

Town and County of Nantucket Select Board • County Commissioners

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



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C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD JUNE 9, 2025 - 11:00 AM REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/5hnX1rhcWOI>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_-T-XjGmmTaeAWxFCek407Q

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. LICENSING AND PETITIONS - DEPARTMENTAL REQUESTS

1. Culture and Tourism: Review of Special Event Permit Report.

IV. LICENSING AND PETITIONS - LICENSE HOLDER REQUESTS

1. Request for Amendment of Hours for Seasonal All-Alcoholic Beverages Restaurant License for One Broad Street, LLC dba Surfside, Jared E. Smith Manager, for Premises Located at 2 Broad Street to Extend Liquor Service from 9:00 PM to 11:00 PM.

V. LICENSING AND PETITIONS - PUBLIC HEARINGS

1. Public Hearing to Consider Application for Alteration of Premises of Annual All-Alcoholic Beverages Restaurant License for Queequeg's, LLC dba Queequeg's, Caroline Montgomery, Manager for Premises Located at 6 Oak Street.
2. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 30844233, to Install Approximately 20' of Conduit and New Hand Hole in Front of 13 Cliff Road from Pole 1.
3. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31042563, to Install a Handhole and Approximately 60' of Conduit to Pole 2 at Dukes Road and Madaket Road.

4. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31105875, to Install a Handhole and Approximately 15' of Conduit Behind 14 Harborview Way to Pole 3 on Mackay Way.
5. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 30918518, to Install a Pull Box and Approximately 50' of Conduit from Pole 47 to Provide Electrical Service to 117 Old South Road.
6. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31106052, to Install a Handhole Adjacent to Pole 10 and Approximately 30' of Conduit to Another Proposed Handhole Near 32 and 39 Orange Street.
7. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 30978236, to Install Approximately 100' of Conduit from Pole 2 on Tennessee Avenue to a House at 241 Madaket Road.

VI. ADJOURNMENT



Agenda Item Summary

Agenda Item #	III. 1.
Date	6/9/2025

Staff

Deana Weatherly, Cultural Affairs and Special Events Coordinator

Subject

Events Update

Executive Summary

List of events for the month of June, including relevant details such as date, time, size of the event, and presence of alcohol.

Staff Recommendation

n/a

Background/Discussion

This month's events list includes 17 event applications. Of the 17 applications, 15 of them required permits. Of those 15, 4 have been permitted as of June 2nd.

The status column indicates the remaining requirements that the 13 events need to fulfill before they can be fully permitted. The reasons listed demonstrate the complexity of the permitting process in its coordination between the applicant, vendors, and town departments.

This month shows a trend towards larger events, with the monthly average being 250 anticipated attendees. 11 events will have an anticipated attendance of more than 100 people, 6 of these will be previously approved public assemblies. Four of these events are part of the annual Film Festival, which will be celebrating its 30th anniversary.

8 of the 15 events that require permits will be serving alcohol. As per the ABCC, non-profits may serve wine, beer, and spirits, while for-profit organizations are limited to beer and wine only. 4 events will serve all alcohol and 4 will serve beer and wine only.

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.)

N/A

Attachments

Events spreadsheet



Date	Status	Event Name	Host	Event Time	Size	Location	Pouring Permit	Public Assembly	Notes
June									
6/1/2025	complete	Ride for Baxter	Elise Norton	9:00 AM - 11:00 AM	60	Start at VFW	no	no	
6/6/2025	no events at Jetties, may resubmit for another location	Make Nantucket Healthy Again	TEAM Vaccinate	6:00 PM - 9:00 PM	100 + 8	Jetties Beach	yes	no	
6/8/2025	awaiting health dep approval	Family Picnic	Nantucket Land Bank	10:00 AM - 2:00 PM	300 + 20	Landbank Creeks Preserve	no	yes	
6/8/2025	No permit needed, licensed venue	Sam Sylvia Golf Tournament Cocktail Party	Sankaty Head Golf Club	5- 7:30 pm	375 + 20	Sankaty Head Golf Club	no	yes	
6/13/2025	awaiting EAP and Insurance	Book Festival Champagne Toast	Nantucket Book Festival and Samuel Owen Gallery	5-6 pm	40 + 5	Samuel Owen Galley, 40 Centre St	wine only	no	
6/14/2025	awaiting water rescue invoice payment	Clean Water Classic	Nantucket Land and Water Council	9:00 AM - 12:00 PM	100 + 10	Francis St. Beach	no	no	
6/21/2025	waiting for payment	McKiernan Wedding Second Line Procession	William & Betsy McKiernan	3 pm - 3:30 pm	200 + 6	St Marys to Whaling Museum	no	no	
6/22/2025	awaiting response from NFD	'Hristo Botev' 5K Run/Walk Fundraiser- Catch the Run for Education	Bulgarian Education Center Co., Inc.	8:00 am - 10:00 am	200 + 15	Start at Surfside Beach Parking Lot	no	no	
Film Fest									
6/26/2025	checklist incomplete	Late Night Storytelling	Nantucket Film Fest	7:30 - 10:00 PM	300 + 30	Sconset Casino	all alcohol	yes	
6/27/2025	checklist incomplete	Screenwriters tribute	Nantucket Film Fest	6:30 - 10:00 PM	300 + 30	Sconset Casino	all alcohol	yes	
6/28/2025	checklist incomplete, awaiting contract from NHS for PS reqs	Comedy Roundtable	Nantucket Film Fest	7:30 - 8:30 PM	750 + 30	NHS Auditorium	no	yes	
6/29/2025	checklist incomplete	Garden Event (Flipping the Script with Elin Hilderbrand)	Nantucket Film Fest	11:00 AM - 1:00 PM	250 + 30	73 Hulbert Ave	all alcohol	yes	
6/26/2025	complete	AAN Summer Small Works Reception	Artist Association of Nantucket	5:00 pm - 7:00 pm	90 + 7	8 Federal St	beer + wine	no	
6/27/2025	awaiting tent permit and NPD request	Baskets, Bubbles, & Bourbon	NHA	5:30 - 7:30 pm	240	96 Main st	all alcohol	no	
6/27/2025	checklist incomplete	Art Exhibiton Opening	Quidley & Company	6:00 - 8:00 pm	40 + 3	26 Main St, indoor	beer + wine	no	
6/28/2025	complete	Race for Open Space	Nantucket Conservation Foundation	8:00 am - 12:00 pm	500 + 25	220 Milestone Rd	no	yes	
6/30/2025	complete	Fairwinds In Bloom: Supporting Behavioral Health Together	Fairwinds	5:00 PM - 7:00 PM	150 + 10	Shipwreck & Lifesaving Museum	beer + wine	no	



Agenda Item Summary

Agenda Item #	IV. 1.
Date	6/9/2025

Staff

Amy Baxter, Licensing Administrator

Subject

Change of Hours – **One Broad Street, LLC dba Surfside, 2 Broad Street, License #07475-RS-0762**

Executive Summary

Licensing is requesting an administrative update to liquor service hours of **One Broad Street, LLC** for a **Seasonal All Alcoholic Beverages Restaurant** Liquor License for **DBA Surfside** at **2 Broad Street**.

Staff Recommendation

It is recommended that Liquor License # 07475-RS-0762 be amended with the alcohol service hours extended until 11:00 pm with food service only allowed to 2:00 am.

Background/Discussion

CONDITIONS (per vote of Select Board 02/22/23)

- Direct table service only of alcohol.
 - Alcohol service to stop at 9:00 PM.
 - All alcohol consumption must be by seated patrons.
-
- In February of 2023 the Select Board set the above conditions for the issuance of a Liquor license at 2 Broad Street.
 - The licensee has requested the hours be extended to 11:00 pm as allowed by MGL 138.
 - There have been no complaints or issues of any kind with the Licensee in its first 2 years of service. Per ABCC:

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

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



Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

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

Attachments

Draft Surfside Liquor License; ABCC Change of Hours LAC; portion of 2/22/2023 Select Board minutes



LICENSE #: 07475-RS-0762

LICENSE FEE: \$3,950.00

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

TO BE CONSUMED ON THE PREMISES

BUSINESS: One Broad Street, LLC

DBA: SURFSIDE

PREMISES: 2 Broad Street
Nantucket, MA 02554

MANAGER: Jared E. Smith

PREMISES DESCRIBED AS:

Two Story wood frame building. Licensed Premises to include: Entire first floor, comprised of a kitchen, indoor dining room, order counter, prep areas, storage areas, and restrooms. Outdoor Covered Deck and contiguous, enclosed fenced-in outdoor patio with seating.

CONDITIONS:

- Direct table service only of alcohol.
- Alcohol service to stop at **9:00 PM. 11:00 PM**
- All alcohol consumption must be by seated patrons.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 9:00PM 11:00PM.** Patrons may remain on premises for **food service only after 9:00 PM 11:00 PM.** **Premises must be closed by 2:00AM.** Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket

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

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signature on this

Chair, Select Board

THIS LICENSE IS VALID APRIL 1, 2025 – JANUARY 15, 2026

**Unless earlier suspended, cancelled, or revoked*



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City/Town

07475-RS-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

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

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

APPLICANT INFORMATION

Name of Licensee

DBA

Street Address

Zip Code

Manager

Granted under
Special Legislation? Yes ☐ No ☒

If Yes, Chapter
of the Acts of (year)

Type

(i.e. restaurant, package store)

Class

(Annual or Seasonal)

Category

(i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES

Complete description of the licensed premises

Two Story wood frame building. Licensed Premises to include: Entire first floor, comprised of a kitchen, indoor dining room, order counter, prep areas, storage areas, and restrooms. Outdoor Covered Deck and contiguous, enclosed fenced-in outdoor patio with seating.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date:

Time:

Advertised: Yes ☐ No ☒

Date Published:

Publication:

Abutters Notified: Yes ☐ No ☒

Date of Notice:

Date APPROVED by LLA

Decision of the LLA

Additional remarks or conditions
(E.g. Days and hours)

Hours of service extended to 11:00 pm daily.

For Transfers ONLY:

Seller License Number:

Seller Name:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

3. Request for Approval and Execution of Quitclaim Deed for Town-owned Parcels Known as Parcels P-1, P-2, P-3, P-4 and P-5. Magnolia Avenue and Easements E-1 and E-2 on Magnolia Avenue as Shown on Plan of Land Entitled "Taking and Easement Disposition Plan, Magnolia Ave./East of Ocean Ave., Siasconset, Nantucket, Mass., Prepared for: Town of Nantucket," Dated October 26, 2022, Prepared by Blackwell & Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2022-51, Pursuant to Votes on Articles 72 and 78 of 2018 Annual Town Meeting and Chapter 190 of the Acts of 2018. Mr. Beaugrand explained the matter. Ms. Mohr moved approval as presented; seconded by Mr. Fee; by roll call vote: Chair Bridges – Yes; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted. Mr. Fee congratulated Mr. Beaugrand for negotiating a transfer fee of \$1.00.

4. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Parcel 5, Proprietors Road as Shown on Plan of Land Entitled "Taking and Disposition Plan of Land in Nantucket, MA Prepared for Sixty-Four Pocomo Road Realty Trust," Dated October 14, 2014, Prepared by Blackwell & Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2014-100, Pursuant to Vote on Article 99 of 2014 Annual Town Meeting. Mr. Beaugrand explained the matter. Ms. Holdgate moved approval as presented; seconded by Ms. Mohr; by roll call vote: Chair Bridges – Yes; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

X. PUBLIC HEARINGS

1. Public Hearing to Consider Application for New Common Victualler with Seasonal All-Alcoholic Beverages Restaurant License for One Broad St. LLC d/b/a Surfside, Jared E. Smith, Manager, for Premises Located at 2 Broad Street. Chair Bridges opened the hearing. Licensing Administrator Amy Baxter reviewed the application, noting there is no history of a license of this type at this location. Ms. Baxter reviewed the statutory criteria for granting, and not granting, a liquor license. She reviewed the locations of establishments with liquor licenses in the general area. Attorney Rick Beaudette, representing the applicant, spoke in favor of the application, explained the proposed operation and reviewed other licenses both locally and off-island, held by the applicant(s). He reviewed the types of cocktails that would be served; the nature of the menu and the proposed hours of operation for both food service and liquor service. He spoke on other licensed establishments in the area. He spoke on the applicant's reputation, as being "responsible operators". Applicant David Scribner introduced himself and further explained the operational concept ("fast, casual") noting that cocktails are "integral" to their concept. He spoke on their policy of operating responsibly. He said the record at Millie's (their on-island establishment) is "impeccable". Applicant Jared Smith spoke on behalf of the application and further explained the operation, saying that there is no bar proposed and that the cocktails will be "pre-batched". He emphasized their policy of responsible service. Ms. Baxter suggested that, for consistency, the Board may want to consider some conditions as to alcohol service. Mr. Fee said he is glad to see no amplified music outside, and no alcohol service proposed after 10:00 PM. He asked about a proposed take-out window. Mr. Scribner said the pick-up area for food will be inside the restaurant and will not be transferred in and out of the window. Dr. MacNab clarified that alcohol cannot be removed from the restaurant. Ms. Baxter confirmed that is not allowed, that the alcohol must be consumed on premises. Bruce Mandel stated that with respect to "Madaket's experience" with Millie's, it would be helpful to ensure there is a manager on duty at all times, with a phone number that will be answered; he said there were/are parking issues with Millie's; he said litter from takeout is "astounding" in Madaket and the commitment to keep the area litter free was not successful; he said crowds at Millie's often exceed the allowable capacity. He suggested these issues be considered by the Board. Ms. Baxter pointed out the difference in operations between Millie's and this proposal. Mr. Beaudette addressed the issues brought up by Mr. Mandel. Ms. Mohr questioned how the alcohol service

will work and said the area is a “huge teen hangout” and a relatively unsupervised patio/outdoor area is a risk of concern. Mr. Beaudette acknowledged the concern and said the intent is to keep the outdoor area supervised. Some discussion followed as the proposed location. Mr. Fee commented on impact on the adjacent residential neighborhood. He said monitoring the bathrooms could be an issue and said he would favor a condition requiring a supervisory presence outside. He said the area is very active. Ms. Holdgate asked if the license could be modified to allow for a bar, in the future. Chair Bridges questioned the expansion of other types of cocktails. Ms. Baxter said a bar would require an additional application and that other types of cocktails would be allowed with this license. Ms. Holdgate concurred that the outdoor service is a concern. She said she would support a condition that alcohol service would have to be served to, not taken by the patron outside. Mr. Fee asked about capacity. Ms. Baxter explained and noted there is a seating occupancy and a “standing” occupancy. She said there is a special permit at the proposed location which limits seating to 50. Dr. MacNab commented on the need for caution with a liquor license at this location. He said that he had experience with Millie’s when he was a member of the Board of Health. Ms. Mohr commented on occupancy and how that can be interpreted. Ms. Mohr asked if there could be a condition that alcohol can only be served to seated patrons. Ms. Baxter responded affirmatively. Rick Atherton expressed support for the comments made by Ms. Mohr; and said the voters and the public should be asked how they feel about alcohol service at this location/area. Chair Bridges said that he is pleased with the management at Millie’s, which is a “plus”. He said that alcohol services like this will change the complexity of the population that frequents the area. He said he could support an earlier closure of alcohol service. Dr. MacNab said he is very concerned about the character of the area (known as “the Strip”), changing. Mr. Beaudette said there is one other establishment on the Strip that has seats, and very few seats. He disputed the assertion that the character of the Strip will change. Mr. Scribner said that their concept is a “food concept” not a “drinking destination”. He said it will be a “family fun place”, it won’t be a place where people will have multiple drinks.

There being no further public comment, Ms. Holdgate moved to close the public hearing; seconded by Mr. Fee; by roll call vote: Chair Bridges – Yes; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Mr. Fee said he is struggling to allow alcohol but if it were at a “low level”, he may be able to support it. He said control is important. Ms. Holdgate agreed and said the type of family friendly restaurant proposed is important as well. She said a 9:00 PM cease time for alcohol service could be better. Dr. MacNab agreed more family friendly restaurants are needed but once a liquor license is allowed in one location, it can “steamroll”. He said he does not yet see a good reason as to why a liquor license is needed here. Chair Bridges noted there is potential for current businesses on the Strip to change in nature and seek a liquor license in the future. Some discussion followed on precedent and associated concerns. Ms. Holdgate said she is not sure an outright denial is appropriate and with conditions it could be manageable. Ms. Holdgate moved approval of the application with the following conditions: direct table service only of alcohol, alcohol service to stop at 9:00 PM; all alcohol consumption must be by seated patrons; seconded by Ms. Mohr. Ms. Mohr asked about enforcement. Ms. Baxter explained how enforcement works, from warning(s) to a hearing before the Board. Ms. Mohr asked about limiting alcohol to pre-mixed drinks only. Ms. Baxter said that sort of condition is not allowed. Some discussion on this followed. Discussion continued as to the service of alcohol and how/when it is ordered. Mr. Scribner reiterated that the “fast, casual” nature of the establishment is that people will not “linger” at tables and would be unlikely to order more than one, possibly two drinks during their meal. Mr. Fee questioned the applicants’ alcohol vs food service sales at other locations. Mr. Scribner reviewed their other operations, saying that sales of alcohol at their locations

which are like this proposal are perhaps up to 15% of total sales. Mr. Fee said that a manager must answer phone calls.

On the motion, by roll call vote: Chair Bridges – No; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – No; Ms. Mohr – Yes; so voted.

2. Public Hearing to Consider Application for New Non-Live Entertainment License for One Broad St. LLC d/b/a Surfside, Jared E. Smith, Manager, for Premises Located at 2 Broad Street. Chair Bridges opened the hearing. Ms. Baxter reviewed the application.

There being no public comment, Mr. Fee moved to close the public hearing; seconded by Ms. Holdgate; by roll call vote: Chair Bridges – Yes; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Mr. Fee moved approval of the application as presented; seconded by Ms. Holdgate; by roll call vote: Chair Bridges – Yes; Ms. Holdgate – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

XI. TOWN MANAGER'S REPORT

1. FY 2023 Second Quarter Budget Reports: Sewer Enterprise Fund, Water Enterprise Fund, Airport Enterprise Fund. Ms. Gibson introduced the following department heads to review the budget reports:

Chair Bridges left the meeting at 7:13 PM; he returned at 7:15 PM.

Sewer Enterprise Fund – Sewer Director David Gray. Mr. Gray reviewed the materials in the Board's agenda packet. He noted that the cost of supplies is becoming significant.

Water Enterprise Fund – Water Director Mark Willett. Mr. Willett reviewed the materials in the Board's agenda packet. Mr. Willett said the second quarter is possibly the busiest the Water Department has ever had. He said that supplies are also increasingly difficult to obtain, as well as expensive as Mr. Gray had noted. Mr. Fee asked if the Island's population can be estimated based on gallons of water pumped. Mr. Willett said somewhat but increased gallons pumped can be due to a variety of factors not necessarily more people on-island. Mr. Fee asked if Mr. Willett can determine where water is being pumped to. Mr. Willett responded that specific destinations cannot be determined but the gallonage from each tank shows the areas of the island where water is being pumped. He said this time of year it is mostly downtown and mid-island.

Airport Enterprise Fund – Airport Manager Noah Karberg. Mr. Karberg reviewed the materials in the Board's agenda packet. Mr. Karberg said that currently expenses are outpacing revenue, he explained why.

Ms. Holdgate left the meeting at 7:22 PM; she returned at 7:24 PM.

Mr. Fee commented on the quarterly reports and said while he is very impressed with how far they have come over the last 15 years, he is not sure they need to be as frequent anymore. He suggested the Board consider getting other types of updates from the departments.



Agenda Item Summary

Agenda Item #	V. 1.
Date	6/9/2025

Staff

Amy Baxter, Licensing Administrator

Subject

Liquor License Alteration of Premises Application – ***Queequeg's, LLC DBA Queequeg's/Town, 6 Oak Street, License #000173-RS-0762***

Executive Summary

Queequeg's, LLC is applying for an Alteration of Premises for an ***Annual Restaurant All Alcoholic Beverages*** Liquor License for ***DBA Queequeg's/Town*** at ***6 Oak Street***.

The Application requests All Alcoholic Beverages service be allowed on an adjacent outdoor patio that will add up to 24 additional outdoor seats.

Staff Recommendation

Applicant has submitted required documentation as outlined below. The Select Board is the only Board reviewing this application. The ABCC no longer requires review of outdoor premise additions or alterations per attached Advisory.

Requirements for Alteration of Liquor License Premises:

- ABCC Alteration of Premises Application
- Floor Plan for Licensed and Proposed Premises
- Legal Right to Occupy
- Advertisement and Abutter Notification

Background/Discussion

Guidelines for Outdoor Premises

Please refer to attached ABCC guidelines for outdoor patios



The area being added must be within eyesight and easy management of the main licensed premise. See photos for proximity of new patio area.

Please consider Entertainment License conditions. No additional amendment was requested for the new premises. The Select Board should ask and confirm the plans to either add speakers to the area or increase any volume of current system to include new area.

Please note that Queequeg's/Town and the adjacent Ventuno Restaurant and Patio are the only 2 Licenses in the area that have approved outdoor Entertainment past 10 pm.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

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

Attachments

ABCC Alteration of Premises Application and Supporting Documents; ABCC Outdoor Dining Guidelines and Patio Guidelines; Queequeg's/Town Licenses



PUBLIC HEARING

The Select Board will hold a public hearing on Monday, June 9, 2025 at 11:00 AM to hear the application for an Alteration of Premises for Queequeg's, LLC dba Queequeg's, 6 Oak Street, Nantucket, MA 02554, Caroline Montgomery, Manager. The application requests an additional 240 sq. ft. outdoor patio space adjacent to the 4 East Chestnut Street side of the premises. The hearing will be held remotely via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email licensing@police.nantucket-ma.gov.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Nantucket

City/Town

000173-RS-0762

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

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

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

APPLICANT INFORMATION

Name of Licensee	Queequeg's LLC	DBA	Queequeg's
Street Address	6 Oak Street	Zip Code	02554
Manager	Caroline	Granted under Special Legislation?	Yes ☐ No ☐
\$12 Restaurant	Annual	All Alcoholic Beverages	If Yes, Chapter
(i.e. restaurant, package store)	(Annual or Seasonal)	(i.e. Wines and Malts / All Alcohol)	of the Acts of (year)

DESCRIPTION OF PREMISES

Complete description of the licensed premises

6 Oak Street. First Floor: Dining Room, Bar, Patio, Cellar: Kitchen, Refrigeration, Bakery, Storage Area. Restaurant premises located at 4 East Chestnut Street Known as "Town". Adjacent 12x20 Patio along Chestnut Street with seating for 24.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date:	05/15/25	Time:		
Advertised:	Yes ☒ No ☐	Date Published:	05/29/25	Publication:	Inquirer and Mirror
Abutters Notified:	Yes ☒ No ☐	Date of Notice:	05/28/25		
Date APPROVED by LLA	06/09/25	Decision of the LLA	Approves this Application		
Additional remarks or conditions (E.g. Days and hours)					
For Transfers ONLY:					
Seller License Number:		Seller Name:			

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



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

Jean M. Lorizio, Esq.
Chairman

GUIDELINES FOR OUTDOOR ALCOHOLIC BEVERAGE SERVICE AREAS

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

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

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

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

(Issued April 7, 2022)



Jean M. Lorizio, Esq.
Chairman

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

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

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

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

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

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

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

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

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

(Issued 5/1/2024)

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

LICENSE #: 00173-RS-0762

LICENSE FEE: \$3,300.00

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

TO BE CONSUMED ON THE PREMISES

BUSINESS: Queequeg, LLC
DBA: Queequeg's
PREMISES: 6 Oak Street
Nantucket, MA 02554
MANAGER: Caroline Montgomery

ON PREMISES DESCRIBED AS:
6 Oak Street. First Floor: Dining Room, Bar, Patio,
Cellar: Kitchen, Refrigeration, Bakery, Storage
Area. Restaurant premises located at 4 East
Chestnut Street Known as "Town".
**Adjacent 12x20 Patio along Chestnut Street
with seating for 24.**

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

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

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signature on this xx4.

Chair, Select Board

THIS LICENSE WILL EXPIRE DECEMBER 31, 202x

**Unless earlier suspended, cancelled, or revoked*

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

LICENSE #: 00173-RS-0762

LICENSE FEE: \$3,300.00

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

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

AMENDMENT-Change or Alteration of Premises Information

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

000173-RS-0762

ENTITY/ LICENSEE NAME

Queequeg's LLC

ADDRESS

6 Oak Street

CITY/TOWN

Nantucket

STATE

MA

ZIP CODE

02554

For the following transactions (Check all that apply):

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

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



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

AMENDMENT-Change or Alteration of Premises Information

☐ **Change of Location**

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

☒ **Alteration of Premises**

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

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Queequeg's LLC	Nantucket	000173-RS-0762

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

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APPLICATION CONTACT

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

Name	Title	Email	Phone
John Keane	Owner/LLC Representative	xxjkcm@aol.com	5082809643

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

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

Extend licensed premise to include abutting patio, located at 8 Oak Street.

2B. PROPOSED DESCRIPTION OF PREMISES

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

6 Oak Street. First Floor: Dining Room, Bar, Patio, Cellar: Kitchen, Refrigeration, Bakery, Storage Area. Restaurant premises located at 4 East Chestnut Steet Known as "Town." 8 Oak Street, 12 by 20 Red Brick Patio.

Total Sq. Footage	3200	Seating Capacity	80	Occupancy Number	109
Number of Entrances	2	Number of Exits	3	Number of Floors	1

AMENDMENT-Change or Alteration of Premises Information

3. CHANGE OF LOCATION

3A. PREMISES LOCATION

Last-Approved Street Address

Proposed Street Address

3B. DESCRIPTION OF PREMISES

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

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

3C. OCCUPANCY OF PREMISES

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

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

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

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

☐ Yes ☐ No

4. FINANCIAL DISCLOSURE

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

Associated Cost(s):

Construction Cost: Fencing \$12,000; Repairing Red Brick Patio \$3,000; Tables & Chairs \$5,600; Annual Lease \$30,000

SOURCE OF CASH CONTRIBUTION

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

Name of Contributor	Amount of Contribution
John Keane Representative of Queequeg's LLC	50,600
Total:	50,600

SOURCE OF FINANCING

Please provide signed financing documentation.

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

APPLICANT'S STATEMENT

I, John Keane the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory

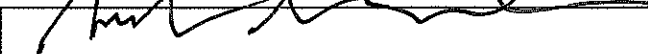
of Queequeg's
Name of the Entity/Corporation

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

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

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

Signature:



Date:

05-03-2025

Title:

Managing Partner

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

Queequeg's LLC located at both 6 Oak Street & 4 E Chestnut Street for a period of 24 years under the same ownership and management would like to extend the current licensed premise to include abutting patio located at 8 Oak St. It is leased from the current owner for the exclusive purpose of seated patio outdoor seasonal dining.

Please see attached documentation for detailed seating plan.

ENTITY VOTE

The Board of Directors or LLC Managers of

Queequeg's

Entity Name

duly voted to apply to the Licensing Authority of

Nantucket

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

5-3-2025

Date of Meeting

For the following transactions (Check all that apply):

☒ Alteration of Licensed Premises

☐ Change of Location

☐ Other

"VOTED: To authorize

John Keane

Name of Person

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

A true copy attest,

For Corporations ONLY

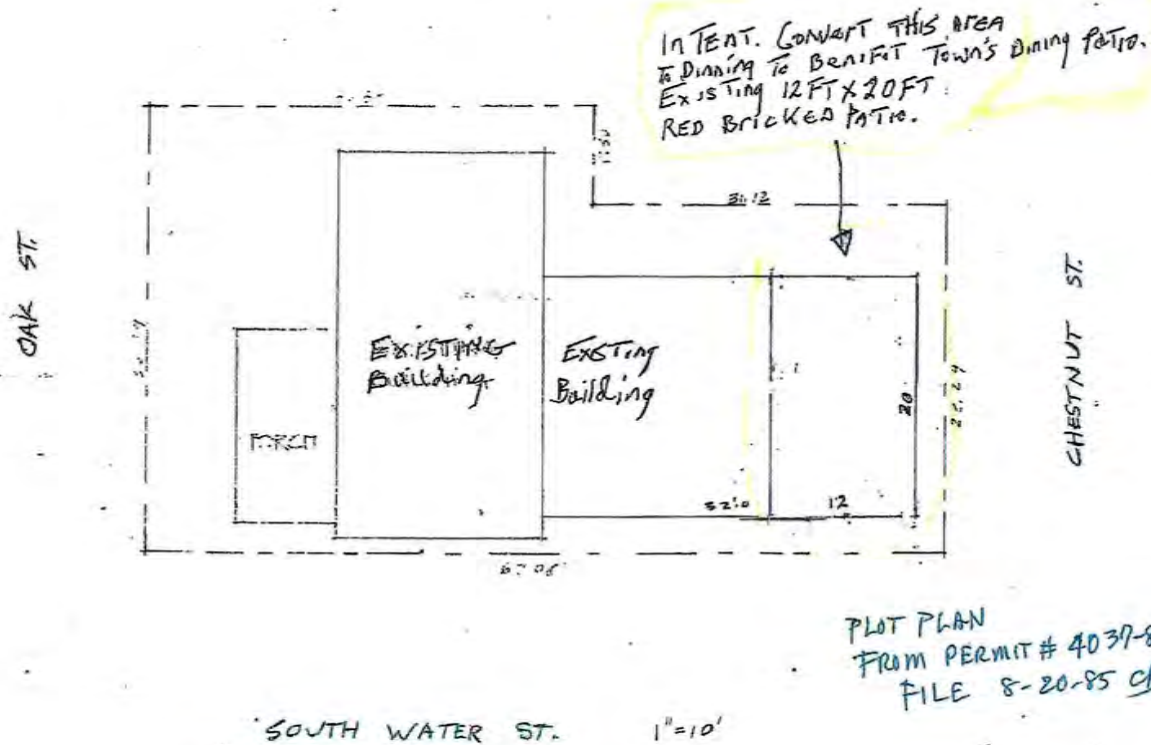
A true copy attest,


Corporate Officer /LLC Manager Signature

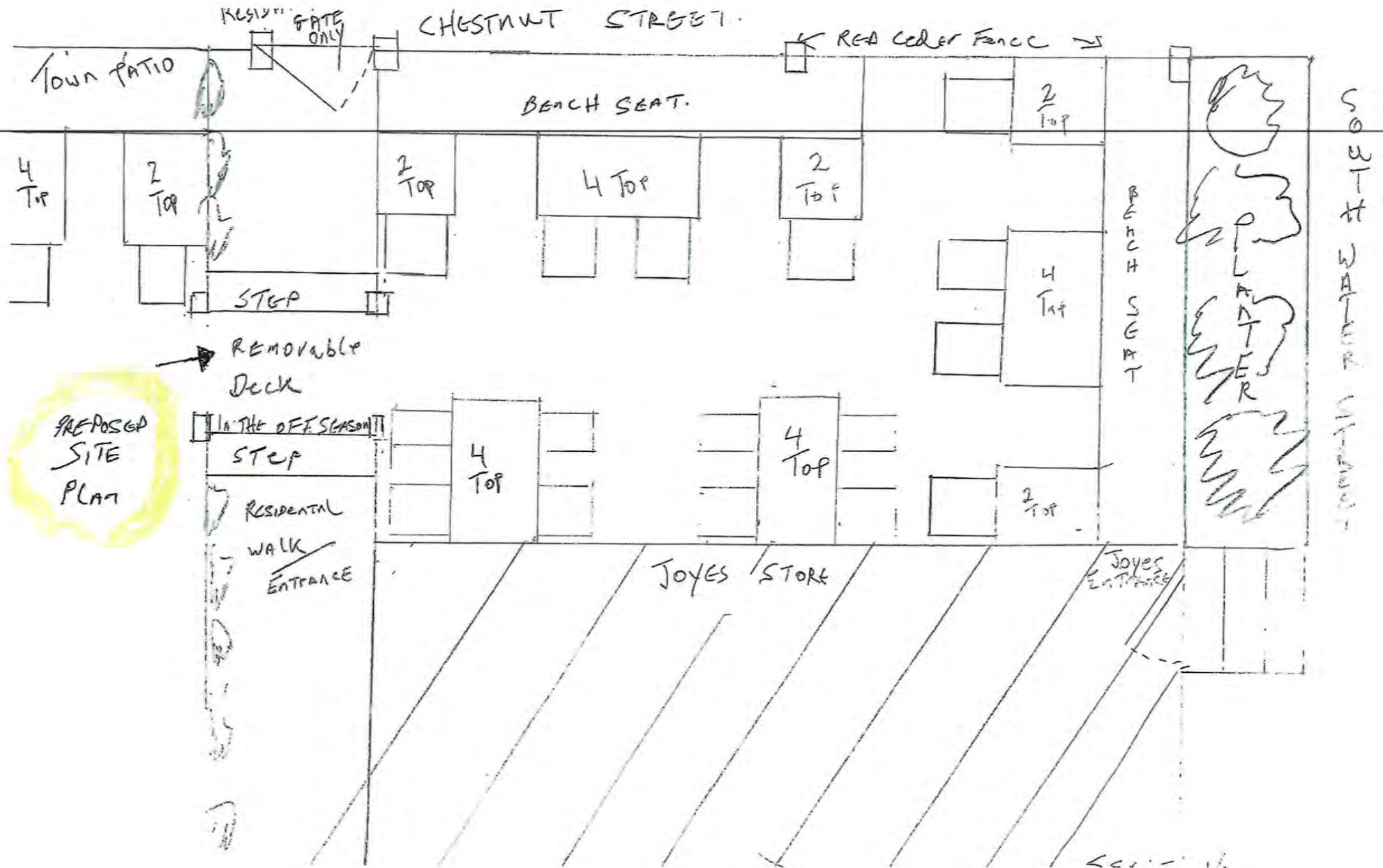
Corporation Clerk's Signature

JOHN KEANE
(Print Name)

(Print Name)

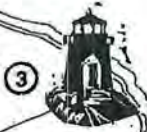


PLOT PLAN
FROM PERMIT # 4037-85
FILE 8-20-85 CB



NANTUCKET HARBOR

BRANT POINT



CHILDREN'S BEACH

STEAMBOAT WHARF

OLD NORTH WHARF

STRAIGHT WHARF

COMMERCIAL WHARF

TOWN PIER

SOUTH BEACH

NANTUCKET SHIP YARD

RECEIVED

APR 28 1993

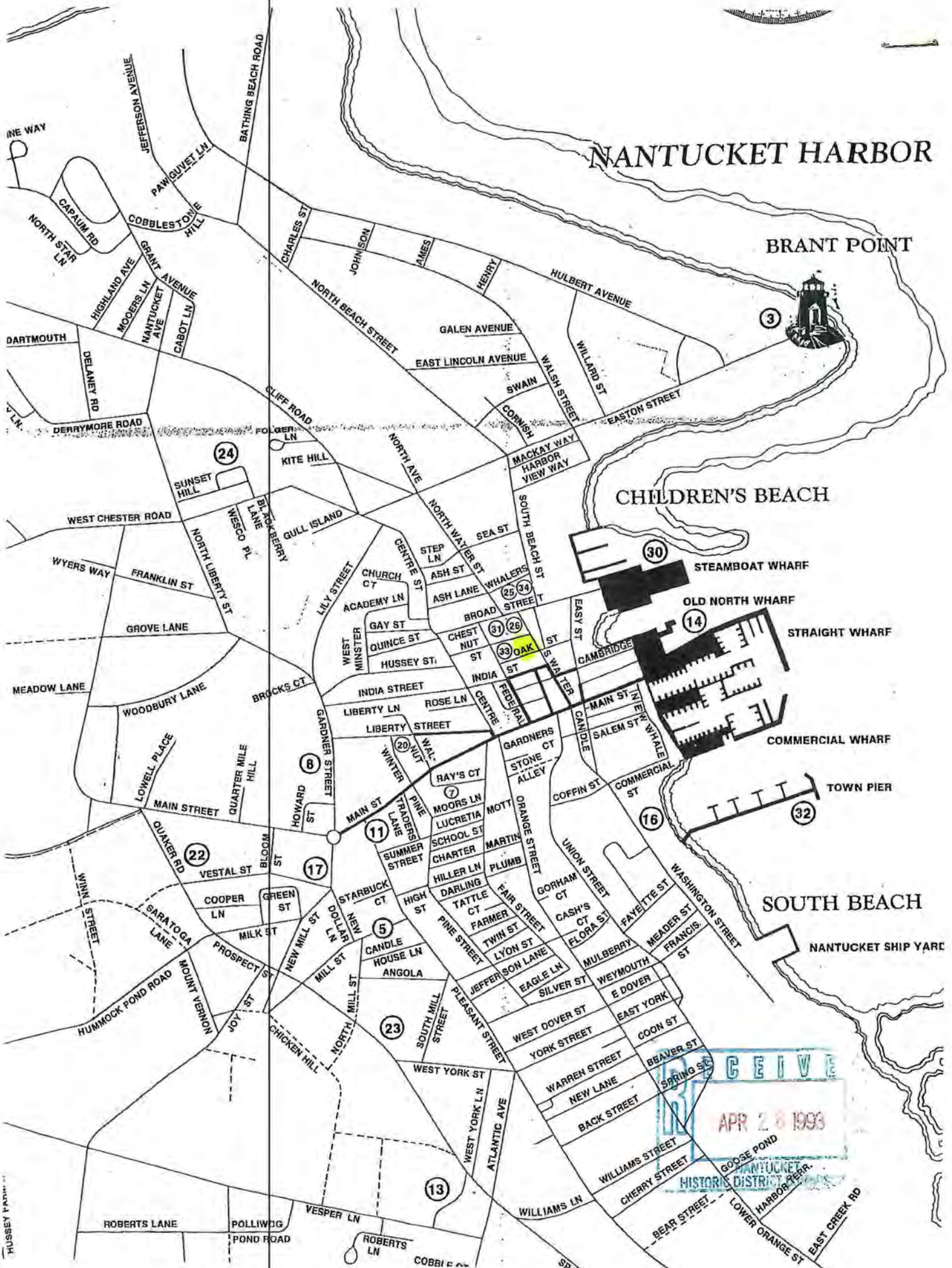
NANTUCKET HISTORIC DISTRICT

GOOSE POND

HARBOR PIER

LOWER ORANGE ST

EAST CREEK RD



MASSACHUSETTS COMMERCIAL LEASE AGREEMENT

1. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") is made on June 1 2025 (or upon final approval from Planning Board and Board of Selectmen), by and between:

Landlord: Thomas N Trust, LLC, with a mailing address of PO Box 585, Newburyport, MA, 01950 ("Landlord"), who agrees to lease the Premises to:

Tenant: Queequeg's LLC as represented here in by John Keane, with a mailing address of 4 W Creek Road ("Tenant"), who agrees to rent the Premises under the following terms:

Collectively, the Landlord and Tenant shall be known as the "Parties."

2. **LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 8 Oak Street, Nantucket MA 02554

Square Feet: 240 SF

Type of Space: Outdoor Brick Patio

Other Description: The patio closest to the police station.

Hereinafter known as the "Premises."

3. **USE.** The Tenant agrees to use the Premises for: (check one)

☐ - **All purposes legal under law.**

☒ - **Only for the following purpose(s):** Full service seasonal dining.
Any change in the above-mentioned purposes of the Premises shall only be permitted upon the Landlord's prior written consent.

4. **TERM.** This Agreement shall be considered a: (check one)

☒ - **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on June 1, 2025 and ending on May 31, 2026.

☐ - **Month-to-Month Lease.** The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on and ending upon written notice of days from one party to the other.

Hereinafter known as the "Initial Term."

5. **SECURITY DEPOSIT.** The Tenant is obligated to pay; (check one)

- ☒ - **No Security Deposit.** There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").
- ☐ - **Security Deposit Required.** The Tenant is required to pay \$x and shall be due and payable in advance of the Initial Term ("Security Deposit") and shall be held in escrow by the Landlord in a separate bank account as security for the successful performance of the terms and conditions of this Agreement. The Security Deposit may not be used to pay the last month's rent.

6. **RENT.** During the Initial Term, there shall be: (check one)

- ☐ - **No Rent Increases.**
- ☒ - **Increases in Rent.** The Tenant shall be obligated to pay rent for the Initial Term in accordance with the following time periods:

1st Period – Rent Amount

Seasonal Rent: \$30,000

From: June 1, 2025 To: May 31, 2026

Option to Renew - Rent Amount TBD

Hereinafter known as the "Base Rent."

7. **PERCENTAGE RENT.** In addition to the Base Rent, there is: (check one)

- ☒ - **No Percentage Rent.**
- ☐ - **Percentage Rent.** The Tenant must pay % of (gross sales, net sales, etc.). Such payments shall be made, with proof of calculation: (check one)
- ☐ - Monthly
- ☐ - Quarterly
- ☐ - Annually

Hereinafter known as the "Percentage Rent." The Base Rent and the Percentage Rent shall be referred collectively to as the "Rent."

8. **PAYMENT INSTRUCTIONS.** The Tenant shall be obligated to pay the Landlord the Rent on the June 1 of each Season under the following payment method: check.

9. **RENEWAL PERIODS.** The Tenant shall have: (check one)

☐ - **No Option to Renew.**

☒ - **Option to Renew.** The Tenant has the option to renew this Agreement under the following terms: Same as premised on this lease with an approved agreeable rent to both parties.

10. **LATE FEE.** If Rent has not been paid on the Due Date, there is: (check one)

☒ - **No Late Fee.**

☐ - **Late Fee Required.** If the Rent is not paid within x day(s) of the Due Date, the Landlord shall charge a penalty in the following manner: (check one)

All late payments made related to Rent shall be first applied to the late fee and all remaining amounts toward the outstanding Rent amounts.

11. **LIABILITY INSURANCE.** The Tenant is: (check one)

☐ - **Not Required to Obtain Liability Insurance.**

☒ - **Required to Obtain Liability Insurance.** The Tenant is required to obtain general liability insurance which lists the Landlord as the additional insured on the policy with a minimum coverage of \$3,000,000 aggregate.

12. **PROPERTY EXPENSES.** In addition to the Rent, the Tenant is required to pay: (check one)

☐ - **No Property Expenses.** The Tenant shall not be obligated to pay any fees related to real estate taxes, insurance, or common area maintenance expenses.

☒ - **Property Expenses.** The Tenant shall be required to pay the following

prorated property expenses: (check all that apply)

☐ - Real Estate Taxes

☐ - Property Insurance

☒ - Common Area Maintenance (CAMs)

☐ - Other

13. **DELIVERY OF PREMISES.** The Landlord agrees to deliver the Premises on the start date of the Initial Term in the following condition: (check one)

- ☒ - **As-Is.** The Tenant agrees to accept delivery of the Premises in its current condition.
- ☐ - **Vanilla Box.** The Tenant agrees to accept delivery of the Premises in a standard "vanilla box," with the Tenant being required to provide fixtures, furniture, or any other buildouts. All utilities and services shall be brought to connection with the Premises.
- ☐ - **Custom Fit-Out.** The Landlord and Tenant agree that the Premises shall be delivered in accordance with the following arrangement:

14. PARKING. The Premises shall have the following: (check one)

- ☒ - **No Parking Provided.** The Tenant acknowledges that the Landlord shall provide no parking on the Premises.
- ☐ - **Parking Provided.**

15. LEASEHOLD IMPROVEMENTS. Regarding making improvements to the Premises, the Tenant is: (check one)

- ☐ - **Not Allowed to Make Changes.** The Landlord does not allow the Tenant to make improvements or changes to the Premises unless written consent is granted.
- ☒ - **Allowed to Make Changes.** The Landlord allows the Tenant to make changes to the Premises under the condition that any change made must be reverted to its original condition at the termination of this Agreement unless otherwise agreed upon by the Landlord. Surrounding fence, lighting, NO SPEAKERS.

16. SUBLETTING. The Tenant is: (check one)

- ☒ - **Not Allowed to Sublet.** The Tenant is not permitted to sublet the Premises.
- ☐ - **Allowed to Sublet.** The Tenant is allowed to sublet the Premises with: (check one)
 - ☐ - No Approval. No written approval is required by the Landlord.
 - ☐ - Approval. Written approval is required by the Landlord.

17. DEFAULT AND POSSESSION. If the Tenant fails to perform or observe any terms, covenants, or conditions under this Agreement, the Landlord shall deliver unto the Tenant a written notice to remedy said breach within 30 days or

the minimum number of days required by state or local law, whichever is more. If the Tenant fails to remedy the breach within the applicable number of days, the Landlord shall have the right to terminate this Agreement and seek any remedies available by law.

18. **LICENSES AND PERMITS.** The Tenant must keep all necessary local, state, and federal permits on-site and present them to the Landlord, their agents, or government officials upon request.
19. **OBLIGATIONS OF TENANT.** The Tenant is responsible for maintaining the entranceway, minor repairs, waste removal, and overall cleanliness of the Premises. Any damage caused by the Tenant's negligence must be reported and repaired, with costs covered by insurance or the Tenant. The Tenant must comply with all laws and avoid keeping hazardous materials on the Premises.
20. **INSURANCE.** If the Tenant fails to obtain or maintain required insurance, the Landlord can obtain insurance and charge the Tenant. The Tenant should not keep items that could increase insurance premiums, and if their actions do increase premiums, they must cover the cost.
21. **DAMAGE TO LEASED PREMISES.** If damage not caused by the Tenant makes the Premises unfit for use, Rent will be adjusted or stopped until repairs are made. The Landlord's responsibility for repairs is limited to the insurance proceeds available for reconstruction.
22. **INDEMNIFICATION.** The Tenant must indemnify the Landlord against all liabilities arising from their use of the Premises, including any latent defects unknown to the Landlord.
23. **BANKRUPTCY – INSOLVENCY.** If the Tenant becomes bankrupt or insolvent, the Landlord can end the Agreement and re-enter the Premises, and the leased Premises will not be considered an asset in any bankruptcy proceedings.
24. **SUBORDINATION AND ATTORNMENT.** The Tenant agrees to subordinate their lease rights to any mortgages on the Premises and to recognize any purchaser as the new Landlord in case of foreclosure or sale.
25. **MISCELLANEOUS TERMS.**
 - a. The Tenant must comply with all legal regulations, avoid hazardous activities, and obtain the Landlord's consent for signage.
 - b. Pets are allowed only for disability needs.
 - c. The Tenant accepts the Premises as per the condition arrangement set forth under Section 13 and allows the Landlord entry for inspections or repairs.

26. **ESTOPPEL CERTIFICATE.** Upon request, the Tenant must provide a statement confirming the Agreement's status, any modifications, Rent payment status, and any Landlord defaults.

27. **HOLDOVER.** Upon the expiration of this Agreement's fixed lease term, the Agreement shall: (check one)

☒ - **Convert.** The Agreement shall convert to a month-to-month tenancy unless the Landlord stipulates otherwise.

☐ - **Terminate.** The Agreement shall terminate with immediate effect unless the Landlord agrees to a renewal or allows the Tenant to remain on a month-to-month basis.

28. **WAIVER.** Waiver by Landlord of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

29. **GOVERNING LAW.** This Agreement shall be governed by the laws of the state where the Premises is located.

30. **NOTICES.** Payments and notices shall be addressed to the following:

Landlord

Name: Thomas N Trust, LLC

Phone: 978-815-3731

Address: PO Box 585, Newburyport, MA, 01950

E-Mail: primetomk@gmail.com

Tenant

Name: Queequeg's LLC Represented by John Keane

Phone: 508-280-9643

Address: 4 W Creek Road, Nantucket MA 02554

E-Mail: xxjkcm@aol.com

31. **AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

32. **BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.

33. **ATTACHMENTS.** The following attachments are incorporated herein: (check all that apply and describe)

34. **ADDITIONAL TERMS & CONDITIONS.**

- a. This lease is subject to approval by all local licensing and permitting boards for full service dining.
- b. This lease is contingent upon the approval of the Landlord as to necessary improvements to the property for the use as specified above.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

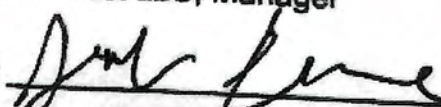
Landlord's Signature:



Date: 05/04/2025

Print Name: Thomas N. Trust LLC, Manager

Tenant's Signature:



Date: 05/04/2025

Print Name: John Keane as a representative of Queequeg's LLC





EAST CHESTNUT ST

TOWN







Agenda Item Summary

Agenda Item #	V. 2.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Cliff Rd

Executive Summary

Nantucket Electric Company is requesting permission to install a handhole and underground conduit from existing Pole 1 on Cliff Road

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Cliff Rd
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: Handhole cover should match the surrounding material in color. Holly Backus
DPW: No Issues.
SEWER: Contact the Sewer Department to mark out utilities prior to work being done. -David Gray
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

Cliff Rd

PETITION FOR MANHOLE AND DUCT LOCATION

Date: March 25th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Street Name Cliff Rd

Description of Work Install underground facilities on Cliff Rd. Install approximately 20' of conduit beginning at a point approximately 10 feet south of the centerline of the intersection of Cliff Rd and continuing approximately 20 feet in a north direction. Also install one new handhole across the street from pole 1.

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

NANTUCKET ELECTRIC COMPANY

Plan No. 30844233

NANTUCKET ELECTRIC COMPANY

By: *Robert Leonida*

Manager of Distribution Design

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 25th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 30844233

Street Name Cliff Rd

Description of Work Install underground facilities on Cliff Rd. Install approximately 20' of conduit beginning at a point approximately 10 feet south of the centerline of the intersection of Cliff Rd and continuing approximately 20 feet in a north direction. Also install one new handhole across the street from pole 1.

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

Held on the ____ day of _____ 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____

Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock _____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

Nantucket, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

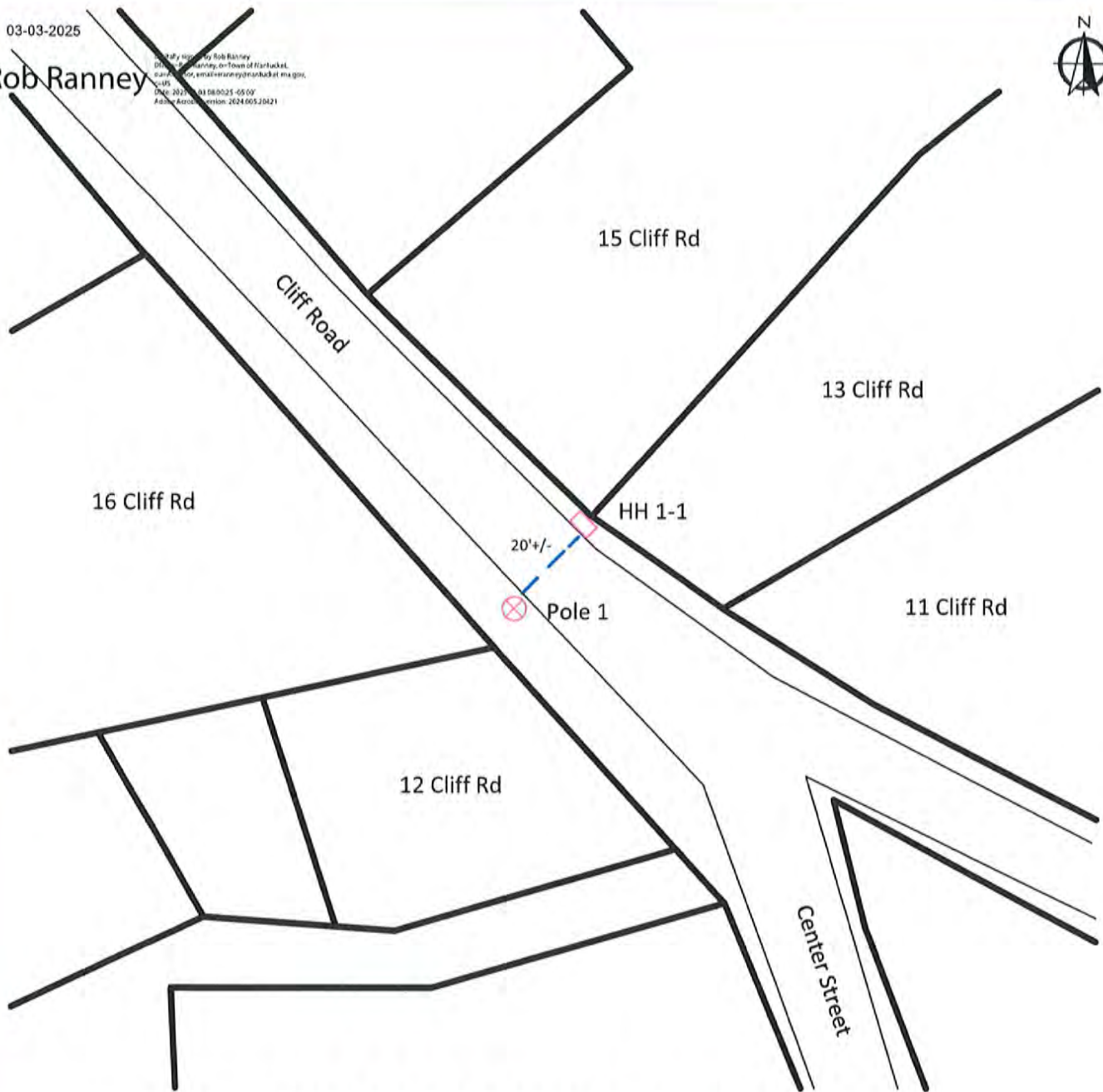
Attest: _____

Town Clerk

03-03-2025

Rob Ranney

Drawn by Rob Ranney
Checked by Tim L. Ranney, or Town of Nantucket
Scale: 1" = 40', email: rranney@nantucket.ma.gov
Date: 2025-03-03 08:00:25 -0500
AutoCAD version: 2024.005.10421



UNDERGROUND PETITION

LEGEND



Existing Pole



Proposed Conduit



Proposed Handhole

Job Description:

- National Grid is petitioning for approx. 20'+/- of 2-4" conduits and 1 new handhole

Date: 2/1/25

Drawn By: Tim L

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE

nationalgrid

Work Order: 30844233

To the Town/City of:

Nantucket

Location:

15 Cliff Road

Petition for Proposed:

- Conduit and Handhole



Agenda Item Summary

Agenda Item #	V. 3.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Dukes Rd

Executive Summary

Nantucket Electric Company is requesting permission to install a handhole and underground conduit from Pole 2 on Duke's Rd.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Dukes Rd
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: No Issues.
DPW: No Issues.
SEWER: Contact the Sewer Department to mark out underground utilities prior to any work.
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

PETITION FOR MANHOLE AND DUCT LOCATION

Date: March 5th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Street Name Dukes Road

Description of Work Install underground facilities on Dukes Rd. Install approximately 60' of 2-4" conduit beginning at a point approximately 15 feet north of the centerline of the intersection of Dukes Rd and continuing approximately 60' in a southern direction. Also to install proposed handhole.

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

NANTUCKET ELECTRIC COMPANY

Plan No. 31042563

NANTUCKET ELECTRIC COMPANY

By: *Robert Leonida*

Manager of Distribution Design

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 5th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 31042563

Street Name Dukes Road

Description of Work Install underground facilities on Dukes Rd. Install approximately 60' of 2-4" conduit beginning at a point approximately 15 feet north of the centerline of the intersection of Dukes Rd and continuing approximately 60' in a southern direction. Also to install proposed handhole.

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

Held on the ____ day of _____, 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____
Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock _____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

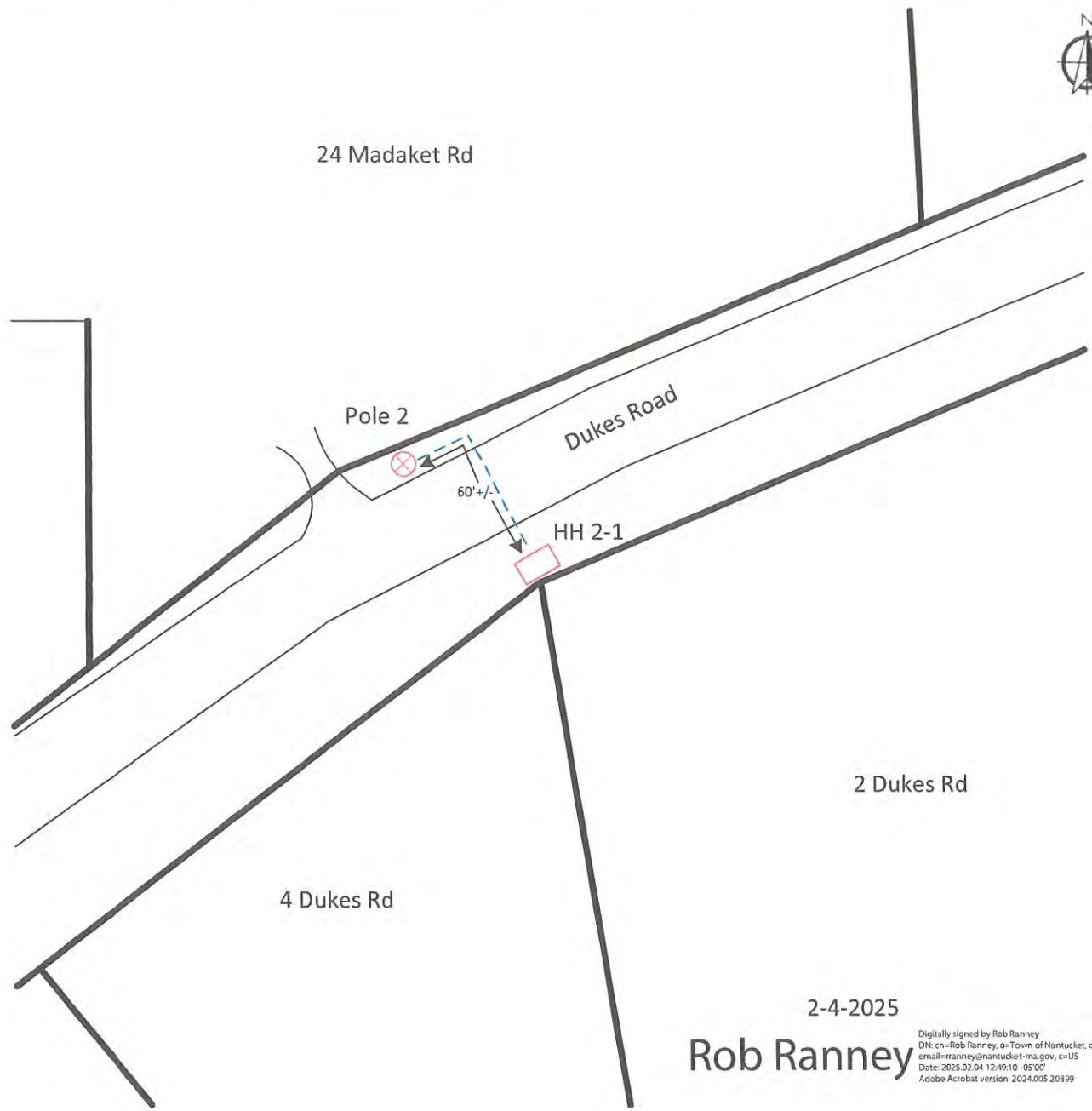
Nantucket, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk



2-4-2025

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor,
email=rranney@nantucket-ma.gov, c=US
Date: 2025.02.04 12:49:10 -05'00'
Adobe Acrobat version: 2024.005.20399

UNDERGROUND PETITION

LEGEND



Existing Pole



Proposed Conduit



Proposed Handhole

Job Description:

- National Grid is petitioning for approx. 60' +/- of 2-4" conduit and 1 new handhole

Date: 1/1/25

Drawn By: Tim L

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE

nationalgrid

Work Order: 31042563

To the Town/City of:

Nantucket

Location:

2 Dukes Rd
Nantucket, MA 02554

Petition for Proposed:

- Conduit and Handhole



Agenda Item Summary

Agenda Item #	V. 4.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Mackay Way

Executive Summary

Nantucket Electric Company/National Grid is requesting permission to install a handhole and underground conduit near existing Pole 3 on Mackay Way.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Mackay Way
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: No Issues.
DPW: No Issues.
SEWER: No Issues.
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 24th, 2025

To the Board of Selectman

Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 31105875

Street Name Mackay Way

Description of Work Install underground facilities on Mackay Way. Install approximately 15 feet of 3" conduit and one new handhole near existing pole 3.

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

Held on the ____ day of _____ 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____
Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock _____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

Nantucket, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

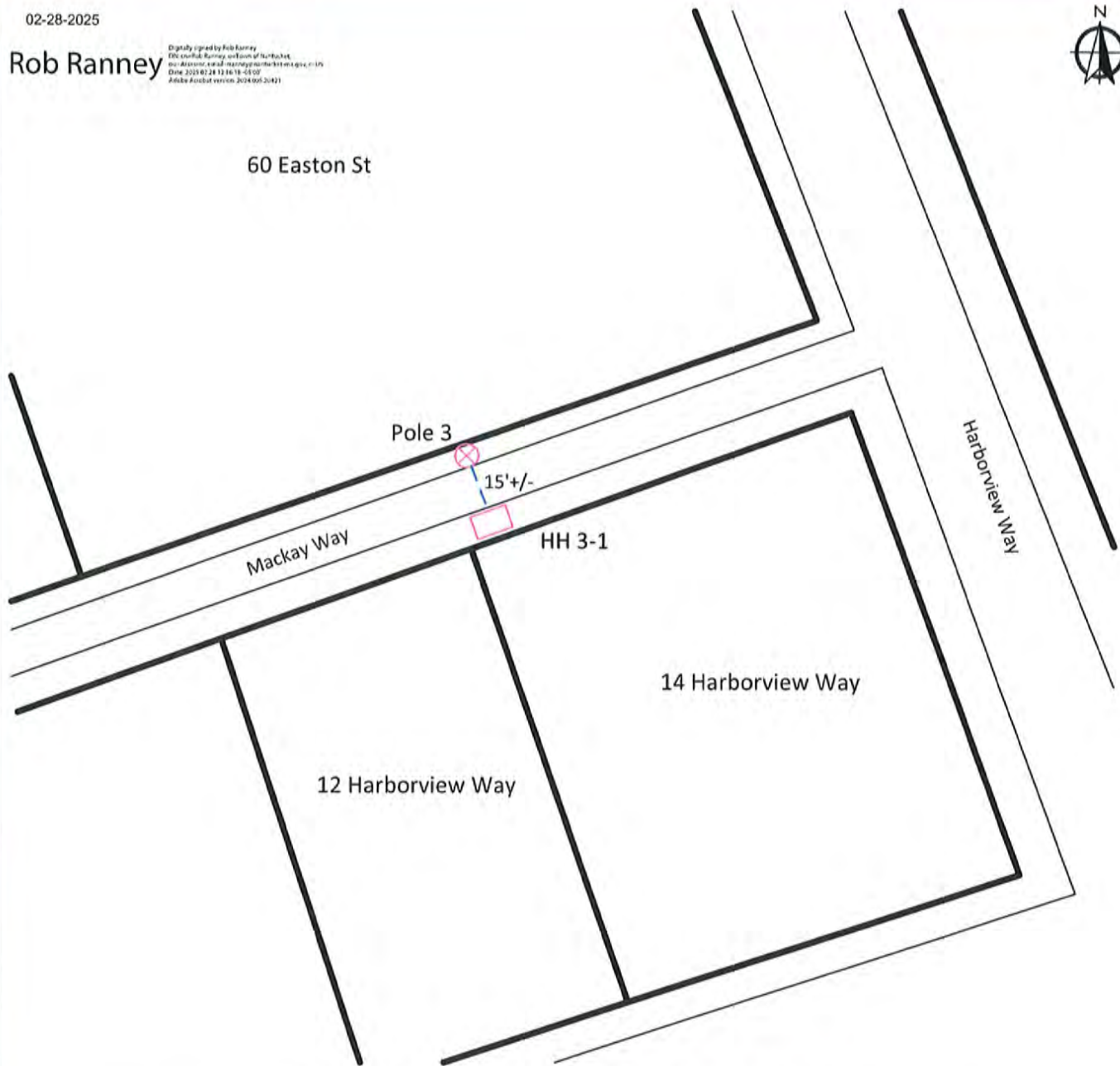
02-28-2025

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, ou=Nantucket, c=US
ou=National Grid, email=ranney@nationalgrid.com, o=NG
Date: 2025.02.28 13:16:18 -0500
Adobe Acrobat version: 2024.005.20421



60 Easton St



UNDERGROUND PETITION

LEGEND



Existing Pole



Proposed Conduit



Proposed Handhole

Job Description:

- National Grid is petitioning for approx. 15' of 1-3" conduit and 1 new handhole

Date: 2/1/25

Drawn By: Tim L

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE

nationalgrid

Work Order: 31105875

To the Town/City of:

Nantucket

Location:

14 Harborview Way

Petition for Proposed:

- Conduit and Handhole



Agenda Item Summary

Agenda Item #	V. 5.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Old South Rd

Executive Summary

Nantucket Electric Company/National Grid is requesting permission to install a pullbox and underground conduit to 117 Old South Rd.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Old South Rd
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: No Issues.
DPW: No Issues.
SEWER: Contact the Sewer Department to mark out underground utilities prior to the start of any work.
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 5th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 30918518

Street Name Old South Rd

Description of Work Install underground facilities on Old South Rd. KOB0 to install 1 pullbox and approximately 50' of 2-4" PVC conduit encased in concrete beginning at a point approximately 25 feet northwest of the centerline of the intersection of Old South Rd and continuing approximately 50 feet in a Southeast direction. Provide electrical service to 117 Old South Rd.

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

Held on the ____ day of _____ 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____

Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock _____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

Nantucket, Massachusetts

CERTIFICATE

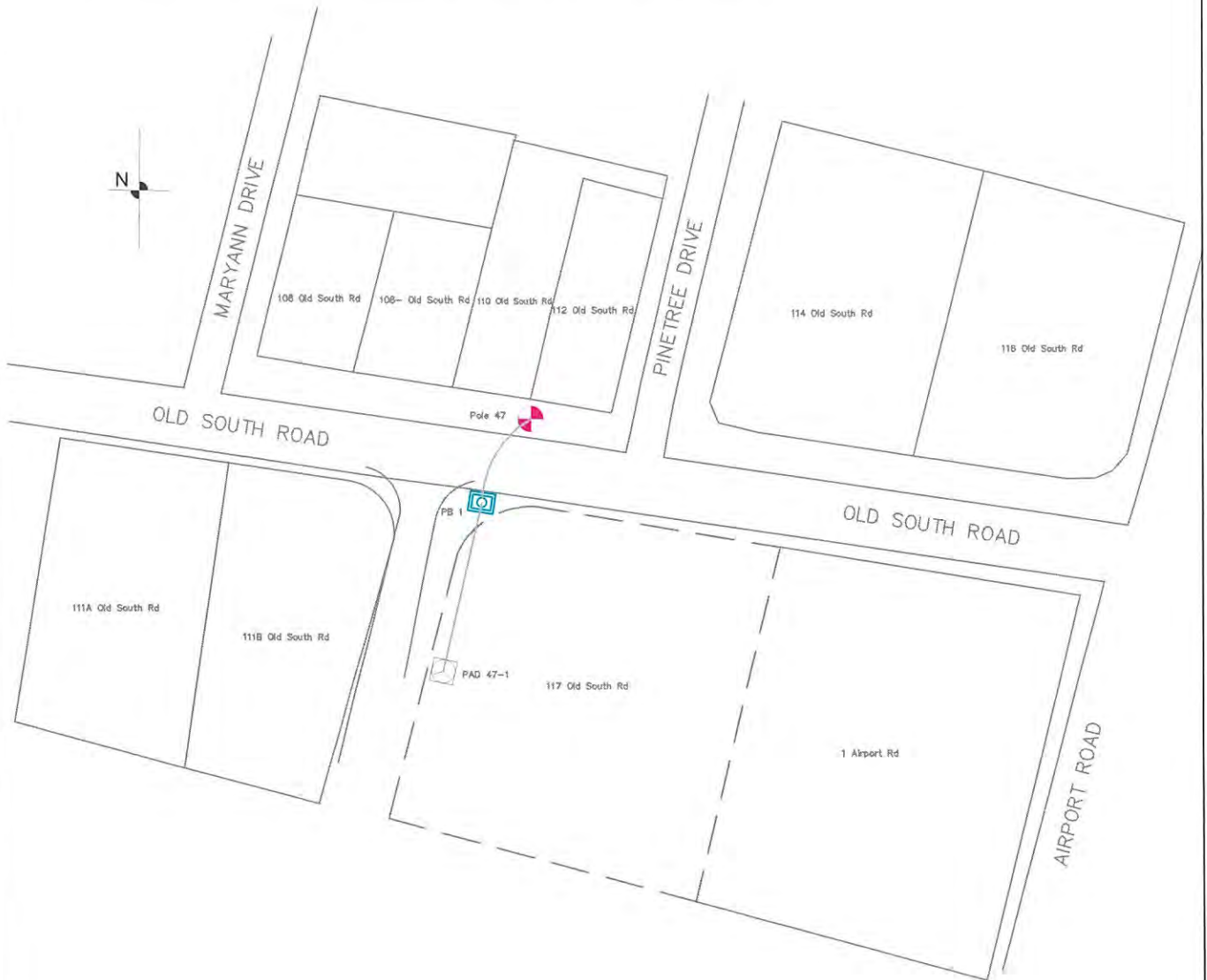
I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____

Town Clerk

KOBO to install (1) pullbox and approx 50' +/- of 2-4" PVC sched 40 conduit encased in concrete.
National Grid to provide electrical service to 117 Old South Road



02-21-2025

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Nantucket Island, c=US
Date: 2025.02.21 14:24:49 -0500
Reason: Ranney signed 2025.02.21 14:24:49

LEGEND



PROPOSED 300KVA THREE
PHASE PADMOUNT XFMR



PROPOSED PULLBOX



EXISTING J/O POLE
PROPOSED UG PRIMARY IN
CONCRETE ENCASED PVC SCHED 40 CONDUIT

INST UG PRIMARY CONDUCTORS
INST 300KVA PADMOUNT XFMR

117 OLD SOUTH ROAD

NANTUCKET, MASS 02554

Date 2/21/2025

Designer: VAZQUEZJ

Work Request: 30918518

nationalgrid



Agenda Item Summary

Agenda Item #	V. 6.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Orange Street

Executive Summary

Nantucket Electric Company/National Grid is requesting permission to install a handhole and underground conduit at 32 Orange St.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Orange Street
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: Handholes are located within the Town's historic district and should match the color of the surrounding material- if within the brick sidewalk, cover should be red/brick color. – Holly Backus
DPW: No Issues.
SEWER: Contact the Sewer Department to mark out underground utilities prior to the start of any work.
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 25th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 31106052

Street Name Orange St

Description of Work National Grid petitions to install underground facilities on Orange St. Install approximately 30' of 2-3" conduit from proposed handhole 10-1, to proposed handhole 10-2.

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

Held on the ____ day of _____ 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____

Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock _____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

Nantucket, Massachusetts

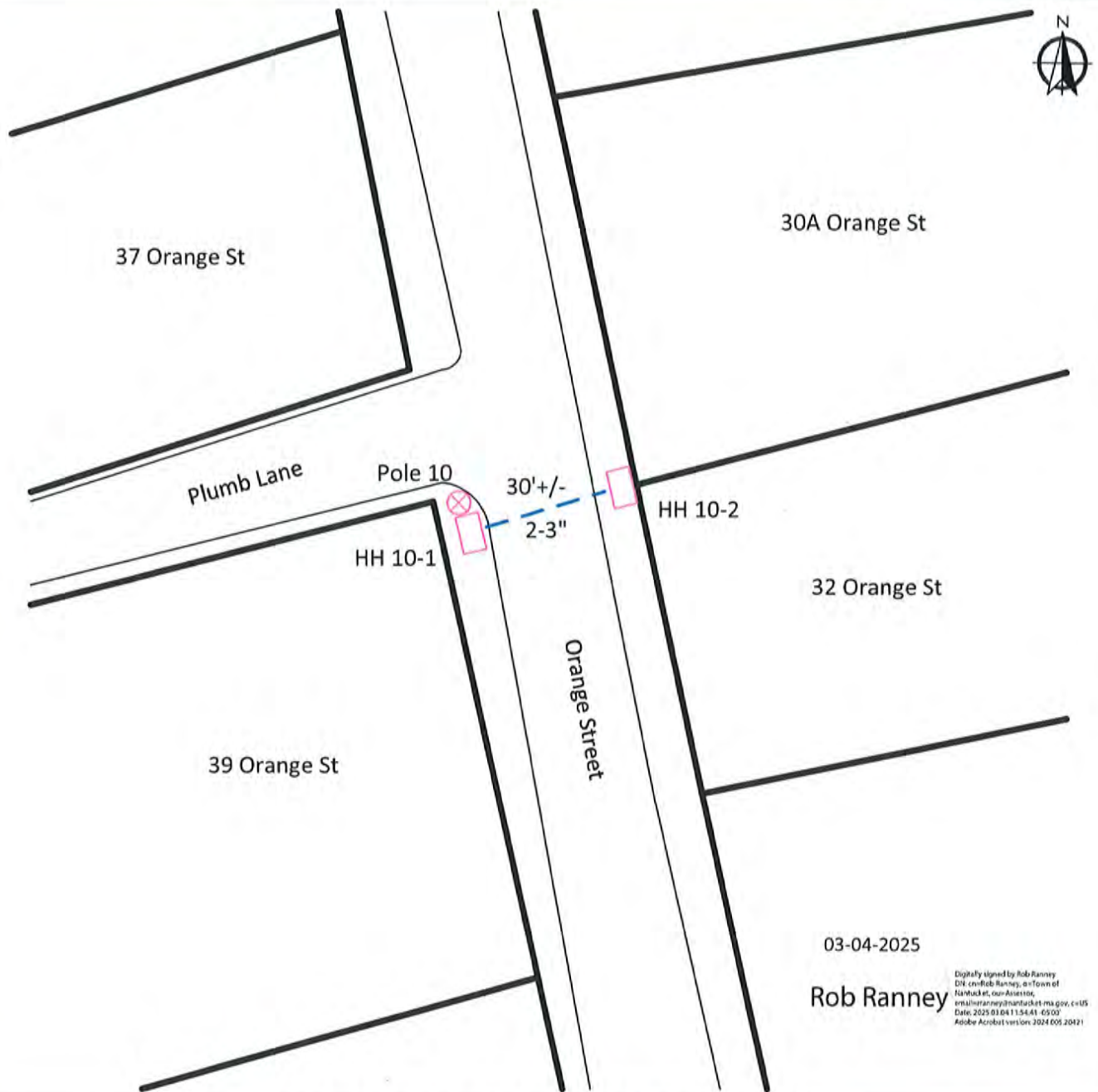
CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____

Town Clerk



03-04-2025
Rob Ranney
Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of
Nantucket, ou=Assessor,
email=rranney@nantucket-ma.gov, c=US
Date: 2025.03.04 11:54:41 -05'00'
Adobe Acrobat version: 2024.005.20121

UNDERGROUND PETITION

LEGEND		nationalgrid Work Order: 31106052					
Existing Pole	Proposed Conduit	<table><tr><td>To the Town/City of:</td><td>Location:</td></tr><tr><td>Nantucket</td><td>30 Orange St</td></tr></table>		To the Town/City of:	Location:	Nantucket	30 Orange St
To the Town/City of:	Location:						
Nantucket	30 Orange St						
Proposed Handhole							
Job Description: - National Grid is petitioning for approx. 30'+/- of 2-3" conduits and 2 new handholes		Petition for Proposed: - Conduit and Handholes					
Date: 3/1/25 Drawn By: Tim L							
DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE							



Agenda Item Summary

Agenda Item #	V. 7.
Date	06/09/25

Staff

Katie Cabral

Subject

Nantucket Electric Company/National Grid- Utility Petition – Tennessee Ave

Executive Summary

Nantucket Electric Company/National Grid is requesting permission to install a handhole and underground conduit at 32 Orange St.

Staff Recommendation

n/a

Background/Discussion

n/a

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

n/a

Board/Commission Recommendation

n/a

Public Outreach

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

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

n/a

Attachments

Departmental comments; National Grid petition.



UTILITY PETITIONS DEPARTMENTAL COMMENTS

APPLICANT: Nantucket Electric Company
TYPE: Order for Manhole and Duct Location
SITE ADDRESS: Tennessee Ave
HEARING DATE: June 9, 2025

COMMENTS

NPD: No Issues.
FIRE: No Issues.
PLANNING: No Issues.
DPW: No Issues.
SEWER: No Issues.
WWCo: Please contact WWCo to mark out the water line & utilities prior to work.

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

ORDER FOR MANHOLE AND DUCT LOCATION

Date: March 5th, 2025

To the Board of Selectman
Of the Town of Nantucket

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

Said underground electric conduits shall be located substantially with the plan filed herewith marked-

NANTUCKET ELECTRIC COMPANY

Plan No. 30978236

Street Name Tennessee Ave

Description of Work Install underground facilities on Tennessee Ave. Install approximately 100' of PVC conduit encased in concrete, beginning at a point approximately 10 feet North of the centerline of the intersection of Tennessee Ave and continuing approximately 100 feet in a northwest direction to customer's house 241 Madaket Rd.

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

Held on the ____ day of _____ 2025.

Clerk Of Selectman

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

Book: _____ Page: _____

Attest: _____

Town Clerk

I hereby certify that on _____, 20____ at _____ o'clock ____
at _____ a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

For permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectman of the Town of

Nantucket, Massachusetts

CERTIFICATE

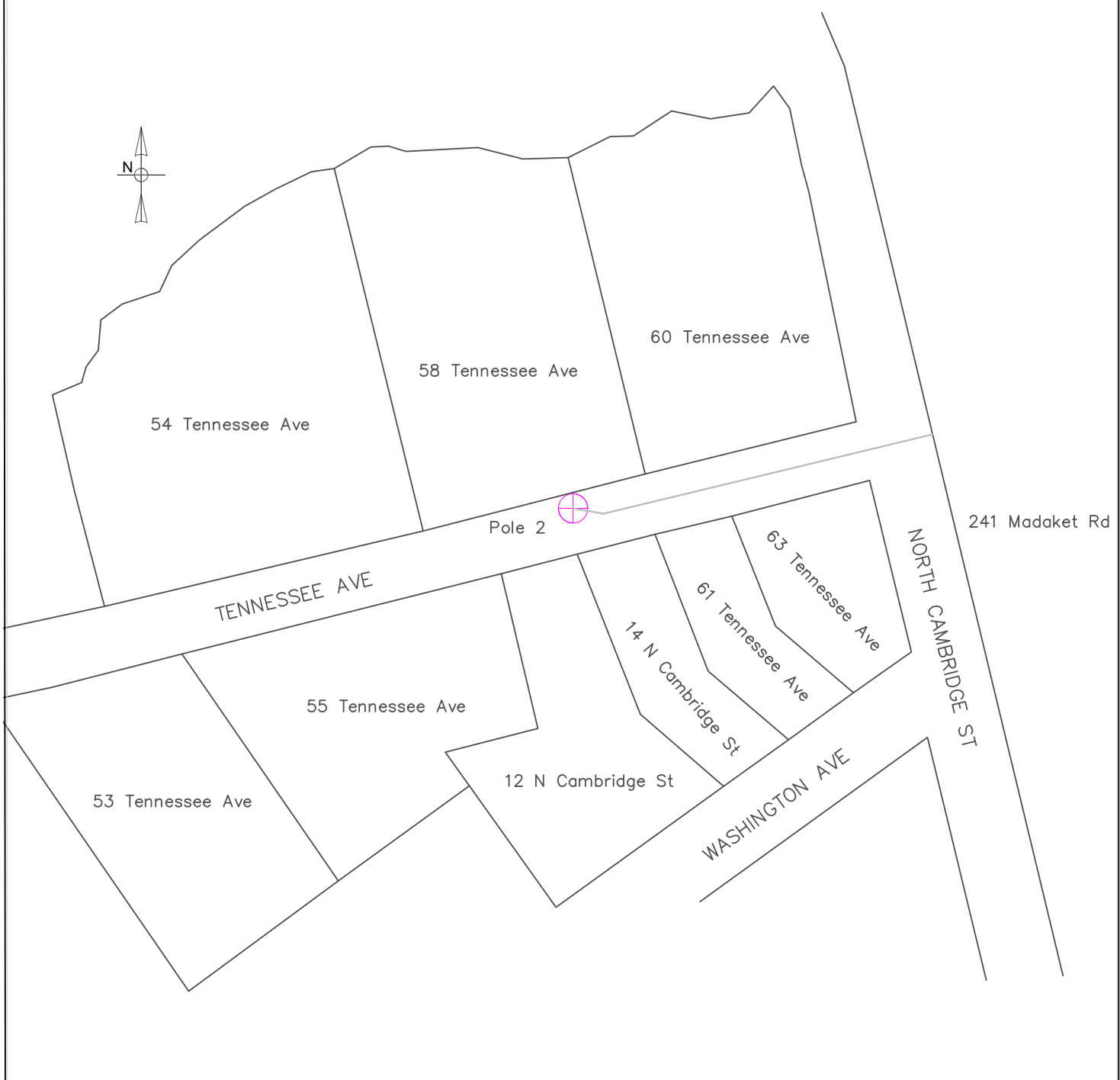
I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the board of Selectman of the Town of Nantucket, Massachusetts on the _____ day of _____, 2025 and recorded with the records of location orders of said town, Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____

Town Clerk

KOBO to install approx 100' +/- of 2-3" PVC sched 40 conduit encased in concrete. National Grid to provide electrical service to House #241 Madaket Rd



LEGEND



EXISTING J/O POLE



PROPOSED 2-3" PVC CONDUIT
ENCASED IN CONCRETE

Install UG Primary Conductors

241 Madaket Rd
Nantucket

Nantucket, Mass 02554

Date 2/12/2024

Designer: VazquezJ

Work Request 30978236

