HDC2022.11.7483

5.	The Brant LLC 12-7612	6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to Hold for Revisions with the North Elevation reverting to the prior elevation with respect to height and from there drop the front wall top plate of the primary structure, lower the door track which has been raised to disguise the increase in the height, lower the side wings top plate (16 – 20 inches), also rebate wings back from the front, and on the South Elevation address the a typical salt box roof line, and to include any other revision that had a consensus during this hearing and the prior. (Welch)				
Vote	Carried unanimously				
				Certificate #	HDC2022-12-7612

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

APPROVED
HDC 2022-11-7483
DRIVEWAY ONLY
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



Rev.	Desc.	By:
MAR. 21, 2023	ADD TOF ELEV & REVISE DRIVEWAY	ERC
Rev.	Desc.	By:
FEB. 28, 2023	CHANGE DRIVEWAY SURFACE	ERC
Date	Drawn	Checked
OCT. 26, 2022	ERC/BEI	AMG
		Sheet: 1 of 1

BRACKEN
ENGINEERING, INC.

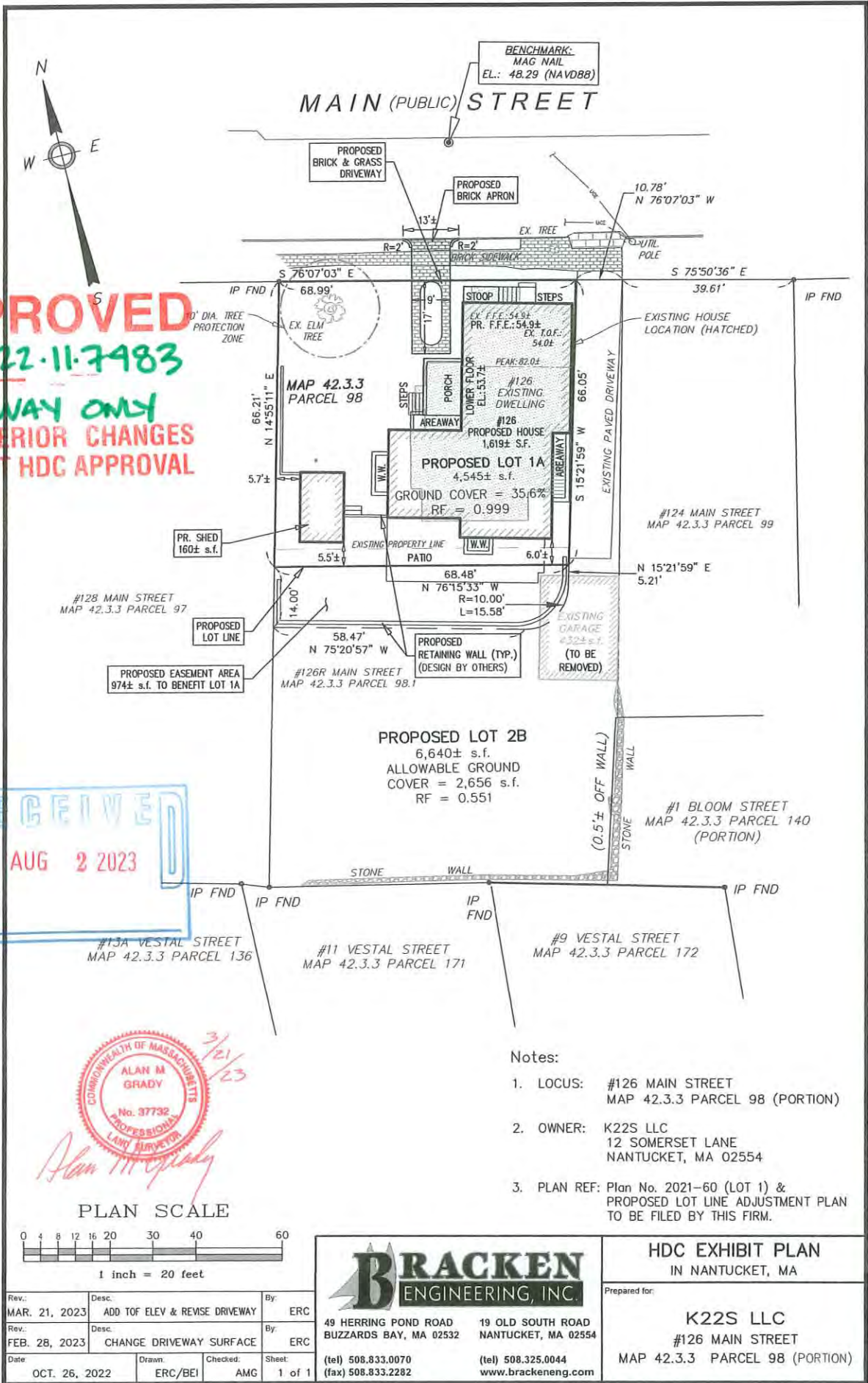
49 HERRING POND ROAD
 BUZZARDS BAY, MA 02532
 (tel) 508.833.0070
 (fax) 508.833.2282

19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 (tel) 508.325.0044
 www.brackeneng.com

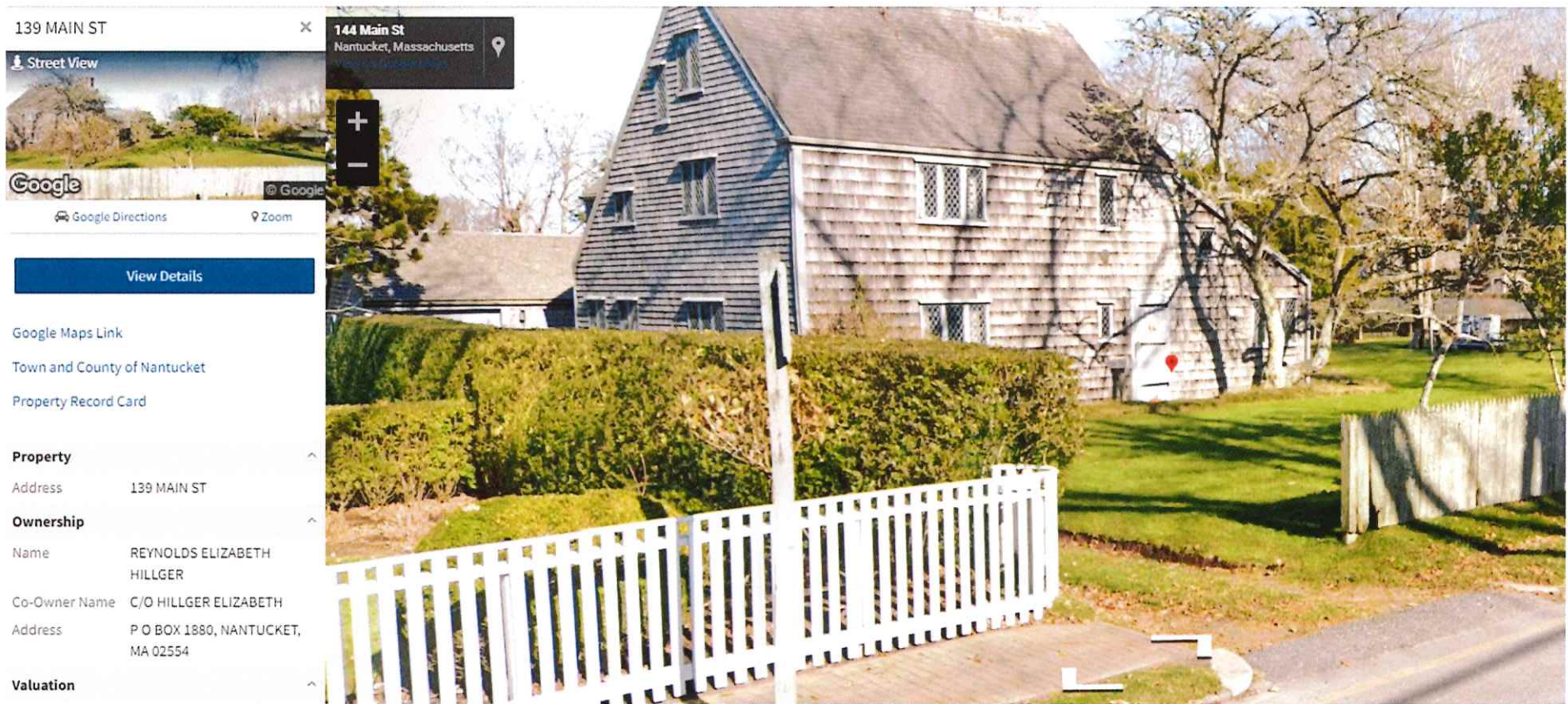
HDC EXHIBIT PLAN
 IN NANTUCKET, MA

Prepared for:

K22S LLC
 #126 MAIN STREET
 MAP 42.3.3 PARCEL 98 (PORTION)



- Notes:
1. LOCUS: #126 MAIN STREET
 MAP 42.3.3 PARCEL 98 (PORTION)
 2. OWNER: K22S LLC
 12 SOMERSET LANE
 NANTUCKET, MA 02554
 3. PLAN REF: Plan No. 2021-60 (LOT 1) &
 PROPOSED LOT LINE ADJUSTMENT PLAN
 TO BE FILED BY THIS FIRM.



DRIVEWAY EX AT 139 MAIN ST

STAFF REVIEW

Staff: HOLLY BARKUS, PP

Date: MARCH 2023

Address: 126 MAIN ST

Historic info: HDC SURVEY (NAN. 496)

EW COBB | ARTHUR B COLLINS HOUSE

C. 1750 TYP. NANTUCKET

Scope of Work: DRIVEWAY (OB) (14 WIDE)

Staff Comments: THE PHOTOS (CONTEXT)
APP. THE⁺ CHANGES TO THE D/W
CONFIGURATION IN GRASS STRIP. BRICK WOULD BE
MORE APPROPRIATE, AS OPPOSED TO JUST THE
APRON.

Staff Recommendations: _____

STAFF REVIEW

Staff: HOLLY BARNS, PP

Date: JAN 2022

Address: 126 MAIN ST

Historic info: HOC SURVEY (NAN.496)

EW LOBB / ARTHUR B COLLINS HOUSE
C. 1750 TYP. NANTUCKET

Scope of Work: 14 X 17 BRICK DRIVEWAY

Staff Comments: APP. THE PROPOSED D/W BEING BRICK
+ RUNNING BOND TO MATCH MAIN ST SIDEWALK.
HOWEVER, THE SIZE OF IT IS NOT NECESSARY / CONCERN
AFTER THE P/L - THE D/W SHOULD ACCOMMODATE 1 PARKING
SPACE MINIMUM 12' IN X 7' WIDE (FOR COMPACT SPACE)

NOT HOC COMMENT:
Staff Recommendations: WILL THIS SPACE HINDER D/W ACROSS
MAIN ST?

From: [Linda Williams](#)
To: [Chip Stahl](#); [Erika Mooney](#); [DPWPermits](#)
Subject: Re: 126 Main St
Date: Saturday, January 4, 2025 3:11:32 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.

To be clear, this is the construction access that we have had for two years now to get access to the property. It is not the driveway until we get the approval on appeal to the SB. We have not cut across the sidewalk or adjusted the curb, as it is clearly visible in the photos.. We can do hardscaping on the property inside the lot lines until this gets sorted out as a matter or right and under HDC approval. How do we apply for an appeal of the SB decision so we can make a presentation there? We did not know that it was coming up on the agenda from the traffic safety committee until after that last meeting in December. We wanted to add the fence through the HDC in the meantime to clean up the frontage on the sidewalk to make it look nicer. Clearly we are still under construction and wanted to get that equipment off the street.
Linda Williams

On Sat, Jan 4, 2025 at 12:49 PM Chip Stahl <chip@stahlgroupinc.com> wrote:

What is the status of this? They are going to approve, correct?

Chip Stahl
Stahl Group, Inc
chip@stahlgroupinc.com
(508)901-1044
www.Stahlgroupinc.com

Begin forwarded message:

From: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: 126 Main St
Date: December 27, 2024 at 8:55:09 AM EST
To: Linda Williams <ackczarina1@gmail.com>, "chipstahl@gmail.com" <chipstahl@gmail.com>
Cc: DPWPermits <dpwpermits@nantucket-ma.gov>

Linda and Chip:

I was driving by 126 Main yesterday and noticed that a driveway has already been created even though it received a negative recommendation from Traffic Safety and the Select Board voted at its Dec. 18 meeting to deny a curb cut here. And, I see that the historic curb and sidewalk have been driven over, seemingly for some time, without any protection on it to protect the historic fabric. I am copying the DPW permit coordinator on this email so she can review next steps with you. But the curb cut is not allowed and I was quite surprised to see a driveway already constructed prior to any vote.



Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

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PUBLIC HEARING

Please be advised that the Select Board will hold a public hearing at 5:30 PM on Wednesday, March 12, 2025 to consider the following rate increases for Private Pay residents at Our Island Home:

Daily Private Pay rate for semi-private room from \$560 to \$600 per day and Daily Private Pay rate for single-private room from \$580 to \$620 per day, effective July 1, 2025 through June 30, 2026

The hearing will be held in-person in the first floor Community Room of the Public Safety Facility, 4 Fairgrounds Road and by remote participation via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please contact the Administrator of Our Island Home at 508-228-0462.

W04

SELECT BOARD

Fall 2025 STM/STE – 3/12/25 Select Board

As of 3/9/25

Proposed Dates:

STM: Tuesday, Nov 4 (No School that day)

STE (if needed): Tues, Nov 18

POTENTIAL Articles (very preliminary, very draft, NOT final):

- Appropriation: DPW Facility Construction
- Zoning Change: DPW Facility (LUG-3 to CI)
- HR Petition: Coastal Res Districts (tabled from 2024 ATM; in Dec SB said tentative for fall STM, with more outreach)
- Noise bylaw amendments
- C. 91 “Mirror” bylaw
- Bylaw changes as result of Human Services Contract Review Committee/Council for Human Services Review from 2024
- “Good Landlord” tax exemption (HRP? MGL acceptance?)
- STRs shared ownership limits?
- Real Estate conveyances (in xs currently)
- Town Council Study Committee: New Town and County Charters
- Outdoor lighting bylaw amendments
- sewer easement (need more info!)

From: [Libby Gibson](#)
To: [Erika Mooney](#)
Subject: FW: Modernizing Funding for Community Media
Date: Friday, March 7, 2025 12:00:58 PM

This can go in packet for NCTV thing

C. Elizabeth Gibson, ICMA-CM
Town Manager
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: Charles Douglas <charles@ournctv.org>
Sent: Tuesday, February 18, 2025 3:41 PM
To: Malcolm MacNab <mmacnab@nantucket-ma.gov>
Cc: Libby Gibson <LGibson@nantucket-ma.gov>; Brooke Mohr <bmohr@nantucket-ma.gov>
Subject: Modernizing Funding for Community Media

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 Malcolm,

Following up from our NCTV board meeting last week, we've just seen the re-introduction of the community media funding modernization bill, HD.326. Our prior Rep. Fernandes was a co-sponsor of the prior session's version of this bill (and is again this year, in his new State Senate seat, of the updated companion bill, SD.399).

HD.326 would simply apply the same 5% fee structure in place for traditional cable TV on streaming providers, guaranteeing that the vibrant community media ecosystem supported by these franchise fees continue into the cord-cutting future. Streaming bills of this sort have already passed in other states, so this is not a matter of Massachusetts reinventing the wheel, but simply updating legislation to keep up with technology, as the use of public rights-of-way remains the same.

This bill had over 80 cosigners on Beacon Hill in the last legislative session, and this

year's version includes the markups from the Joint Committee on Advanced Information Technology, the Internet and Cybersecurity, meaning we are starting with 'better field position' in 2025 and hopefully closing in on actually getting this legislation adopted. Senator Cyr was a cosigner of the bill in the last session and it is our hope that he will do so again (especially now that he's in Senate leadership), and we hope our new Rep. Moakley will follow in his predecessor's footsteps as well.

Here is the [fact sheet](#) with more details on the bill, which is [HD.326 in the House](#) and [SD.399 in the Senate](#).

Thanks again for your interest in supporting this vital legislation. Please don't hesitate to shoot me a text if you have questions -- 541-999-8023.

Charles

--

Charles Douglas
Station Manager



Nantucket's Media Arts Center
[9 Bayberry Court, Nantucket, MA 02554](#)
Office (508) 901-5499
www.ournctv.org