

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 APRIL 16, 2025 - 5:30 PM PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/-MOTHwnB630>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_khdC2LLaReulCm1anU-6Ww

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Building for the Future: The Case for a New Department of Public Works Facility**
Explore the Current DPW Facility and Learn About the Proposed Future Facility. Ask Questions and Share Your Feedback. An Open House will be Held on April 19. Learn More at www.nantucket-ma.gov/newdpw.
3. **Come Tour Our Island Home - Tour, Learn and Ask Questions**
Our Operations Administrator, Michelle Munroe, is Available to Give Tours and Answer Any Questions You May Have. Schedule a Tour Today:
<https://calendly.com/mmunroe-nantucket-ma/30min>.
4. Finance Committee to Hold **2025 Annual Town Meeting Informational Session** on Thursday, April 24, 2025 at 4:00 PM via Zoom:
<https://us06web.zoom.us/j/88379074130?pwd=23VCTPtX6YaSLgalhmLeaurtlxV1JF.1>.
5. DPW: **April 25, 2025 Arbor Day Proclamation**; and Seedling Giveaway on Saturday, April 26, 2025 and Sunday, April 27, 2025 from 8:00 AM to 12:00 PM or When Seedlings are Gone at Nantucket Landfill (Materials Recovery Facility Area).

6. 2025 Annual Committee/Board/Commission Vacancies and Appointment Timeline.
7. **Digital Archive Project (eDocs) at PLUS Now Underway**
Planning and Land Use Services Department (PLUS) Undergoing Year-Long Initiative to Digitize Planning, Zoning, Historic District and Land Use Documents. Find More Information at <https://nantucket-ma.civilspace.io/en/projects/the-digital-archive-project>.
8. No Select Board Meeting on Wednesday, April 23, 2025 (School Vacation Week); Next Meeting to be Held on Wednesday, April 30, 2025.
9. **2025 Annual Town Meeting** is Saturday, May 3, 2025 at 8:30 AM at Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road; Review of Informational Town Meeting Warrant Article Videos.
10. **2025 Annual Town Election** Scheduled for Tuesday, May 20, 2025 from 7:00 AM to 8:00 PM at Nantucket Hight School, 10 Surfside Road.
11. 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 April 9, 2025 at 5:30 PM; April 10, 2025 at 9:00 AM.
2. Approval of Payroll Warrants for April 13, 2025.
3. Approval of Treasury Warrants for April 16, 2025.
4. Approval of Pending Contracts for April 16, 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. Request for Taxicab License Legacy Transfer: "Highland Taxi".
2. National Grid: Overview of Advanced Metering Infrastructure (AMI)/Smart Meter Program.
3. Housing Office:
 - a) Request for Letter of Support to Commonwealth of Massachusetts Executive Office of Housing and Livable Communities (EOHLC) Seeking Local Preference for HallKeen's Ticcoma Green Housing Project at 6 Fairgrounds Road.

- b) Designation of Select Board Member Representative to Request for Proposals Review Committee for the Development of Affordable Housing Trust Properties at 135/137 Orange Street, 12 Bartlett Road and 16 Vesper Lane.

IX. TOWN MANAGER'S REPORT

- 1. Update on Town Infrastructure Projects Road Reconstruction Schedule.

X. SELECT BOARD REPORTS/COMMENT

- 1. Discussion Regarding Terms and Conditions for License with Siasconset Beach Preservation Fund (SBPF) for Use of Town Property for Erosion Control Project at Baxter Road.
- 2. Committee Reports.

XI. 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.



TOWN OF NANTUCKET

Proclamation

WHEREAS: The National Arbor Day Foundation has declared April 25, 2025 as Arbor Day; and

WHEREAS: In 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

WHEREAS: Trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and

WHEREAS: The Citizens of Nantucket recognize the importance historic, environmental, and aesthetic qualities which trees provide; and

WHEREAS: The Select Board supports the protection, preservation, and propagation of all Town owned trees; and

WHEREAS: The Town of Nantucket desires to enhance awareness of Arbor Day on the Island Community. Trees - wherever they are planted - are a source of joy and spiritual renewal.

NOW, THEREFORE: In recognition of the important role trees play in preserving our unique island heritage, we, the Select Board of the Town of Nantucket, in the Commonwealth of Massachusetts, do hereby proclaim April 25, 2025 as Arbor Day in the Town of Nantucket, and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

Signed this 16th day of April, 2025.

Brooke Mohr, Select Board Chair
Town of Nantucket
Commonwealth of Massachusetts



NATIONAL

Arbor day

SEEDLING GIVE-AWAY

Saturday, April 26

Sunday, April 27

8 AM - 12 AM (or until seedlings run out)

Join the Town of Nantucket's D.P.W. in honoring
Arbor Day with a free seedling distribution!

Nantucket Materials Recovery Facility (The Dump)

Supplies are limited! Come early to grab your free tree
seedling. Let's grow a greener Nantucket together!

nantucket-ma.gov/dpw

Select Board
2025 Committee Appointments Timeline
As of 4/8/2025

April 16 – Select Board review list of openings.

April 17 – Notify members of committees whose terms are expiring.

April 17, April 24, May 1 and May 8 – Advertise committee openings in newspaper and on Town's website; put on Select Board agenda as announcement starting April 16.

May 16 at 12:00 PM – Deadline for submitting applications for committee openings to Town Administration office. This includes applications for:

- Agricultural Commission
- Airport Commission
- Board of Health
- Cannabis Advisory Committee
- Capital Program Committee
- Cemetery Commission
- Coastal Resiliency Advisory Committee
- Conservation Commission
- Contract Review Committee, Human Services
- Council for Human Services
- Council on Aging
- Cultural Council
- Finance Committee
- Historic District Commission Associate
- Nantucket Affordable Housing Trust
- Nantucket Historical Commission
- Planning Board Alternate
- Real Estate Assessment Committee
- Roads and Right-of-Way Committee
- Scholarship Committee
- Steamship Authority Port Council
- Tree Advisory Committee
- Zoning Board of Appeals
- Zoning Board of Appeals Alternate

May 21 and May 28 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

June 4 – Meeting for the applicants who applied to the following committees to introduce themselves and review their applications:

- Agricultural Commission
- Airport Commission
- Board of Health

- Cannabis Advisory Committee
- Capital Program Committee
- Cemetery Commission
- Coastal Resiliency Advisory Committee
- Conservation Commission
- Contract Review Committee, Human Services
- Council for Human Services
- Council on Aging
- Cultural Council

June 11 – Meeting for the applicants who applied to the following committees to introduce themselves and review their applications:

- Finance Committee
- Historic District Commission Associate
- Nantucket Affordable Housing Trust
- Nantucket Historical Commission
- Planning Board Alternate
- Real Estate Assessment Committee
- Roads and Right-of-Way Committee
- Scholarship Committee
- Steamship Authority Port Council
- Tree Advisory Committee
- Zoning Board of Appeals
- Zoning Board of Appeals Alternate

June 25 – Committee appointments.

2025 Committee Openings Information
As of 4/9/2025

Committee	# seats open	Term Expiration	Notes
Agricultural Commission	2	2028	
Airport Commission	1	2028	
Board of Health	1	2028	
Cannabis Advisory Committee	1	2028	
Capital Program Committee	1	2028	
Cemetery Commission	1	2028	
Coastal Resiliency Advisory Committee	1	2028	
Conservation Commission	3	2028	
Contract Review Committee, Human Services	1	2028	
Council for Human Services	1	2027	vacant
Council for Human Services	3	2028	
Council on Aging	1	2026	vacant
Council on Aging	3	2028	
Cultural Council	3	2028	
Finance Committee	3	2028	
Historic District Commission Associate	1	2028	
Nantucket Affordable Housing Trust	1	2027	2-year term, at-large
Nantucket Historical Commission	2	2028	
Planning Board Alternate	1	2028	
Real Estate Assessment Committee	1	2028	
Roads and Right of Way Committee	3	2028	
Scholarship Committee	2	2028	
Steamship Authority Port Council	1	2027	2-year term
Tree Advisory Committee	2	2028	
Zoning Board of Appeals	1	2030	5-year term
Zoning Board of Appeals Alternate	1	2028	3-year term

From: [Kevin Manuel](#)
To: [Erika Mooney](#)
Subject: FW: SB Agenda Accouncement-eDocs
Date: Thursday, April 10, 2025 3:18:13 PM
Attachments: [image001.png](#)

Erika-original email sent is below.

Thank you,

Kevin W. Manuel

Project Manager
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

C: 508-221-7503
Nantucket-ma.gov



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From: Kevin Manuel
Sent: Thursday, April 10, 2025 1:50 PM
To: Gregg Tivnan <gtivnan@nantucket-ma.gov>
Subject: SB Agenda Accouncement-eDocs

We wanted to get this on the SB agenda for announcements next week, is this something we can send to Erika or should Libby give her approval first?

Digital Archive Project (eDocs) at PLUS Now Underway

The Town's Planning & Land Use Services Department (PLUS), in partnership with Town Administration, recently kicked off a year-long initiative to digitize its collection of planning, zoning, historic district, and land use documents. The Digital Archive Project (eDocs) will improve accessibility, preserve historical records, and modernize document storage and retrieval via the Town's Digital Document Database. In partnership with IronMountain Information Services, Inc. collection, preparation and scanning of these documents will be completed on two phases. Phase One runs from April through June 2025, followed by Phase Two from September through November 2025. Document access will remain available, with brief delays possible during digitization. More information on this project can be found at

<https://nantucket-ma.civilspace.io/en/projects/the-digital-archive-project>

Thank you,

Kevin W. Manuel

Project Manager
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

C: 508-221-7503
Nantucket-ma.gov



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EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
April 16, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Employment Contract	Town Administration	Michael Cranson	\$222,010	Fire Chief	Fire Department Budget	October 1, 2025 - September 30, 2028
Employment Contract	Town Administration	Brian Turbitt	\$222,010	Director of Municipal Finance	Finance Department Budget	July 1, 2025 - June 30, 2028
Employment Contract	Town Administration	C. Elizabeth Gibson	\$262,000	Town & County Manager	Town Administration Budget	October 1, 2025 - September 30, 2028



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	4/16/2025

Staff

Erika D. Mooney, Operations Administrator

Subject

Request for Taxicab License Legacy Transfer of Diane Coombs's "Highland Taxi".

Executive Summary

Diane Coombs owned Highland Taxi; she passed away on March 19, 2025. Ms. Coombs's daughter Diane Holdgate is requesting, pursuant to her mother's written request, that the license pass to her through a legacy transfer which is allowed under Town Regulation Chapter 367 – Taxicabs, Charter, Limousine and Tour Vehicles, § 367-2(F)(3), which states:

"Legacy taxicab licenses. The spouse or immediate family member (i.e., mother, father, son, daughter, sister, brother, registered domestic partner) of a current taxicab license holder who dies or becomes legally incapacitated may apply for the license within 30 days of the death or determination of incapacitation of the taxicab license holder. Upon approval by the Select Board, the taxicab license may be transferred to the spouse or immediate family member, if said person does not already hold a taxicab license."

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A



Attachments

§ 367-2(F)(3)

Letter from Diane Holdgate

Highland Taxi license



licensed. If such registration document does not indicate maximum passengers, then the applicant must provide the original motor vehicle title document issued by the Massachusetts Registrar of Motor Vehicles. The Town Clerk is prohibited from issuing any taxicab license to a motor vehicle which exceeds a carrying capacity of 10 persons, including the taxicab operator.

F. License transfer.

- (1) No taxicab license provided for in the regulations shall be sold, assigned or transferred, nor shall a majority in interest of any entity holding such a license be sold, assigned or transferred without the approval of the Select Board. Such sale, assignment or transfer, without such approval, shall automatically terminate said license, and any such license held shall immediately be surrendered to the Town Clerk. The Town maintains a waiting list for those applicants who wish to obtain a taxicab license when it becomes available, as defined in § 367-1 and codified at § 367-2. The Select Board shall deny a request for a sale, assignment or transfer of an available taxicab license if there is any applicant on the Official Waiting List at the time of such request, except as provided for in Subsection F(3).
- (2) No motor vehicle which is operated under the regulations shall be leased or borrowed by the taxicab license holder without the approval of the Select Board or its designee. No person or business which holds a taxicab license shall allow said license to be used or in any way controlled by any other person or business that is not the taxicab license holder as approved by the Select Board or its designee.
- (3) Legacy taxicab licenses. The spouse or immediate family member (i.e., mother, father, son, daughter, sister, brother, registered domestic partner) of a current taxicab license holder who dies or becomes legally incapacitated may apply for the license within 30 days of the death or determination of incapacitation of the taxicab license holder. Upon approval by the Select Board, the taxicab license may be transferred to the spouse or immediate family member, if said person does not already hold a taxicab license.

G. Vehicle inspections; vehicle condition.

- (1) Taxicabs are subject to periodic inspections by the Police Department throughout the year to determine fitness for continued operation, compliance with the regulations, and availability to serve the public.
- (2) Taxicabs shall comply with all provisions relative to the operation and equipping of motor vehicles under MGL c. 89 and c. 90, any bylaw of the Town, or any rule or regulation promulgated by the Massachusetts Registrar of Motor Vehicles.
- (3) Taxicabs shall be well maintained and be in a good and reliable mechanical condition. Taxicabs must have a valid state inspection sticker. No motor vehicle shall be operated with an inspection "rejection" for equipment or emissions, in accordance with state requirements.
- (4) Taxicabs shall be clean inside and outside and be well-painted; all wheels of said taxicab shall be covered with hubcaps if so designed.

30 Friendship Ln
Nantucket, MA 02554

April 9, 2025

Nantucket Selectboard
16 Broad St
Nantucket, MA 02554



To the Nantucket Selectboard,

As you may know, my mother, Diane Coombs passed away on March 19th. I am writing today to request that her taxi permit be transferred to me under regulations regarding Legacy taxicab licenses ch367 s2 F. I have attached a copy of the relevant page of her will.

Please let me know if you need any further information for me.

Thank you for your consideration in the matter,

Sincerely,

A handwritten signature in black ink, appearing to read "Diane W. B. Holdgate". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Diane W. B. Holdgate

ARTICLE THREE

Automobiles

I give and bequeath to my son PETER E. F. B. MCCOLL, an automobile of his choice (excluding, however, the 1936 maroon Packard). If my son PETER E. F. B. MCCOLL is not then living, this bequest shall lapse.

I give and bequeath to my grandson JAMES BLAIN MCCOLL the 1936 maroon Packard. If my grandson JAMES BLAIN MCCOLL is not then living, this bequest shall lapse.

I give and bequeath the rest of my automobiles to my daughter DIANE W. B. HOLDGATE. If my daughter DIANE W. B. HOLDGATE is not then living, this bequest shall lapse.

Taxicab Licenses

In the event that I own one or more Taxicab Licenses with the Town of Nantucket at the time of my death, I give, devise and bequeath such license or licenses to my daughter DIANE W. B. HOLDGATE, provided, however, that she is a permissible transferee pursuant to the Town of Nantucket Taxicab Regulations then in effect. If my daughter DIANE W. B. HOLDGATE is not a permissible transferee pursuant to such regulations, or is not then living, then I give, devise, and bequeath any such license(s) for which DIANE W. B. HOLDGATE is ineligible to my son PETER E. F. B. MCCOLL, provided, however, that he is a permissible transferee pursuant to the Town of Nantucket Taxicab Regulations.

Massachusetts License Plate Number 1196

I give, devise, and bequeath Massachusetts License Plate Number 1196 to my daughter DIANE W. B. HOLDGATE. If my daughter DIANE W. B. HOLDGATE is not then living, then I give, devise and bequeath said license plate to my granddaughter DELIGHT B. W. COLEMAN, provided that she is living in Massachusetts at this time.

Tangible Personal Property

I give and bequeath the remaining balance of my tangible personal property, including, but not limited to: personal effects, household furnishings, and clothing, together with any insurance thereon and any claim for loss or damage to said property to the then serving Trustees of the DIANE W. B. COOMBS REVOCABLE TRUST, a revocable trust executed prior to the execution of this Will, dated August 1, 2017, to be held or disposed of in accordance with the provisions of that trust and any amendments thereto.

I authorize my Personal Representative to retain any articles of my tangible personal property, or to sell, publicly or privately, any articles and deliver the net proceeds thereof to the individual



LICENSE TO TRANSPORT



NUMBER

TAXI

Fee:

TAX64-12

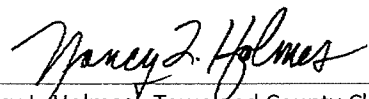
\$300.00

Registration Number: 28243
VIN#: NM0GE9E75F1209213
Company: Highland Taxi
Telephone: 617-803-8382
License Holder: Coombs, Diane W.
MA License #: On file with Town Clerk's Office
Address: On file with Town Clerk's Office

This license is granted and accepted on the express conditions that the person/s above licensed shall in all respects fulfill and conform to the Rules and Regulations adopted by the Select Board of Nantucket governing the driving of public vehicles and the control of traffic.

ISSUED: 5/31/2024

EXPIRES: May 31, 2025


Nancy L. Holmes - Town and County Clerk

Regn. #: 28243

Livery #: 062

Driver's License
on File

Registration Details

Highland Taxi

TAX64-12

Registration #: 28243

VIN #: NM0GE9E75F1209213

Vehicle Type: 2015 Ford Transi Van Gray

Passengers: 6

Advanced Metering Infrastructure (AMI) / Smart Meter Program Overview

April 16, 2025

nationalgrid



Agenda

1. Welcome and Introductions
 - What is AMI?
 - Why are we doing it?
 - Features and Benefits
2. AMI Devices
3. When and Where installations will begin
4. Field Area Network update
5. Smart Meter update
6. Community & Customer Engagement approach
and Customer Marketing materials
7. Customer Energy Management Tools
8. Q&A



Advanced Metering Infrastructure

AMI refers to an integrated system of **smart meters, communications networks, and various backend systems** that enable two-way communication and data flow between utility companies and the meters.

This system enables **new technologies and increased customer benefits** through higher visibility into usage data, greater levels of operational insight and efficiency and more pricing options for customers in the future.

AMI for National Grid - Why now?



National Grid's vision is to be at the heart of a **clean, fair, and affordable energy future**.
AMI is **foundational** to achieving that vision.

**Operational Need: Aging
metering infrastructure
across Massachusetts**

**1.4M or
approximately
75%**

of our electric AMR meters
in MA are near end of life.

**Evolving Customer
Expectations and the Clean
Energy Initiative**

Customers and regulators expect
a **modern, customer-focused
experience** that can enable
further meaningful progress in
delivering **clean energy policies**.

NG is the **1st utility** to use the
Revelo meter that includes new
features such as usage data
visualization, personalized energy
insights and tips, and integrates
energy efficiency/demand load
management programs.

**Our strategic objectives require
us to build new capabilities**

Enable the energy transition for all

- Offer more sophisticated rates, facilitate the deployment of Distributed Energy Resource(DERs), lower energy consumption, peak reduction, manage bills

Deliver efficiently to our customers

- Personalized experiences and products, quicker response during the entire customer life cycle

Grow our organizational capability

- Enhances the network planning process by providing visibility on the edge of the grid

Empower our people for great performance

- More specific and quicker data on outages enabling a more effective response
- Animate new opportunities with near real-time data & enhanced information management

AMI will help us become Smarter, Stronger, Cleaner



Smarter:

Data insights

Customers will access near real time data (15 min interval refresh) via an energy usage dashboard.



Stronger:

Grid modernization

Real-time alerts and alarms will allow us to more quickly respond to events and provide timely and accurate information during power outages, ensuring customer safety and restoring power faster for our customers.

We'll also be able to measure voltage and remotely connect or disconnect for new service requests.



Cleaner:

Enabling net zero

Information from smart meters will help customers make more energy efficient choices, helping them to save on their bills by using less energy.

Customers and regulators
enable further meaningful

Functionality and Benefits of AMI



For Customers:

- **More detailed usage information available for customers**, updated every 15 minutes, which allows customers the ability to:
 - Make informed choices on how they want to use their energy.
 - Integrate smart thermostats and/or other smart devices and appliances.
 - The ability to set usage alerts which can help them manage their usage and budget.
- **Electric meter remote connect and disconnect**, which allows for easier move in and out as power can be turned on remotely.
- Potential for future **Time of Use (TOU) rate pricing options**.

For National Grid:

- **Over-the-air meter reading and investigations**, which reduces the need for a **meter reader visit** or truck roll to a customer premise to get meter reads.
- **Last gaps outage and restoration notifications** enable better outage response and customer communications during storms.
- Granular **outage data** to the meter end-point level that provides National Grid the outage/online status, or a timestamp of when the meter last communicated in the event of an extended outage.
- Ability for meters to **send an alarm** / notification back to National Grid for situations such as overheating meter and meter tampering.
- **Power quality information**, which provides operational benefits by verifying we are supplying adequate, reliable, and uninterrupted power.

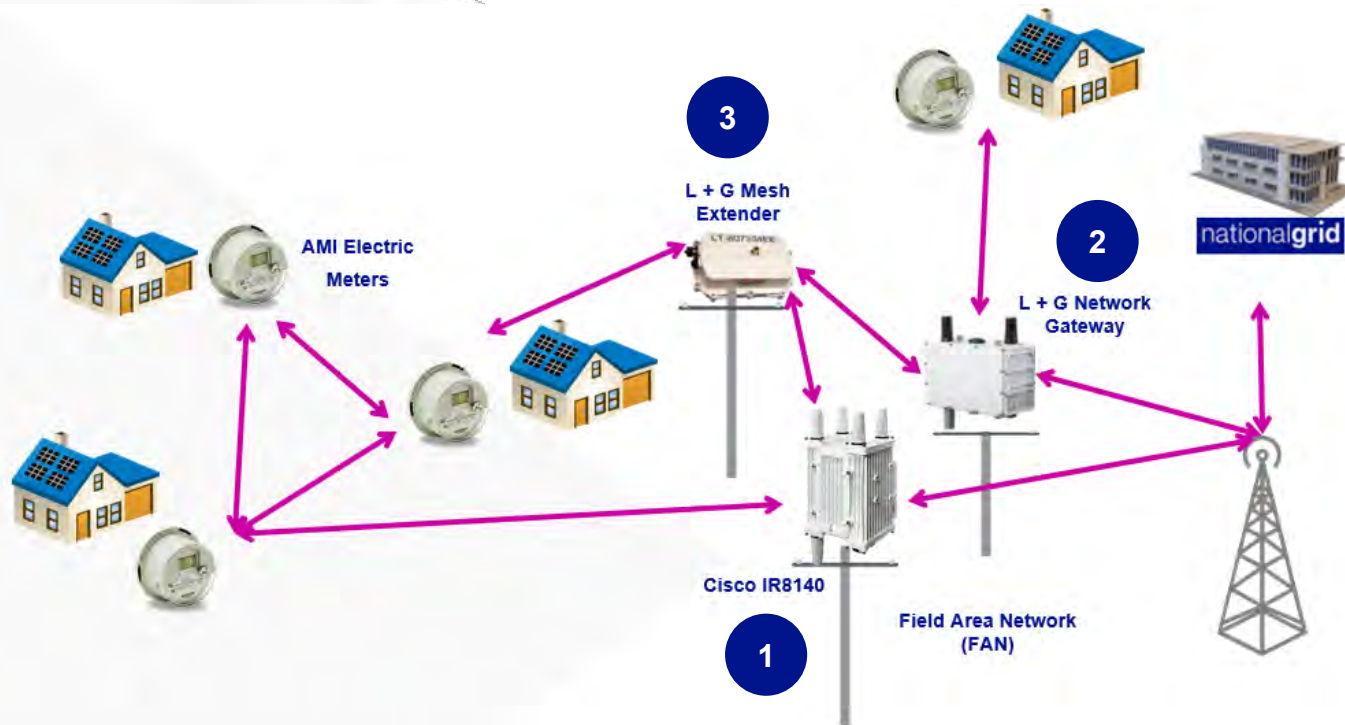
**What are the
AMI system
devices?**

Meter and Field Area Network (FAN) devices and how they work together



Advanced Metering Infrastructure (AMI) and Field Area Network (FAN) are both components of a smart grid, but they serve different functions within the system:

- AMI is the end-to-end system that includes smart metering and data management.
- FAN is the communication infrastructure that connects AMI devices to the utility's backend systems.



1



CISCO IR8140

Communication device which supports the connection between FAN system and data collection devices (including meters and sensors)

2



L + G Network Gateway (Gateways 1 & 3)

Basis of radio frequencies for network, enabling remote information transfer and data collection

3



L + G Mesh Extender (EMR)

Network router used to boost communications to network devices and widen FAN range

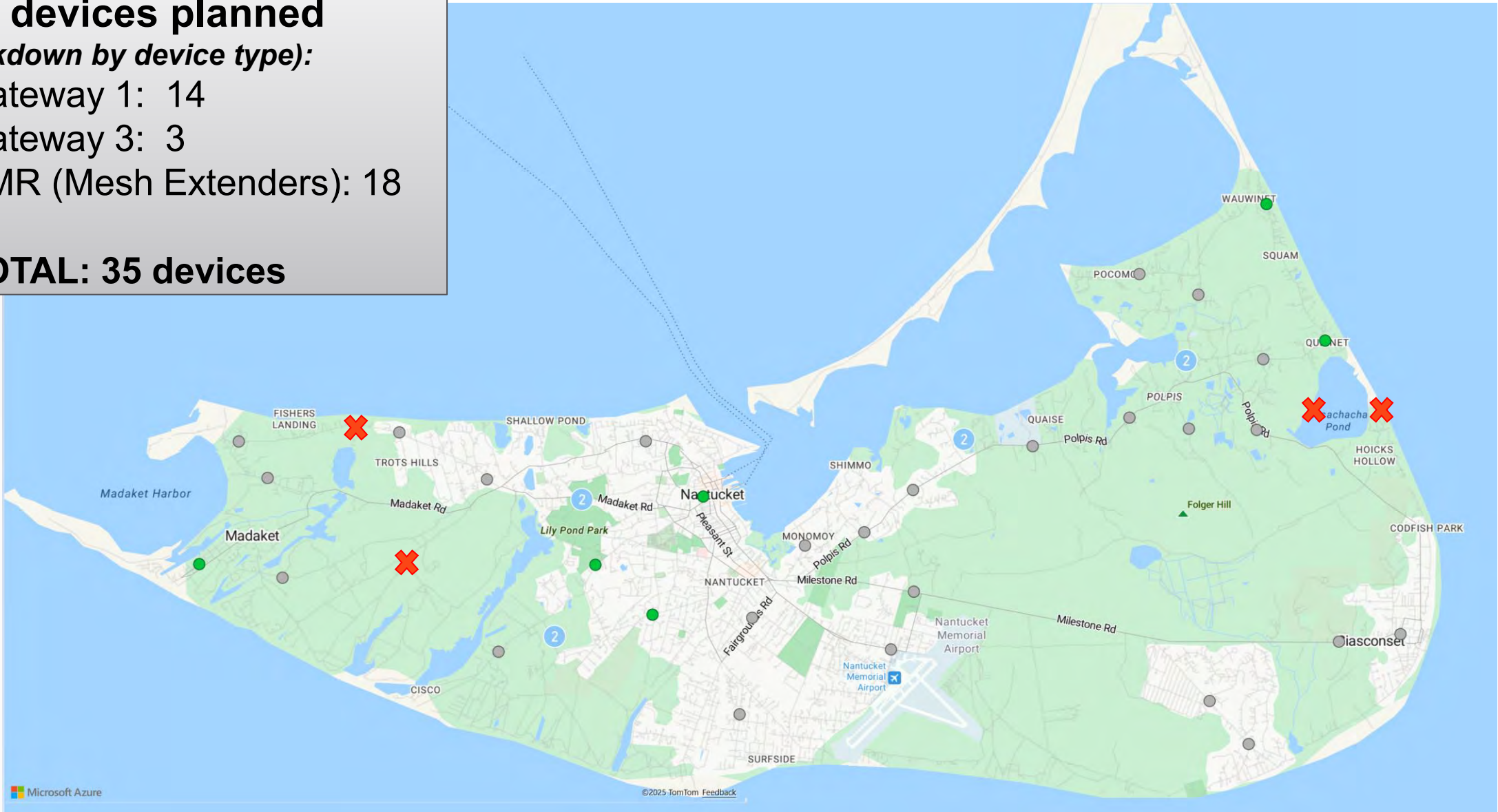
FAN installation status update



FAN devices planned

(breakdown by device type):

- Gateway 1: 14
- Gateway 3: 3
- EMR (Mesh Extenders): 18
- **TOTAL: 35 devices**



FAN installation status update



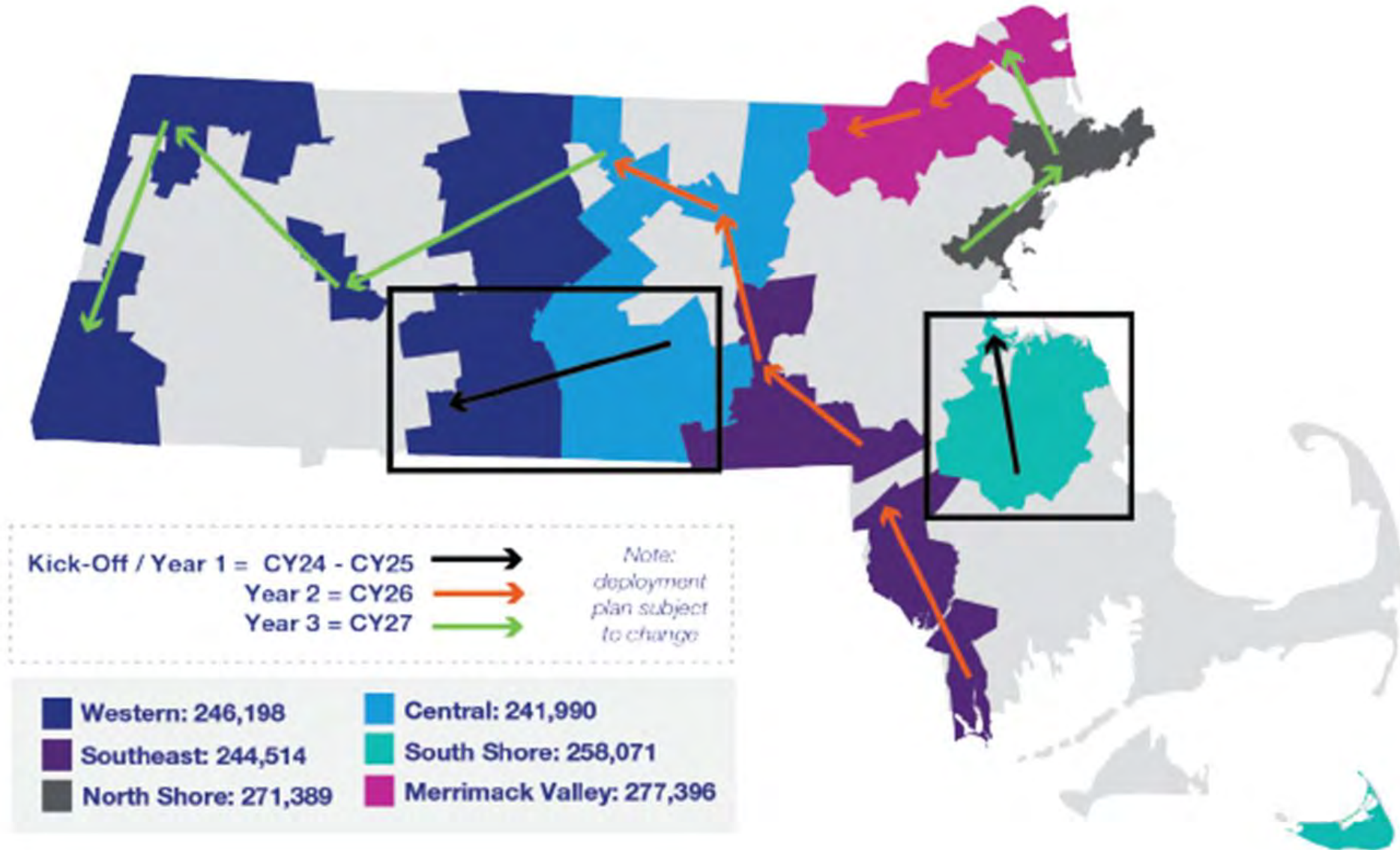
- Original Network Design required 39 devices
 - 4 removed through Re-Design - Total 35
- 8 devices currently installed (locations provided)
- Resurveys completed for remaining device locations

Status for remaining 27 devices

- o In Design, Re-Design – 10 sites
- o Approved Design, Requiring Pole Sets – 5 locations (4 of these are VZ set)
- o Permitting - 7 locations
- o Ready to be Installed – 5 locations

**Where and When
the AMI
implementation
will begin?**

National Grid Massachusetts AMI Deployment at a glance



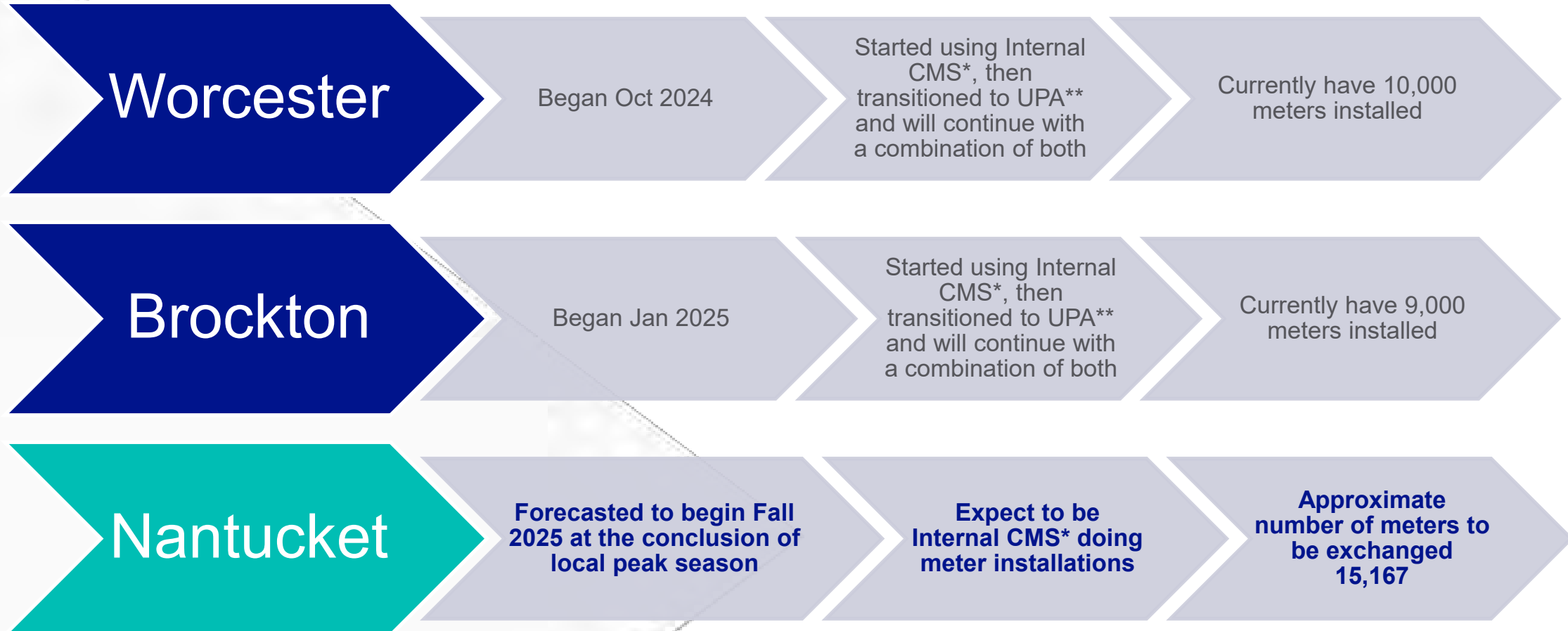
**Nantucket
Smart meter
installation
currently
scheduled to
begin Fall
2025.**

**Dates are subject to change*

Smart Meter installation status update



Status as of March 2025



*Customer Meter Services (CMS) – National Grid internal meter installer

**Utility Partners of America (UPA) – National Grid external/third party meter installer

Customer and Community Communications & Engagement Approach

Education & Engagement Strategy



National Grid's Smart Meter program marks **the beginning of a new era for customer energy control and convenience.**

To bring customers and communities along with us on this **transformational journey**, the company has developed a robust strategy to **inform and educate our communities and customers about smart meter technology and empower and enable them to derive the greatest value from the new functionality.**

Phase 1: Customer & Community Awareness

- Inform our communities and customers about smart meters and begin the conversation about how the technology can improve their energy experience.
- 90-day mass media awareness campaign at specified regional levels.
- Engage with community/municipal leaders and key community partners to develop advocates for smart meter deployment.

Phase 2: Deployment

- Prepare customers for installation.
- This strategy involves a 60, 30, 10-day pre-deployment plan for communicating with customers and answering questions.

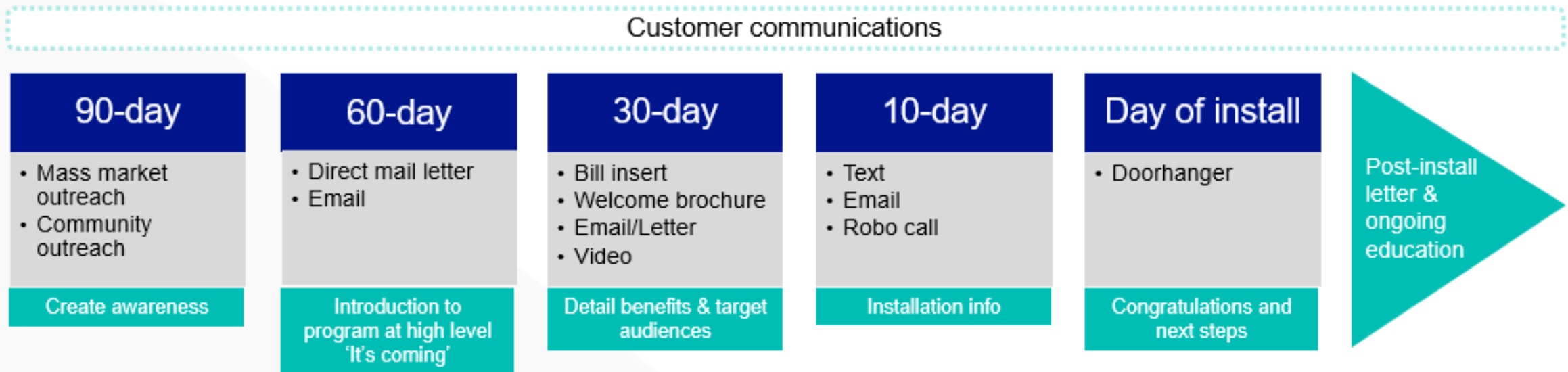
Phase 3: Empowerment and Enablement

- Provide communications to customers about ongoing benefits.
- This includes, but is not limited to, access to interval usage data, high-usage alerts, remote service connections, real-time load disaggregation, and enhanced outage management.
- Enable future implementation of innovative pricing programs (e.g., *time of use (TOU)* and *time-varying pricing (TVR)* rates).

Customer & Community Communications Timeline



All communications and outreach are built on a *listen, test, learn* approach.



As deployment continues across the state, National Grid will **solicit and review ongoing customer feedback and insights to adjust marketing messaging** as needed and will **prioritize incorporating those learnings into future marketing materials and communications.**

Customer Engagement Marketing Pieces



nationalgrid

Dear [customer],

Like any aging appliance, your meter needs to be replaced. As part of our ongoing commitment to empowering our customers, we are in the process of replacing existing meters with new "smart meters."

Your new smart meter will provide:

- **MORE CUSTOMER CONTROL, MORE WAYS TO SAVE:** continuous, secure access to your energy data means more insight into how and when you use energy—which could help you lower your bill.
- **FASTER, NEAR REAL-TIME ENERGY READINGS:** available within minutes, through your My Account portal.
- **FASTER RESPONSE:** enhanced outage monitoring and storm response.

It's all part of National Grid's ongoing commitment to supporting the communities we serve with smarter tools to manage energy consumption and costs—while working to build a more reliable, robust and climate-friendly energy grid for the future.

You can learn more details about your new smart meter and the installation process at ngrid.com/smartmeter



For more information, visit
ngrid.com/smartmeter

Esta comunicación puede consultarse en español en ngrid.com/smartmeter
本通知提供中文版：ngrid.com/smartmeter

A 60-day letter or email will be sent to customers who will have meters installed within 60 days of receipt.

nationalgrid

Get the power of a smarter meter.

New smart meters are coming soon.

Your new smart meter will provide:

- **MORE CUSTOMER CONTROL, MORE WAYS TO SAVE:** continuous, secure access to your energy data means more insight into how and when you use energy—which could help you lower your bill.
- **FASTER, NEAR REAL-TIME ENERGY READINGS:** available within minutes, through your My Account portal.
- **FASTER RESPONSE:** enhanced outage monitoring and storm response.

Like any aging appliance, your meter needs to be replaced. It's all part of National Grid's ongoing commitment to empowering our customers—while working to build a more reliable, robust and climate-friendly energy grid for the future.

Learn More



National Grid

This email was sent to [customer name]
[customer address]
Please do not respond to this email as this email is not monitored

For more information, visit ngrid.com/smartmeter
本通知提供中文版：ngrid.com/smartmeter

nationalgrid

A smart meter will arrive soon.

We will be installing your new advanced smart meter shortly.

Dear Valued Customer,

Your new electric meter installation is happening soon.* Like any aging appliance, your meter needs to be replaced. The typical installation should take our trained technicians only minutes to complete, and will not require you to be at your home or business. However, if you have an indoor meter, we will need someone there to allow us access to it.

With your new smart meter, you can look forward to benefits including:

- **More customer control,** with secure access to how and when you use energy—which could help you lower your bill
- **Faster, near real-time readings,** available within minutes
- **Enhanced outage monitoring,** storm response and more

NOTE: Most electric meter installations require an interruption in power, usually for less than 10 minutes. For all customers in National Grid's Life Support, Blind and Disabled, or Medical Protections programs, your meter will not be charged without making contact with you in advance.

If you are a solar customer, net metering is an incentive that allows you to send any excess electricity your solar panels produce back to the grid for credits on your current or future bill. You will still receive an electric bill if you have solar as there are certain fixed charges associated with maintaining your connection to the electric grid. To see what energy you've used per day, month, or even in 15-minute increments for the previous 24 hours, log into your My Account Portal.

You can learn about your new smart meter and find additional information by visiting ngrid.com/smartmeter

*Your new meter will be installed regardless of account status or current balance.



For more information, visit ngrid.com/smartmeter

Esta comunicación puede consultarse en español en ngrid.com/smartmeter
本通知提供中文版：ngrid.com/smartmeter

A bill insert and 30-day letter or email will be sent to customers within the 30-day install period.

What to expect with my new smart meter

We are in the process of replacing existing electric meters with new "smart meters" in many of the regions we serve. **Like any aging appliance, your utility meter will need to be replaced soon.** You'll be notified soon about your upcoming installation.

Your new smart meter will provide you with:

- more ways to **monitor and take control of your energy usage and spending**
- **improved service, reliability and billing accuracy**
- proven, advanced technology to **help you track your energy consumption**



New digital electric smart meter

You can find more information about your new smart meter, along with tips for managing your energy usage and potentially lowering your bill, at ngrid.com/smartmeter

This meter replacement program is part of our ongoing commitment to empowering our customers, while working to build a more reliable energy grid for the future.

2

nationalgrid

Get the power of a smarter meter.

New smart meters are coming soon.

For more information, visit
ngrid.com/smartmeter



Customer Engagement Marketing Pieces



Customer welcome brochure is included with 30-day letter/email and details the benefits of smart meter technology, what it means to customers, and the opt-out process. It will also provide several FAQs and answers for customer awareness and education. It will be distributed to customers within the 30-day installation period.



A **doorhanger** to be used as a leave-behind for customers on the day-of install.

All marketing materials are available for translation on our webpage:

<https://www.nationalgridus.com/MA-Home/Smart-Meters/Customer-Communications>

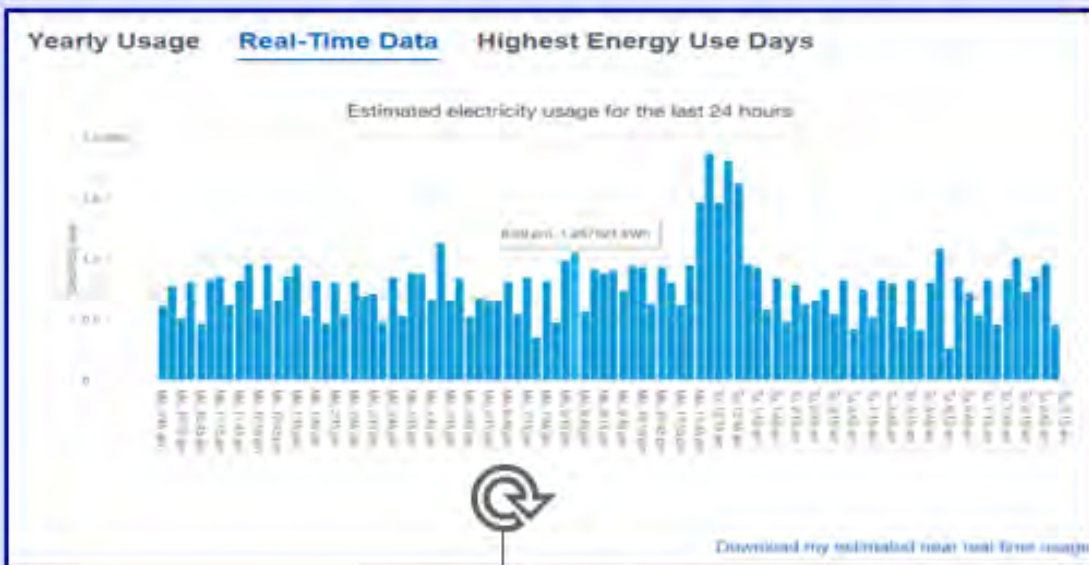
Customer Energy Management Tools

Energy Management tools available with Smart Meters



Features Available in 'My Account' Unified Web Portal

Customers will now be able to view their Near Real Time usage data in 15-minute intervals



Near Real-Time Data

- Perform real-time analytics of energy usage
- Reduce inefficiencies which can lead to bill savings

Yearly Usage Real-Time Data Highest Energy Use Days

Highest Day of Use

Your electricity use was evenly spread out across the week

Tip: Think about which day of the week you can reduce your use

[SEE ENERGY DETAILS](#)

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Top 5 electricity use days in November 2023

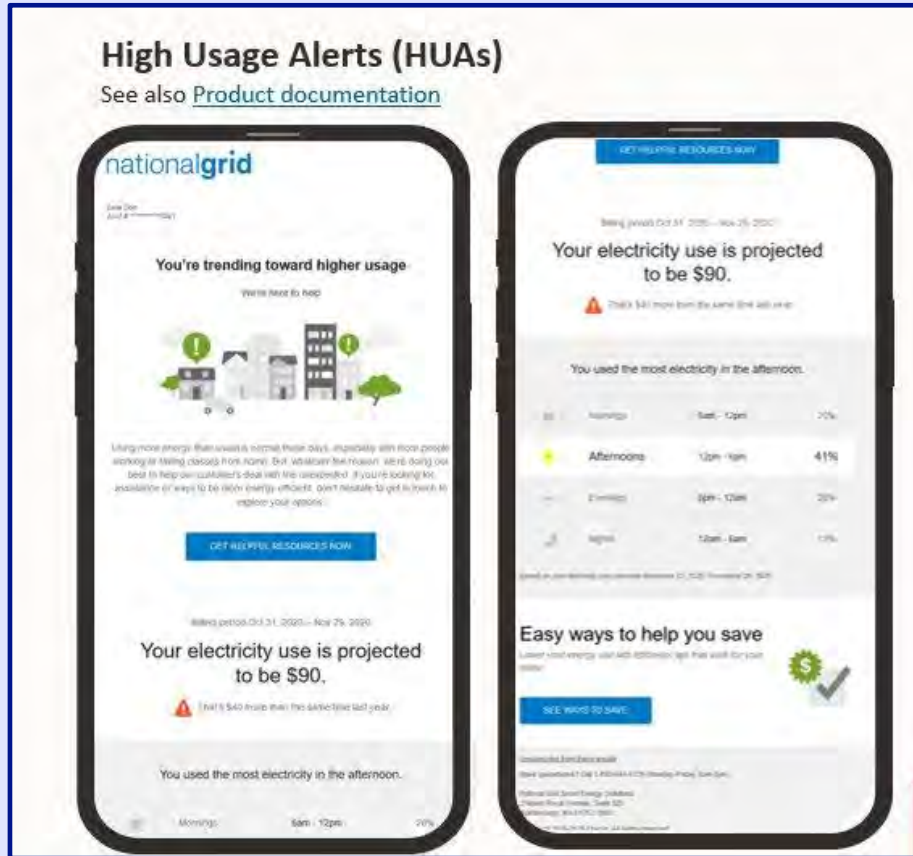
- **'Highest Energy Use Days' calendar highlights the top five days of the month in which a customer used the most energy, helping them identify patterns in their energy use.**
- **These 5 top days of usage are shaded in red. The customer can click on one of the five shaded circles and it will bring them to the 'Yearly Usage' page which presents the usage details for that particular day.**
- **From the calendar view a customer can also click 'See Energy Details' to bring them to the full month view on the Yearly Usage tab.**

"The biggest surprise for me is how much electricity my house uses when no one is here" - First application user at National Grid

Energy Management tools available with Smart Meters



Features Available from AMI Email Notifications



High Usage Alerts and Weekly Energy Usage Summary:

- Once customers get their smart meter, they are automatically enrolled into a weekly energy summary.
- Customers can get individualized energy savings tips.
- If a customer's usage increased by 20% or more from the same time the previous year, the customer will be sent High Usage Alerts (HUAs) and Weekly Energy Usage Summaries via email.

Sense application:

- Currently in development – will be offered to all customers at no cost.
- Customers who are able to create an account on the Sense app will be able to see their electric household load broken down by what each appliance is using, even when they're away from home.

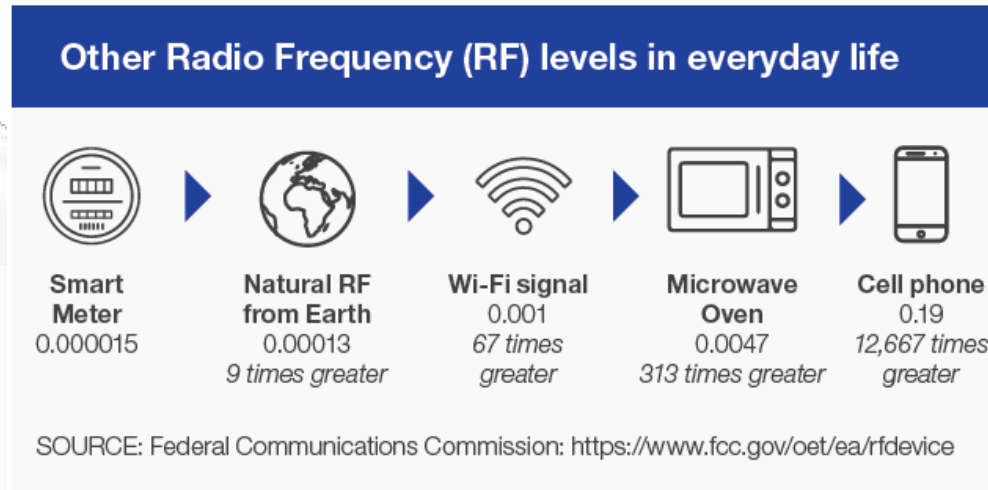


Some Frequently Asked Questions:



Q. Is this meter safe?

A. The low-level radio frequency (RF) technologies used in wireless smart meters produce RF at a small fraction of the level found in commonly used household items, including cell phones, microwaves, wireless internet, and laptop computers. For more information about FCC guidelines regarding RF exposure, visit <http://www.fcc.gov/oet/rfsafety/>. And visit our [Smart Meter Safety](#) page for more information.



Q: Is my data secure, and will my personal information remain private with the new smart meters?

A: At National Grid, we have protected the privacy of our customers' data for decades, always improving our systems to meet changing technologies and will continue to do so as new, more advanced technologies are implemented. All data collected by your smart meter is transmitted through an encrypted network that meets national standards. And smart meters do not collect or transmit personal information. Only your energy usage data will be transmitted, which we will keep confidential. To learn more, see our [Privacy-Notice](#).

Some Frequently Asked Questions:



Q: Is this technology reliable?

A. Yes. Smart meters have been in operation in the United States since 2006. As of 2021, U.S. electric utilities had about 111 million smart meter installations, equal to about 69% of total electric meters installations [Source: U.S. Energy Information Administration]. Multiple audits by independent consultants for Public Utilities Commissions have shown these meters to be highly accurate and dependable.

Q: Do I need to be home at the time of the install?

A: If your meter is accessible and located on the outside of your home, usually residents do not need to be at home for installation.

Q: I live at another location for weeks or months at a time (i.e.. Seasonal resident). If I am not at home for the meter installation, what can I expect while I am away?

A: No action needs to be taken. However, we will need to temporarily interrupt your electric service in order to complete the meter exchange. The down time is typically less than 10 minutes and would have impacts that are no different than a typical, short-lived power outage. If you have a home alarm, typically there is enough time on the alarm to allow for the meter exchange. However, in rare instances, the power outage could trigger the alarm.

Some Frequently Asked Questions:



Q: Will my house generator be impacted by the meter exchange?

A: Yes. Since we have to temporarily interrupt your electric service in order to complete the meter exchange (typically, for less than 10 minutes), it's likely the generator will turn on. Some homeowners like to turn it off before we install the new meter, but during times when customers are not home or don't answer the door, the generator will turn on temporarily.

Q: When my new meter is installed, will my solar panels shut off?

A: During your smart meter installation, your panels will turn off and then turn back on automatically once the installation is complete. Your electrical service will be interrupted for less than 10 minutes.

Q: I don't have WiFi or internet service at my house. Will my smart meter still work?

A: Yes. Your smart meter technology does not utilize your Wifi or internet connection to transmit data to National Grid. You only need internet service if you want to monitor your energy usage online through MyAccount.

Some Frequently Asked Questions:



Q: Will I be charged for my new smart meter:

A: There will be no direct charge, at the time of installation. National Grid is funding the project during the preparation phase, which includes back-office work such as network communications and cyber security development. Meter installation is estimated to be rolled out over the next four years and customers have begun to pay for the upgrades through an increased rate, as included in the Company's 2020 rate case.

Q: I owe money on my National Grid account. Will I still be able to get my smart meter installed?

A: Yes. Our teams will come to your property to install your new meter regardless of your account status.

**** For more Smart Meter information and additional FAQ's visit National Grid's [Smart Meter page](#) ****



Agenda Item Summary

Agenda Item #	VIII. 3a.
Date	4/16/2025

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request of approval to send letter of support to EOHLC on behalf of the Town for Special Local Preference regarding 6 Fairgrounds Road ("Ticcoma Green")

Executive Summary

Hallkeen is getting ready to close on the financing of the 64 unit rental project at 6 Fairgrounds Road. In preparation, they are seeking local preference for 70% of the SHI-restricted units be designated for local preference. This would allow applicants who meet one of the following criteria to be part of a special local preference lottery: 1. Current resident of Nantucket; 2. Employees of the Town of Nantucket; 3. Employees of Local Businesses located in Nantucket; 4. Households with children attending a Nantucket Public School. All 64 units are eligible for inclusion on the Town's Subsidized Housing Inventory.

Staff Recommendation

Approve the local preference letter to submit to EOHLC

Background/Discussion

This action is in furtherance of one of the Board's principal strategic goals under Housing – the ongoing maintenance of Safe Harbor.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

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

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

Strategic Plan – Housing

Attachments

- 1) Letter supporting Local Preference



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

April 17, 2025

Ms. Rieko Hayashi
Ms. Alyxandra Sabatino
Executive Office of Housing and Livable Communities
100 Cambridge Street
Boston, MA 02108

Reference: Local Preference for Affordable Local Action Units

Dear Ms. Hayashi and Ms. Sabatino:

The Town of Nantucket, in collaboration with HallKeen Management, Inc., has undertaken extensive efforts to address the pressing need for affordable housing on the Island. Specifically, we are excited to announce plans for the development of a 64 unit workforce rental community on Town-owned land at 6 Fairgrounds Road, Nantucket, Massachusetts known as "Ticcoma Green".

80% of the units, totaling 51 units, will be income restricted at varying local area median income (AMI) levels. Three units will be restricted at or below 30% AMI, 19 units will be restricted at or below 60% AMI, 29 units will be restricted at or below 120% AMI, and 13 units will be market rate. There are a variety of studio, one bedroom, two bedroom, and three bedroom units within each income category.

HallKeen Management, Inc. is preparing to close on the financing for this project. In preparation, we are requesting that 70% of these units be designated "Local Preference" units, prioritizing our community members in the lottery process.

As you are probably aware, Nantucket has a critical need for housing at all levels of affordability: from very-low-income units to units for incomes as high as 175 percent of Area Median Income (AMI). Although Massachusetts has several highly affluent communities that also struggle with severe affordability barriers, Nantucket differs from all of them because of our unique location. Situated 30 miles from the mainland, Nantucket has no neighboring communities with which to share employment, labor force, and housing opportunities. Travel to and from the island is only possible by boat or plane. People who work on Nantucket must live here, and when they cannot find safe, decent, affordable housing that meets the needs of their families, they eventually leave. The workforce cannot find adequate, affordable housing within our borders because Nantucket's housing market is driven almost exclusively by the seasonal/vacation

market. As explained in our Housing Production Plan (HPP), we have multiple markets competing for the same inadequate housing supply. The seasonal buyers almost always prevail.

At its April 16, 2025 meeting, the Nantucket Select Board voted to request Local Preference for income eligible tenants within the 64 units to be permanently restricted at the Ticcoma Green development.

The disparity between income and housing prices on Nantucket is stark, with a median household income of \$163,100 and a median home price of \$3,730,000, creating a daunting 36:1 ratio. This places Nantucket among the most challenging housing markets in the country, as highlighted by a recent study by LendingTree.

The consequences of this housing crisis are far-reaching, affecting essential services such as public safety, with a significant portion of our police officers and firefighters unable to afford housing on the island. This situation is simply unsustainable and underscores the urgent need for action.

We ask that EOHLC take these kinds of conditions into account when reviewing HallKeen's Local Action Unit application and our request to make 70% of the SHI-eligible affordable units available on a Local Preference basis. If you have any questions or need additional information, please contact Kristie Ferrantella, Municipal Housing Director, at 508-228-7200 x 7023.

Sincerely,

Brooke Mohr
Chair
Nantucket Select Board



Agenda Item Summary

Agenda Item #	VIII. 3b.
Date	4/16/25

Staff

Kristie Ferrantella, Housing Director

Subject

Designation of Select Board Member Representative to Request for Proposals Review Committee for the Development of Affordable Housing Trust Properties at 135/137 Orange Street, 12 Bartlett Road and 16 Vesper Lane.

Executive Summary

The Affordable Housing Trust Fund issued a Request for Proposals (RFP) for the construction of affordable and workforce housing at 135 and 137 Orange Street, 12 Bartlett Road, and 16 Vesper Lane. Bids were due back on March 21st and the procurement office is putting together an RFP review committee and would like a select board member to sit on the committee. We are aiming to award the bid by mid-June.

Staff Recommendation

Appoint a member to the committee

Background/Discussion

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

Attachments



License terms (conceptual)

4/14/25

prepared by Town staff for
Select Board + SBPF review

License to use the public beach below Baxter Road.

DATE OF ISSUANCE X/X/2025.

WORKING DRAFT. For discussion only. Not a binding document

Whereas, the Nantucket Conservation Commission has issued two Orders of Conditions under the Massachusetts Wetlands Protection Act, DEP File Number SE48-3736 and under the Town of Nantucket Wetlands Bylaw NAN-142 to the Town of Nantucket and Sconset Beach Preservation Fund (SBPF) to maintain an existing geotube array, installation of new geotubes, installation of coir terraces, and coastal dune nourishment.

Whereas, the Town of Nantucket will comply with the issued Conservation Commission Order.

Whereas, the Town of Nantucket owns the public beach in the lots where construction can take place with the map and parcel number (1) 48 8 being about 15.2 acres (2) 49 9 being about 44.7 acres (3) 48 6 being about 1 acre. In the decades since being mapped, part of these parcels are now under water, with significant amounts remaining available beach and bluff.

License terms

In order to use public property under license;

- SBPF shall undertake the responsible use of Town property, under Town supervision.
- SBPF shall strictly adhere to the terms of the Conservation Commission & Mass DEP Order of Conditions.
- SBPF shall fund all of the construction, monitoring and maintenance of the project as per the approved Orders of Conditions.
- SBPF shall lodge an escrow fund with the Town of Nantucket, so that the Town can undertake removal of the system, should SBPF not be in a position to undertake removal.
 - Town of Nantucket shall undertake a study to determine the appropriate cost of removal and thus the value of the initial escrow fund
 - The Town of Nantucket shall undertake an annual review to determine if sufficient funds are in place for removal, and if additional funds as required though inflation, or other associated construction cost changes.
 - SBPF shall fund any increases required annually, or be reimbursed should removal costs decrease.
- The Order of Conditions requires a removal plan be filed with the Conservation Commission. The Select Board requires that permitting for the removal also be filled for and approved. As with the approved Order of Conditions, this will be a joint application between the Town of Nantucket and SBPF.
- Activation of a removal plan with an approved Order of Conditions can be undertaken by either party independently should;
 - SBPF cease as an organization,
 - The project have any or multiple failures in compliance,
 - Should SBPF breach the terms of this license.
- SBPF shall file all required reports with the Town of Nantucket Select Board's office for review 2 weeks before submission to the Conservation Commission.

- The term length of this license is 5 years from the date of issuance.
- The Town of Nantucket may revoke this license should terms in this license be breached.
- Any amendment or modification to the project shall be agreed to by the Town in writing prior to the request being filed.
- SBPF shall be responsible for any damage done to the public roadway, and public utilities within the roadway, related to this project and sand delivery.
- SBPF shall provide a yearly financial accounting for all expenses incurred by the project.
- SBPF shall not apply to activate Phase 2 without written approval of the Town.
- Increased public access to the beach below the bluff. SBPF shall develop full designs and permitting for the public access stairs as described in the Notice of Intent at 101 Baxter Road within 1 year of the date of issuance.
 - SBPF will grant an easement to the Town of Nantucket for the public use of this beach access stairs to the public beach.
 - SBPF will have a closure mechanism at the top of the stairs that is only to be used when works or maintenance activities are being undertaken on the erosion control structures.
- The Sconset Bluff walk shall remain open in its current form to 65 Baxter Road. SBPF must expend this walk to their property at 85 Baxter Road.
- A drainage assessment of the public road and ways from 41 to 119 Baxter Road will be funded by SBPF. This is to ensure no adverse runoff towards the bluff face, and that the drainage condition above the works area is correctly accounted for.

Commented [VM1]: My idea. Not sure if SB would go for this. Point is to extend public benefit to the areas where a beach access stairs may go.

Some other potential issues:

- Make up sand. While the make up sand plan is the preserve of the Conservation Commission, SBPF shall also be accountable to the Town of Nantucket and file this plan with the Select Boards office for review in order to maintain the integrity of the public beach.
- Work to relocate utilities. Start the prep for road relocation. To increase resilience SBPF will developed a plan to relocate services including, electric services, water services, sewer, telecommunications from Baxter Road to Sankaty Road. Also have a timeframe to be within the 5 years of this license.
- Road surface condition. SBPF will contract to have large numbers of dump trucks delivering sand. If this leads to a deterioration of the road surface on the delivery route, SBPF will fund road resurfacing or reconstruction as deemed necessary though a Town of Nantucket assessment.

Commented [VM2]: 50:50 on this as the make-up sand is part of the order, so really a ConCom issue.

Commented [VM3]: This would turn the need for relocation of services to SBPF, and could save the Town funds. Not something we have talked about before thought, just a thought from me.

Commented [VM4]: Very similar to the 11th bullet point. Repetitive or better wording.

Further points to consider adding:

- SBPF shall deliver springing ^{easements} agreements from property owners affected by takings for Alternative access.
- A point about betterments, related to Alternative access.
- Easements for Alternative Access. To get the unrealized Alt access agreements.
- Update the MOU?

Commented [VM5]: Three points about the Alternative Access, and getting some assistance.

Prepared by
SBPF
for Town
review

4/14/25

Order of Conditions Sand Nourishment Plan
Special Condition #52 (DEP File No. SE48-3736)
Special Condition # 56 (NAN-142)

The Applicants, SBPF and Town of Nantucket, jointly prepared this Sand Nourishment Plan. In accordance with Special Conditions #52 to the Order of Condition (SE48-3736) and #56 (NAN-142) to address these conditions. Those conditions require the placement of at least 105,465 cubic yards ("cy") of nourishment sand over a period not to exceed 10 years.

Proposed Sand Nourishment Plan

In compliance with those conditions, the Applicants propose to place a minimum of 10,550 cy of sand per year on the bluff, template or toe over a 10-year period. See the table below, any volume more than 10,550 cy in a given year will reduce the minimum volume required in the subsequent year. Any volume placed from the issuance of the OOC until construction starts will count toward satisfying the special conditions. After the first two years of sand placement and shoreline monitoring, the Applicants reserve the right to request an amendment of the OOC to revise this sand placement requirement based on data collected and submission to the Commission.

<u>Year</u>	<u>Annual Placement (cy)</u>	<u>Cumulative Total (cy)</u>
Year 1	10,550	10,550
Year 2	10,550	21,100
Applicants reserve the right to submit updated data to revise or modify the special conditions.		
Year 3	10,550	31,650
Year 4	10,550	42,200
Year 5	10,550	52,750
Year 6	10,550	63,300
Year 7	10,550	73,850
Year 8	10,550	84,400
Year 9	10,550	94,950
Year 10	10,550	105,500

The above is being jointly submitted by Town and SBPF.

Meridith Moldenhauer, SBPF

Town, Representative