

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Jason Bridges
Matt Fee
Kristie L. Ferrantella
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
OCTOBER 7, 2020 - 5:00 PM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020
ORDER REGARDING OPEN MEETING LAW
NANTUCKET, MASSACHUSETTS
AMENDED OCTOBER 5, 2020***

YOU TUBE LINK:

<https://youtu.be/p86epau3wiQ>

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. April 5, 2021 Annual Town Meeting:
 - Warrant Open for Citizen Warrant Article Submittals through 4:00 PM on November 13, 2020
 - Town Counsel Citizen Warrant Article Consultations: Wednesday, October 14, 2020 from 2:00 PM to 4:00 PM and Thursday, October 15, 2020 from 9:00 AM to 11:00 AM via Zoom - Contact TownManager@nantucket-ma.gov for Zoom links.
3. Recognition of Retiring Department of Public Works Employee Hartley Batchelder with 17 Years of Service to the Town of Nantucket.

IV. COVID-19 WEEKLY UPDATE

1. Select Board Comments/Questions
 - Public Comment
2. Report(s) from Public Health Director and Nantucket Cottage Hospital President:
 - COVID-19 Case Metrics, Including Massachusetts COVID-19 Community-Level Data Map

- COVID-19 Testing
 - Enforcement
 - Current/Pending/Potential Board of Health Orders
 - Other
 - Select Board Comments/Questions
 - Public Comment
3. Report(s) from Licensing Administrator:
 - Review of Massachusetts Reopening Plan Phase III Step 1; Phase III Step 2
 - Temporary Outdoor Dining Program:
 - Recommendation for 2020 Outdoor Dining Extension
 - Board Discussion Regarding 2021 Outdoor Dining
 - Other
 - Select Board Comments/Questions
 - Public Comment
 4. Human Services Update - Human Services Director
 5. Public Information and Town Services Update
 - Outreach Update
 - Town Offices/Public Closure Status
 - Status of In-Person Board/Committee/Commission Meetings
 - Select Board Comments/Questions
 - Public Comment

V. PUBLIC COMMENT* FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of November 20, 2019 at 6:00 PM; September 10, 2020 at 9:00 AM; September 17, 2020 at 9:00 AM.
2. Approval of Payroll Warrants for October 4, 2020.
3. Approval of Treasury Warrants for September 30, 2020; October 7, 2020.
4. Approval of Pending Contracts from October 7, 2020 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptance: Our Island Home.

IX. CITIZEN/DEPARTMENT REQUESTS/COMMITTEE REPORTS

1. Finance Department: Request for Acceptance of Bequeathed Funds for The James Dennis Scholarship Fund.

2. Finance Department: Request for Approval of:
 - a) Sale of \$18,425,000 in General Obligation Bond Anticipation Notes for General Fund, Sewer, Airport and Community Preservation Committee.
 - b) Sale of \$11,370,000 in General Obligation Bonds for Sewer, General Fund, Water Company and Affordable Housing Trust.
3. Request for Approval of 175% Area Median Income (AMI) Monitoring Agreement between Town of Nantucket, Richmond Great Point Development, LLC, NHA Properties d/b/a Housing Nantucket and Nantucket Affordable Housing Trust Fund.

X. REAL ESTATE MATTERS

1. Request for Approval and Execution of Quitclaim Deed for Town-owned Parcel Known as Taking Parcel B, Irving Street as Shown on Plan of Land Entitled "Acquisition Plan for Portions of Paper Streets in Surfside, Hawthorne Street, Irving Street and Monomoy Avenue, Nantucket, MA," Dated May 6, 2015, Prepared by Earle & Sullivan, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2015-23, Pursuant to Article 99 of 2011 Annual Town Meeting.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of All or Any Portions of Paper Streets for Public Access, Open Space, Recreational Use Purposes and/or General Municipal Purposes and for the Purpose of Conveyance of Fee Title or Lesser Interests, Together with any Public and Private Rights of Passage, as Authorized by MGL Chapter 79 and the Following Town Meeting Votes:
 - a) Portion of Weweeder Avenue Shown as Parcel A on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Weweeder Avenue," Dated February 21, 2020, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2020-15, Pursuant to Vote on Article 98 of 2011 Annual Town Meeting.
 - b) Portions of School Street, Laurel Street and Shawaukema Avenue Shown as Easement Area E-1 and Easement Area E-2 on Plan of Land Entitled "Roadway Acquisition Plan @ #3 Gladlands Ave, Nantucket, MA," Dated Sept. 10, 2020, Prepared by Earle & Sullivan, Inc. (To be Continued to October 28, 2020).
2. Public Hearing to Consider Renaming Coon Street (Continued from September 9, 2020).

XII. TOWN MANAGER'S REPORT

1. Request for Authorization to File and Execute Applications and Related Documents; and Perform Other Actions Necessary in Connection with Massachusetts Water Pollution Abatement Revolving Loan Program for the Sea Street Pumping Station Third Sewer Force Main Project.
2. Strategic Plan Update.

XIII. SELECT BOARD'S REPORTS/COMMENT

1. Discussion/Update as to Diversity, Equity and Inclusion Initiatives.
2. Committee Reports.

XIV. ADJOURNMENT

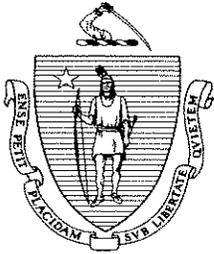
****Identified on Agenda Protocol Sheet***

Select Board Agenda Protocol:

- **Roberts Rules:** *The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- **Public Comment:** *For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Select Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action. Except in emergencies, the Board will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.*

Public Comment is not to be used to present charges or complaints against any specifically named individual, public or private; instead, all such charges or complaints should be presented in writing to the Town Manager who can then give notice and an opportunity to be heard to the named individual as per MGL Ch. 39, s 23B.

- **New Business:** *For topics not reasonably anticipated 48 hours in advance of the meeting.*
- **Public Participation:** *The Board welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on the clarity of information presented. The Board will hear any staff input and then deliberate on a course of action.*
- **Select Board Report and Comment:** *Individual Board Members may have matters to bring to the attention of the Board. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.*



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

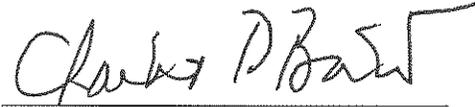
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts



Agenda Item Summary

Agenda Item #	III. 3.
Date	10-07-2020

Staff

DPW Retirement Announcement

Subject

Retirement after 17 years of Hartley Batchelder

Executive Summary

Hartley Batchelder has worked for DPW for the last 17 years in various capacities in service to the Town of Nantucket. From street sweeper, to catch basin cleaning truck, to filling in at the Take-It-Or-Leave-It, Hartley's broad shoulders and broad smile has served as a shining example of DPW's service-before-self attitude that could be felt by all who worked with him. We wish Hartley a long and healthy retirement. Thank you Hartley for 17 years of Making It Happen!

Staff Recommendation

Recognition of Hartley's 17 years with TON DPW.

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

Staff retirement photo (attached)





PROPOSED UPDATE TO OUTDOOR DINING ADVISORY AND NANTUCKET EMERGENCY ORDER #11:

On September 10, 2020, Governor Charlie Baker issued an Order Making Certain Phase III Adjustments (also known as COVID-19 Order No. 50), which extends the period for outdoor table service by licensees licensed for on-premises consumption. Pursuant to this Order, local licensing authorities (“LLA”) may approve requests for expansion of outdoor table service or extensions of earlier granted approvals issued pursuant to Section 4 of COVID-19 Order No. 351, from November 1, 2020, for any period up to and until sixty (60) days after the end of the state of emergency. The LLA may issue extensions automatically to all licensees, or may do so on request from individual licensees. The LLA may modify any prior approvals as the LLA deems proper and appropriate, including addressing snow removal, pedestrian traffic, and other similar concerns.

The Back to Business Work Group recommends the following update to the Outdoor Dining Program. The Advisory is subject to change at the Town’s discretion based on incoming public health metrics as well as any future guidance or requirements issued by the Commonwealth of Massachusetts.

1. The Temporary Outdoor Dining Program has been extended beyond November 1, 2020.
2. The Temporary Outdoor Dining Program on private property (i.e. outdoor dining spaces that do not extend onto public sidewalks and parking lanes) has been extended indefinitely for the duration of the ongoing COVID-19 related public health emergency. Licensees previously approved for extensions of their respective licensed premise previously scheduled to expire on November 1, 2020 may continue to operate until further notice or until the Board issues further guidance.
3. Licensees utilizing the Temporary Outdoor Dining Program on public sidewalks, parking lanes and streets may continue the approved use of those spaces until December 31, 2020, weather permitting, or until further notice or until the Board issues further guidance. The Workgroup may evaluate requests for further extensions of this use on a case by case basis in the coming weeks and months. The Town reserves the right to require the immediate removal of all or select installations to accommodate a response to winter storms.
4. Spring renewal of outdoor extensions may take place as allowed by the current State of Emergency or further orders from the Commonwealth of Massachusetts, Select Board or Board of Health. All Licensees will be required to file new applications to continue any current extensions or request new space. Conditions are subject to change. The renewal period will take place in the month of March alongside seasonal license renewals.
5. Licensees seeking to utilize propane heaters may only do so upon applying and receiving written approval from the Nantucket Fire Department. The application requires the following information: a. Number of heaters; b. Number and size of propane tanks

(maximum allowed propane tank size of twenty (20) pounds; c. Specific location of the proposed heaters showing the minimum requirement of five (5) feet of space between proposed heaters and minimum of five (5) feet of space between any entrance or exit and the proposed heaters (floor plan may be hand drawn);

6. Once the request is submitted, the Fire Prevention Unit of the Nantucket Fire Department will review the application, request any additional information, and schedule an inspection of the licensed premise.
7. Any Licensee utilizing propane without the approval of the Nantucket Fire Department or utilizing propane or not in compliance with the Advisory and forthcoming guidance as it may be amended from time to time will face disciplinary action including but not limited to the revocation of the temporary extension and the suspension or revocation of any annual license issued by the Board.

Health Imperatives

July 2019/July 2020:

- 23% increase in the active caseload of Women, Infants, and Children (WIC) nutrition program compared to July 2019
- 50% increase in individuals receiving in-person sexual and reproductive health services at clinic compared to July 2019

August 2019/August 2020:

- 51% increase in the active caseload of Women, Infants, and Children (WIC) nutrition program compared to August 2019
- No increase in individuals receiving in-person sexual and reproductive health services at clinic compared to August 2019

September 2019/September 2020:

- 35% increase in the active caseload of Women, Infants, and Children (WIC) nutrition program compared to September 2019
- 12% decrease in individuals receiving in-person sexual and reproductive health services at clinic compared to September 2019 (likely due to staff training impacting availability)

South Coastal Counties Legal Services

July 2019/July 2020:

- July 2019: 6 clients served (2 family, 2 housing, 2 individual rights related concerns)
- July 2020: 6 clients served (1 family, 1 housing, 4 individual rights related concerns)

August 2019/August 2020:

- August 2019: 6 clients served (2 family, 2 housing, 2 individual rights related concerns)
- August 2020: 6 clients served (1 family, 1 housing, 4 individual rights related concerns)

September 2019/September 2020:

- September 2019: 5 clients served (2 family, 1 housing, 2 individual rights related concerns)
- September 2020: 6 clients served (1 family, 1 housing, 4 individual rights related concerns)

Elder Services

July 2019/July 2020:

- 30% increase in clients served with Meals on Wheels compared July 2019
- Current number of seniors served is 47

August 2019/August 2020:

- 20% increase in clients served with Meals on Wheels compared to August 2019
- Current number of seniors served is 47

Nantucket Food Fuel and Rental Assistance

July 2019/July 2020:

- Food Pantry: July 2019 – 339 persons served July 2020- 279 persons served (17% decrease, though no difference in number in bags of food distributed- families served this year were likelier to have more members and require more “visits”)
- Rental Assistance: July 2019 – \$14,875 for 10 households July 2020 – \$23,261 for 20 households (100% increase in households served/56% increase in assistance amount)
- Utility Assistance: July 2019 – 0 households served July 2020 -- \$1,000 for 1 household

August 2019/August 2020:

- Food Pantry: August 2019 – 366 persons served August 2020- 228 persons served (37% decrease, attributed to less seasonal workers on-island)
- Rental Assistance: August 2019 – \$9,200 for 8 households August 2020 – \$16,486 for 16 households (100% increase in households served/79% increase in assistance amount)
- Utility Assistance: August 2019 – 0 households served August 2020 -- \$2,758 for 14 households

September 2019/September 2020:

- Food Pantry: September 2019 – 387 persons served September 2020- 286 persons served (26% decrease)
- Rental Assistance: September 2019 – \$2,250 for 3 households September 2020 – \$17,586 for 14 households (366% increase in households served/681% increase in assistance amount)
- Utility Assistance: September 2019 – \$508.25 for 1 household September 2020 -- \$538 for 1 household (5% increase)

Direct Provider Predictions for Fall 2020

Nantucket Food Fuel and Rental Assistance: expecting to see an increase in assistance needs if the service sector slows down/businesses close for the season earlier than expected.

A Safe Place: may see an increase in-office once people have more free time from work. Due to the quick shift from “stay at home” into “work as much as you can while the work is here,” some do not have the time to come into the office or call for services. Once seasonal jobs are done, will see a huge increase in basic client needs again as not everyone was able to work as long this year during the “in-season” to save for the winter months.

Fairwinds: expecting to see an increase in referrals based on schools going back/remote/in-person learning/COVID and crisis season coming upon us. Will see an increase in referrals for in-home therapy, therapeutic mentoring, community support from the schools and outpatient referrals/self-referral/PCP/schools/other agencies. Available for an increase in referrals for clients with substance misuse and are educating other agencies that Fairwinds is available to see these clients.

Health Imperatives: expecting demand for sexual and reproductive health services to remain comparable to 2019 levels throughout the Fall; anticipating that demand for the WIC program will continue to be high throughout the Fall.

South Coastal Counties Legal Services: there is generally an increase in cases following the summer; due to the housing eviction moratorium currently set to expire on 10/18/20, we are preparing for a sharp increase in the demand for legal assistance in housing matters at that point.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
October 7, 2020

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Professional Service Agreement	DPW	Skid Steer Solutions, Inc.	\$36,117.10	Contract for purchase of new brush cutting parts for skid steer	DPW Budget & Article 10/2018 ATM	October 7, 2020 - June 30, 2021
Amendment to Professional Service Agreement	DPW	Nantucket Septic	Add \$22,320 to original contract amount of \$209,045 for new contract total of \$231,395	Amend current contract for supply of portable toilets and septic service to include daily disinfecting cleanings for toilets due to COVID-19	Facilities Budget	October 7, 2020 - March 10, 2023

CONSENT AGENDA ITEMS FOR 10/7/2020 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Our Island Home:
 - Gifts totaling \$125 from various donors for the Our Island Home Gift Account

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.



OUR ISLAND HOME

9 East Creek Road
Nantucket, Massachusetts 02554
(508) 228-0462
FAX (508) 228-6875

September 28, 2020

Nantucket Board of Selectmen
Nantucket, MA. 02554

Dear Chairwoman Hill-Holdgate,

I am writing to request that the Board accept the following gifts for Our Island Home:

- A check in the amount of \$100.00 from John & Joan Stackpole in memory of Betsy Reader
- A check in the amount of \$25.00 from Gardner & Betty MacDonald in memory of Elizabeth Reader

All donations will go to the Our Island Home Gift Account and the funds will be used to assist in means to enrich the daily lives of our residents.

Thank you in advance for your acceptance.

Sincerely,

Robert Eisenstein, Interim Administrator
Our Island Home



Agenda Item Summary

Agenda Item #	IX. 1.
Date	10/7/2020

Staff

Brian E. Turbitt, Finance Director

Subject

Acceptance of money bequeathed from the estate of James Dennis

Executive Summary

The Town received notification that Mr. James Dennis, in his Last Will and Testament, left the Town \$86,004.72 to be used to establish and fund the James Dennis Scholarship Fund.

Staff Recommendation

Recommend acceptance. The Scholarship Fund will be managed, and scholarship recipients chosen by the Nantucket High School Scholarship Committee, pursuant to the terms of The James Dennis Scholarship Fund.

Background/Discussion

N/A

Impact: Environmental Fiscal Community Other

None

Board/Commission Recommendation

N/A

Public Outreach

None

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

None

Attachments

Last Will and Testament of James Dennis; Terms of The James Dennis Scholarship Fund



LAST WILL AND TESTAMENT

OF

JAMES DENNIS

I, JAMES DENNIS, presently of Hyannis, Massachusetts, a citizen of the United States of America, being of sound mind, do hereby make, publish and declare the following to be my Last Will and Testament:

ARTICLE ONE

Revocation of Prior Wills

I hereby revoke any and all Wills and Codicils heretofore made by me.

ARTICLE TWO

Taxes, Debts and Administration Expenses

I direct my Executrix to pay all my funeral and administration expenses, and my just debts from the residue of my estate, without apportionment to other property, excluding, however, debts secured by a mortgage on real estate to which I hold title, individually or otherwise, at the time of my death.

I direct my Executrix to pay from the residue of my estate all estate, inheritance or similar taxes, including interest and penalties thereon, which may be due on any property included in my estate for estate tax purposes; except that taxes, including interest or penalties thereon, will be paid from that property, and, if applicable, in accordance with the provisions of any instrument governing the administration of such property, where such taxes:

- (1) Are due on property over which I have a power of appointment granted to me by someone else.
- (2) Are generation-skipping transfer taxes under the Internal Revenue Code or any similar provision of any state law which is due.
- (3) Are taxes attributable to the inclusion in my gross taxable estate of the proceeds of life insurance on my life under Code Section 2035 (but this will not apply to any insurance proceeds included in my estate solely by reason of Code Section 2042(1)).
- (4) With respect to which any other arrangement has been specifically made for payment of such taxes pursuant to provisions of a trust or otherwise.

ARTICLE THREE

General Bequest

I give and bequeath the amount of five thousand dollars, (\$5,000.00) to RON SHEPHERD, presently of Nantucket, Massachusetts. If RON SHEPHERD does not survive me, this bequest shall lapse and will pass as part of my residuary estate.

Tangible Personal Property

I give and bequeath to my friend ANTHONY OLIVER, presently of Nantucket, Massachusetts, all my tangible personal property, including, but not limited to: personal effects, household furnishings, automobiles, and clothing, together with any insurance thereon and any claim for loss or damage to said property.

If ANTHONY OLIVER does not survive me, then I direct that all my tangible personal property be added to and distributed as a part of my residuary estate.

I authorize my Executrix 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 entitled to receive such property (even if a minor or incompetent), or his or her guardian for the individual's use and benefit, or a custodian under the Uniform Gifts to Minors Act or Uniform Transfer to Minors Act as provided herein, all as my Executrix determines and in any case without requiring any bond. The receipt of such individual (whether or not a minor or incompetent), guardian, or custodian will be a complete discharge of my Executrix with respect to such property and from further accountability therefor.

My Executrix will determine what property constitutes "tangible personal property." I may leave a memorandum concerning the division or distribution of my tangible personal property, but any such memorandum will merely be an expression of my wishes and will not be binding upon the beneficiaries or my Executrix in this regard.

Real Property

I direct my Executrix to sell any and all real property which I own at the time of my death and to add the proceeds from the sale of such real property to my residuary estate below.

ARTICLE FOUR

Residuary Estate

All the rest, residue and remainder of my property, of whatever kind and nature, whether real, personal or mixed, and wheresoever situate, of which I may die seized or possessed, or to which I

may be or become entitled at the time of my death, which I may dispose of by Will (my "residuary estate"), I give, devise, and bequeath as follows:

1. 50% to the Nantucket Boys and Girls Club, presently located at Sparks Avenue, Nantucket, Massachusetts; and
2. 50% to the Town of Nantucket to be used to establish the James Dennis Scholarship Fund. The James Dennis Scholarship Fund is to be established and administered in accordance with the terms as provided in a writing executed prior to the execution of this Will. The original of such writing is filed with this Will with Glidden & Glidden, P.C., at 37 Centre Street, Nantucket, Massachusetts.

ARTICLE FIVE

Powers of Appointment

I expressly do not exercise any powers of appointment which I may have, except to the extent that I have directed that such property bear its fair share of estate, inheritance or similar taxes which may be due by virtue of such property being included in my taxable estate.

ARTICLE SIX

Survivorship

All the provisions made by this Will for the benefit of any devisee or legatee hereunder are contingent upon the survival by such devisee or legatee for at least ninety (90) days after the date of my death. In the event any legatee or devisee does not survive me for at least ninety (90) days, the provisions of this Will shall be applied and interpreted as if such devisee or legatee predeceased me.

ARTICLE SEVEN

Executrix

I nominate and appoint Jessie M. Glidden, presently with offices at Glidden and Glidden, P.C., 37 Centre Street, Nantucket, Massachusetts, to serve as Executrix and/or Temporary Executrix of my Will.

If Jessie M. Glidden does not qualify or ceases to act, then the principals of the law firm of Glidden and Glidden, P.C., presently with offices at 37 Centre Street, Nantucket, Massachusetts, or whatever law firm is its successor, upon consultation and with the approval of the beneficiaries of full age and legal capacity of this Will or of the relevant trust, will designate such alternate or successor Executrix and/or Temporary Executrix as may be required from time to time.

Bond

I direct that no bond or other security for the faithful performance of their duties be required in any jurisdiction of any temporary or permanent fiduciary who is by name or reference appointed herein to administer my estate or to act as a guardian, regardless of whether a fiduciary's residence is within or outside the Commonwealth of Massachusetts. If a bond is required by law, I direct that no surety be required on such bond.

Miscellaneous

No Executor hereunder will be liable for any act or omission of any other Executor, or any error in judgment. An Executor will only be liable for his or her own acts or omissions in bad faith; and it is my specific intention that my fiduciaries may seek and rely upon the advice of counsel selected with reasonable care in connection with any matter relating to the administration of my estate and any trust created hereunder.

If there are more than two Executors acting hereunder, a majority may act as to any matter.

Notwithstanding any other provision of this Will, no person who is ever serving as the sole Executor will have any power whatsoever to take any action with respect to any interest in any life or accidental death insurance policies or group certificates on his or her life which are owned by the estate, except to take the actions necessary to effect a distribution or transfer of such policies or group certificates to the legatees described therein.

ARTICLE EIGHT

Powers of Executrix

My Executrix will have all those powers provided by common law and statute, and will have in addition the following powers, without limitation by reason of specification:

1. To sell at public or private sale, or to exchange, grant options with respect to, lease, pledge or mortgage, in such manner and on such terms as my Executrix determines advisable (any or all of which arrangements may extend beyond the term of administration of my estate), any property, real, personal or mixed, which may at any time constitute part of my estate, without requiring the authorization or license of any Court or beneficiary hereof as a condition of exercising this authority.
2. To borrow money, with or without security, for any purpose, and to pledge securities or other property to secure any loans.
3. To execute all deeds, assignments, mortgages, discharges, leases or other instruments necessary or proper for any purpose.

4. To invest or reinvest in and retain as an investment any property, including securities, mutual funds, loans secured by junior mortgages on real estate and any partnership, entities or companies organized to invest in same, which, in the opinion of my Executrix will be suitable, although of a kind or in an amount which might not otherwise be regarded as a proper estate investment.

5. To invest the property of my estate or any part thereof in participation in any common trust fund now or hereafter maintained by any corporate entity serving as a fiduciary hereunder or an affiliate of such entity.

6. To vote either in person or by general or limited proxy or to refrain from voting any corporate stock for any purpose.

7. To participate in, consent to, or carry out any reorganization, consolidation, merger, liquidation, readjustment of the financial structure, or sale of the assets of any corporation or other organization and to exercise conversion and subscription rights, and hold any property received pursuant to any such exchange, deposit, conversion or subscription as assets of my estate.

8. To keep any or all securities or other property in the name of some other person, partnership, or corporation, or in the name of my Executrix without disclosing the fiduciary capacity.

9. To determine what is income and what is principal, pursuant to the law of the Commonwealth of Massachusetts and, consistent therewith, to determine how disbursements will be charged or apportioned between principal and income and specifically, but without limitation of the foregoing, to make such determination in regard to stock and cash dividends, rights and all other receipts in respect to the ownership of stock.

10. To purchase or retain securities which pay dividends in whole or in part otherwise than in cash, and in the discretion of my Executrix, but consistent with the law of the Commonwealth of Massachusetts, to treat such dividends in whole or in part as income.

11. To pay, compromise or contest any claim or other matter directly or indirectly affecting my estate, without order, leave or license of any Court.

12. To employ and pay reasonable compensation to attorneys, accountants, agents and investment advisors (any of whom may or may not be a fiduciary involved in the administration of my Estate or an entity associated in any fashion with such a fiduciary) for any of the purposes set forth herein, or relating to the administration of my estate, and to rely and act upon their advice.

13. To deposit funds of my estate in any commercial, savings or cooperative bank, savings and loan association, money market fund, so called, or in an institution comparable to any of the foregoing.

14. To select any allowable method and manner of receipt of any proceeds, benefits, or distributions payable to my estate on account of my death pursuant to any profit sharing, pension or incentive savings plan, individual retirement account or other retirement plan, including any qualified under the Internal Revenue Code.

15. To deal in every manner with any business interest owned by me at the time of my death or which is or becomes part of the property of my estate, whether in proprietorship, partnership, corporate form or otherwise. My Executrix may sell in whole or in part any such interest or may retain and/or operate same, all as my Executrix determines, and my Executrix will not be liable for any action taken or not taken in good faith hereunder.

16. To make distribution of any cash bequest hereunder, in cash or in kind, or partly in cash and partly in kind; provided, however, that any assets transferred in kind to satisfy any gift under this Will shall be valued for that purpose at their fair market values determined as of the dates of their respective distributions.

17. To make payment or distribution directly to any beneficiary whether or not the beneficiary is competent, or to apply same for an incompetent beneficiary's benefit, and, in the case of a minor (or beneficiary less than twenty-one (21) years of age if the distribution is discretionary), to deposit the same in trust for his or her benefit, regardless of aggregate amount and without the necessity of obtaining Court authorizations, in a custodianship account under the Uniform Gift to Minors Act or Uniform Transfer to Minors Act of any jurisdiction.

18. To make partial or complete distributions to estate beneficiaries from time to time during administration; provided that any distributions so made will be charged against the ultimate share that such beneficiaries or their legal representatives will receive under this Will.

19. To make any elections for estate tax, generation skipping transfer, income or other tax reasons including, but not limited by specification, to adoption of alternative values for estate tax purposes, elections to use deductions on income tax or estate tax returns, to make allocations of basis increase pursuant to the provisions of the Economic Growth and Tax Relief Reconciliation Act of 2001 (the "EGTRRA"), and any other elections permitted, and my Executrix will not have any liability for any action taken or not taken in good faith hereunder.

20. To do all other acts which in the judgment of my Executrix are necessary or desirable for the proper and advantageous management, investment and distribution of my estate pursuant to the terms hereof.

21. All powers granted my Executrix under this instrument will be subject to such exceptions, limitations and conditions as to property otherwise qualifying for marital or charitable deductions allowable under federal tax laws as are contained in all special provisions relating thereto or other provisions of this instrument or as may be necessary to conform the provisions of this

instrument to the requirements of federal tax laws at any time applicable for qualification of such property for such deduction, including consent of my wife or a surviving child, if so required.

ARTICLE NINE

Waiver of Guardians Ad Litem

To the extent permitted by law I request that no guardian ad litem be appointed to represent the interest of persons unborn or unascertained, or any other person in connection with the allowance of any accounts of the fiduciaries named herein or other matter or proceeding relating to my estate.

ARTICLE TEN

Miscellaneous

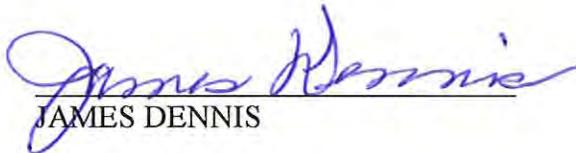
As used in this Will, "issue," "child" and "children" will include only those who are lawful and legitimate whether by legal adoption or by birth, and "issue" and "descendant" or "descendants" will include lawful legitimate lineal descendants of all generations; and "Executor," "Executrix" and "Executors" will include any person or entity nominated to act, or acting as the fiduciary administering my estate, whether temporary, permanent, original or successor.

The phrase "right of representation" will mean division per stirpes, using the oldest generation as the stocks even if all members of the generation are deceased.

The "Internal Revenue Code" will mean the Internal Revenue Code of the United States, as in effect from time to time.

When the context so requires, the masculine gender will include the feminine or neuter, the feminine gender will include the masculine or neuter, neuter pronouns will include the feminine or masculine gender, the singular will include the plural, and the plural will include the singular.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of May, 2003.


JAMES DENNIS

On this 16th day of May, 2003, the above-named JAMES DENNIS signed, published and declared the foregoing as and for his Last Will and Testament in our presence, and we thereupon at

his request, in his presence, and in the presence of each other, hereunto subscribed our names as witnesses to this Will, declaring our belief that he is eighteen years of age or over, of sound mind and memory and under no constraint or undue influence.

James P. Klein residing at 35 Main St Nantucket MA

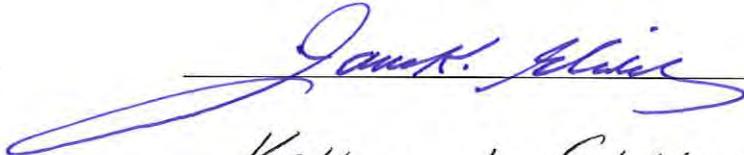
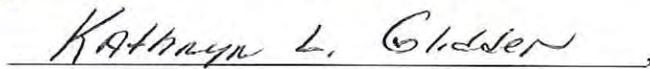
Ken Allen residing at 41 Somerset Road
Nantucket, MA 02554

JRW

COMMONWEALTH OF MASSACHUSETTS

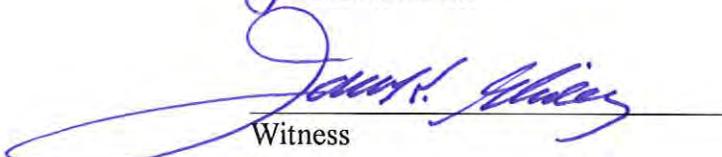
NANTUCKET, ss.

Before me, the undersigned authority, on this day personally appeared JAMES DENNIS and

James Dennis, and
Kathryn L. Glidden

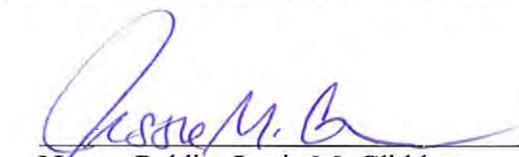
known to me to be the Testator and the witnesses, respectively, whose names are signed to the attached instrument, and, all of these persons being by me duly sworn, JAMES DENNIS declared to me and to the witnesses in my presence that the foregoing instrument is his last will, that he willingly signed or directed another to sign it for him, and that he executed it as his free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of JAMES DENNIS, that such witness signed the will as witness, and that, to the best of such witness's knowledge, JAMES DENNIS was eighteen years of age or over, of sound mind and memory and under no constraint or undue influence.


JAMES DENNIS


Witness


Witness

Subscribed and sworn to before me by JAMES DENNIS and the said witnesses, this 16th day of May, 2003.


Notary Public: Jessie M. Glidden
My Commission Expires 10/11/2007

The James Dennis Scholarship Fund

The James Dennis Scholarship Fund (hereinafter the "Fund") is given in loving memory of James Dennis's mother Catherine Dennis.

Each year, an amount equal to the interest earned on the Fund is to be awarded to a graduating senior or an alumnus of Nantucket High School who meets the following criteria:

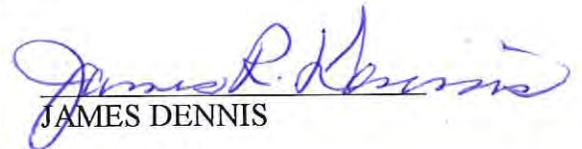
This award is to be given to a graduating senior or alumnus of Nantucket High School who:

- is the male child of a single parent who is a valid wage earner and works hard to support such child;
- is a native of the Town of Nantucket;
- has attended grades 9 through 12 at Nantucket High School;
- has participated in and received a varsity letter in at least one sport at Nantucket High School;
- has no criminal record; and
- will be attending an institution of higher learning in the immediately following academic year.

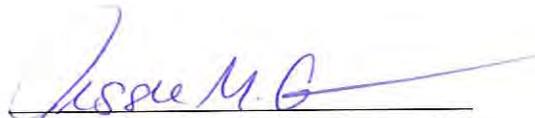
The recipient of this award is to be chosen by the Nantucket High School Scholarship Committee.

In the event that the interest earned by the Fund exceeds five thousand (\$5,000.00) dollars in a given year, an amount equal to five thousand (\$5,000.00) dollars will be awarded to the recipient of the scholarship, and the remaining interest shall be added to the principal of the Fund.

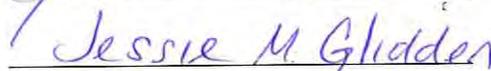
Witness my hand and seal this 16th day of May, 2003.


JAMES DENNIS

Witness:



Print name:





Agenda Item Summary

Agenda Item #	IX. 2a.
Date	10/7/2020

Staff

Brian E. Turbitt, Finance Director

Subject

Sale of \$18,425,000 in General Obligation Bond Anticipation Notes.

Executive Summary

The Town through its financial advisors recently completed a competitive sale of \$18,425,000 in General Obligation Bond Anticipation Notes. The notes were made up of the following: General Fund \$4,565,000, Sewer projects \$4,650,000, Nantucket Memorial Airport projects \$7,500,000 and CPC (affordable housing) \$1,710,000.

Staff Recommendation

Recommend approval of the sale of the General Obligation Bond Anticipation Notes and the signing of the notes.

Background/Discussion

The sale of the notes took place on Wednesday September 30, 2020. There were 8 bidders on the note sale. The winning bid was from Morgan Stanley & Co. LLC. With a coupon rate of 2%, and a Net Interest Cost (NIC) of .2191%

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

Budgetary Cost of \$367,476.39 when the notes mature.

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

Attachments

Vote of the Select Board.





Agenda Item Summary

Agenda Item #	IX. 2b.
Date	10/7/2020

Staff

Brian E. Turbitt, Finance Director

Subject

Sale of \$11,370,000 in General Obligation Bonds.

Executive Summary

The Town through its financial advisors recently completed a competitive sale of \$11,370,000 in General Obligation Bonds. These bonds were for the following municipal purposes. Sewer projects \$1,042,025, General Fund \$4,442,340, Water Company Projects \$3,015,635 and Affordable Housing Trust (Neighborhood First) \$2,870,000.

Staff Recommendation

Recommend approval of the sale of the General Obligation Bonds for Municipal Purposes.

Background/Discussion

The sale of the notes took place on Wednesday September 30, 2020, the Town received 6 bids for the bonds. The winning bidder was Morgan Stanley & Co, LLC. The Total interest cost (TIC) was 1.436610.

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

Budgetary Cost associated with the principal and interest for the life of the bonds.

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

N/A

Attachments

Vote of the Select Board.



VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Nantucket, Massachusetts (the “Town”), certify that at a meeting of the board held October 7, 2020, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the sale of the \$10,105,000 General Obligation Municipal Purpose Loan of 2020 Bonds of the Town dated October 15, 2020 (the “Bonds”), to Morgan Stanley & Co., LLC at the price of \$11,469,500.41 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on July 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2021	\$695,000	5.00%	2031	\$485,000	3.00%
2022	685,000	5.00	2032	485,000	3.00
2023	590,000	5.00	2033	485,000	2.00
2024	510,000	5.00	2034	455,000	2.00
2025	500,000	5.00	2035	455,000	2.00
2026	500,000	5.00	2036	455,000	2.00
2027	500,000	5.00	2037	455,000	2.00
2028	500,000	5.00	2038	455,000	2.00
2029	500,000	5.00	2039	455,000	2.00
2030	490,000	5.00	2040	450,000	2.00

Further Voted: to approve the sale of a \$18,425,000 2.00 percent General Obligation Bond Anticipation Note (the “Notes”) of the Town dated October 16, 2020, and payable October 15, 2021, to Morgan Stanley & Co., LLC at par and accrued interest, if any, plus a premium of \$327,228.

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated September 23, 2020, and a final Official Statement dated September 30, 2020 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated September 23, 2020, and a final Official Statement dated September 30, 2020, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver continuing and significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and Notes from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and Notes and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds and the Notes (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds and Notes were taken in

executive session, all in accordance with G.L. c.30A, §§18-25 as amended, further suspended, supplemented or modified by the Executive Order of the Governor of The Commonwealth of Massachusetts Suspending Certain Provisions of the Open Meeting Law, Chapter 30A, §20 dated March 12, 2020.

Dated: October 7, 2020

Clerk of the Select Board



Agenda Item Summary

Agenda Item #	IX. 3.
Date	10/7/2020

Staff

Tucker Holland, Municipal Housing Director

Subject

Approval of 175% AMI Monitoring Agreement between the Town of Nantucket, Richmond Great Point Development, LLC, NHA Properties dba Housing Nantucket, and the Town of Nantucket Affordable Housing Trust Fund

Executive Summary

In keeping with the 2015 and 2018 MOA's, the Town has the opportunity to have ongoing monitoring in place with respect to the 175% AMI restricted homeownership units, at its expense. This agreement confirms the arrangement with Housing Nantucket to provide this service, whereby the Affordable Housing Trust would pay the \$500 per qualification during the initial filling of the units (see seven 175% AMI deed-restricted lots identified in the attached exhibit). The cost associated with subsequent sales and qualifications would be paid by the seller (0.5% of sales price).

Staff Recommendation

Approval.

Background/Discussion

The Board recognized in its original agreements with Richmond that it is in the Town's interest to see that these properties continue to serve the intended year-round residents over time. This agreement is the manifestation of that desire. While Richmond has hired an independent third party to run the process and qualification of 175% AMI buyers, the Affordable Housing Trust has approved the relatively modest financial support to have a belt and suspenders confirmation right from the start.

Impact: Environmental Fiscal Community Other

Strategic goal of creating housing that serves year-round families.

Board/Commission Recommendation

N/A

Public Outreach

N/A

Attachments

1. 175% AMI Monitoring Services Agreement
2. Appendix A



MONITORING SERVICES AGREEMENT

This Monitoring Services Agreement (this "Agreement") is made this ___ day of _____ 2020, by and among the Town of Nantucket, acting by and through its Select Board (hereinafter referred to as the "Town"), having an address of Town and County Building, 16 Broad Street, Nantucket, Massachusetts 02554, and Richmond Great Point Development, LLC, a Delaware limited liability company, having an address at 23 Concord Street, Wilmington, Massachusetts 01887, and its successors and assigns (the "Project Sponsor"), NHA Properties Inc., dba Housing Nantucket, a Massachusetts non-profit corporation, having an address at 75 Old South Road, Nantucket, MA 02554 (the "Monitoring Agent") and the Town of Nantucket Affordable Housing Trust Fund, a municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under Declaration of Trust dated February 8, 2010 recorded with Nantucket County Registry of Deeds in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272 (the "Trust").

RECITALS

WHEREAS, the Project Sponsor intends to construct two (2) housing developments known as the Sandpiper Place I (South) and Sandpiper Place II (North) Workforce Homeownership Development Projects (the Sandpiper Place I (South) and Sandpiper Place II (North) Workforce Homeownership Development Projects (being hereinafter collectively referred to as the "Project"); and

WHEREAS, the Project consists of a total number of ninety-four (94) discrete building lots comprised of at least seventy-seven (77) detached single-family dwellings and up to twenty-eight (28) attached duplex style dwellings (the detached single-family dwellings and the duplex style dwellings being hereinafter collectively referred to as the "Units"); and

WHEREAS, nineteen (19) of the Units will be sold to persons or households with incomes at or below eighty percent (80%) of the regional area median household income (the aforementioned nineteen (19) Units being hereinafter collectively referred to as the "Low and Moderate Income Units"); and

WHEREAS, eight (8) of the Units to be built upon seven (7) distinct lots (being hereinafter collectively referred to as the "Restricted Lots") within the Project, will be sold to buyers meeting the "local" or "Nantucket" affordability threshold, tied to 175% of AMI limits (and associated maximum initial sale price limits) to facilitate the eligibility of year-round Nantucket residents (the aforementioned eight (8) Units being hereinafter collectively referred to as the "Workforce Housing Units"); and

WHEREAS, the Restricted Lots containing the Workforce Housing Units are identified on the site plan attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Chief Executive Officer of the Town and the Project Sponsor have made application to DHCD to certify that the Low and Moderate Income units in the Project are Local

Action Units (as that term is defined in the Comprehensive Permit Guidelines (the “Guidelines”)) published by DHCD with the LIP Program; and

WHEREAS, the Town and the Project Sponsor wish to ensure that the Workforce Housing Units will remain restricted to households earning incomes at or below the 175% AMI limits and which otherwise meet the qualifications and criteria therefor in perpetuity;

WHEREAS, as required by the Regulatory Agreement and Declaration of Restrictive Covenants For The Sandpiper Place Workforce Homeownership Development Project entered into by and between the Project Sponsor and the Municipality at or about even date herewith (hereinafter referred to as the “Regulatory Agreement”), the Municipality has agreed to retain the Monitoring Agent to perform certain administration, monitoring, and enforcement services regarding compliance of the Project with the affordability requirement set forth therein upon the terms and conditions of this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

AGREEMENT

1. Monitoring Services. Monitoring Agent shall monitor the compliance of the Project with the affordability requirements of the Regulatory Agreement, as more fully described herein.

(a) Affordability Requirement. (i) Initial Sales of 175% AMI Units. Within a reasonable time following its receipt of the Monitoring Agent’s written request, the Project Sponsor agrees to deliver, or cause to be delivered, to the Monitoring Agent the income, asset, and household size certifications, deeds, and affordable housing restriction (i.e., the “Deed Rider”) with respect to initial sales of each of the Workforce Housing Units. The Monitoring Agent agrees to review the data and other materials submitted by or on behalf of potentially eligible households and to determine each household’s substantive compliance with the affordability requirements of the Regulatory Agreement for the Project. The Monitoring Agent shall also ensure substantive compliance with the approved Marketing Plan and lottery process. Upon completion of its review of the foregoing, the Monitoring Agent shall deliver to the Project Sponsor and the Municipality a copy of all data and materials comprising the basis of its analysis together with the Monitoring Agent’s determination of whether, for each household, the affordability requirements have been satisfied.

(ii) Resales. Following their initial sales, the Monitoring Agent shall monitor resales of Workforce Housing Units (including, but without implied limitation, review of income and asset certifications, deeds, and deed riders in the manner described above for initial sales) for compliance with the terms of the Deed Rider, and shall issue certifications, as appropriate, in connection with approval of such resales. The Monitoring Agent shall also locate and select, or provide assistance to the Municipality in locating and selecting, Eligible Purchasers, including without limitation, ensuring compliance with the approved Marketing Plan and lottery process.

Nothing in this Section 1 shall limit or otherwise restrict the rights of the Monitoring Agent and the Municipality to exercise their respective options to purchase the Workforce Housing Units upon the terms set forth in the Regulatory Agreement or any Deed Rider.

In accordance with the Regulatory Agreement and the Deed Rider, upon resale of a Workforce Housing Unit, the Monitoring Agent shall issue a Resale Price Certificate recalculating the Resale Price Multiplier, and the purchaser thereof may record the new Resale Price Certificate immediately after the recording of the deed to such Workforce Housing Unit being resold. With respect to all resales, the Monitoring Agent may designate an appropriate third-party designee (with the Municipality's approval) to carry out the responsibilities of the Monitoring Agent.

(b) Annual Reports. The Monitoring Agent agrees to prepare and deliver annually a report (the "Annual Compliance Report") to the Zoning Enforcement Officer of the Municipality on compliance of the Project with the affordability requirements set forth in (i) the Special Permits, as amended, registered with the Nantucket Registry District of the Land Court as Document No. 155431 and Document No. 155432, and filed with Certificate of Title No. 24,872; and (ii) a certain 2019 Memorandum of Agreement Between Richmond Great Point Development, LLC and Town of Nantucket dated January 9, 2019. The Annual Compliance Report shall indicate the extent of noncompliance with the relevant reporting and/or substantive requirements, describe efforts being made by the Project Sponsor to remedy such noncompliance and, if appropriate, recommend possible enforcement action by the Monitoring Agent and/or Municipality against the Project Sponsor. The Monitoring Agent shall deliver the Annual Compliance Report within one hundred twenty (120) days of the end of each calendar year during the term of this Agreement.

(c) Supplemental Monitoring Services. The Monitoring Agent shall provide reasonable supplemental monitoring on its own initiative in order to ensure to the extent practicable (i) the Project Sponsor's compliance with the affordability requirements set forth in the immediately preceding paragraph 1(b); and (ii) compliance by the owners of the Workforce Housing Units with the requirements of the Deed Rider, including without limitation, the owner-occupancy requirement and the Resale Restrictions (including recalculating the Resale Price Multiplier, if necessary). The services hereunder shall also include considerations of requests from owners of Workforce Housing Units for refinancing, approval of capital improvements, further encumbrances, and leasing. The services hereunder shall not include any construction monitoring. The services hereunder shall include follow-up discussions with the Project Sponsor and/or owners of the Workforce Housing Units, if appropriate, after an event of noncompliance. The Monitoring Agent shall be entitled to a reasonable fee for supplemental monitoring services, which shall be paid by the Municipality.

2. Monitoring Services Fee. The Monitoring Agent shall receive a fee of Five Hundred and no/100 (\$500.00) Dollars per each Workforce Housing Unit, paid by the Town of Nantucket Affordable Housing Trust Fund at each closing as a condition precedent to the closing. Such fee shall constitute payment for the services of the Monitoring Agent with respect to compliance by the Project Sponsor with the affordability requirements of the Regulatory Agreement, in connection with initial sales of the Workforce Housing Units. Additionally, and as provided in the Deed Rider issued for each Workforce Housing Unit, the Monitoring Agent shall

receive a Resale Fee of one half of one percent (0.5%) of the product of the Base Income Number (at the time of resale) multiplied by the Resale Price Multiplier, to be paid by the seller of the Workforce Housing Unit at each closing as a condition precedent to closing, for the services with respect to monitoring each subsequent sale transaction for compliance with the Resale Restrictions and the other terms of the Deed Rider. For the avoidance of doubt, the one half of one percent (0.5%) Resale Fee payable to the Monitoring Agent shall not be payable upon the initial sales of Workforce Housing Units by the Project Sponsor, but such fee shall be payable for all subsequent transfers of Workforce Housing Units, including those to an Eligible Purchaser or any other purchaser. If the Monitoring Agent's fee is not paid at the time of closing, the Monitoring Agent shall be entitled to payment from the purchaser of the Workforce Housing Unit and to bring an action and seek an attachment of the interest of the purchaser in the Workforce Housing Unit. Neither the Municipality nor the Trust shall have any responsibility for payment of any Resale Fee to Monitoring Agent hereunder.

3. Enforcement Services. In the event of material and repeated violations of the substantive or reporting requirements of the Deed Riders, or a failure by the Project Sponsor to take appropriate actions to cure a default under the affordable housing restrictions encumbering the Project, the Monitoring Agent shall have the right, with the prior written consent of the Municipality, to take appropriate enforcement action against the Project Sponsor, including, without limitation, legal action to compel the Project Sponsor to comply with the affordability requirements of the Project. The Regulatory Agreement provides for payment by the Project Sponsor of fees and expenses (including legal fees) of the Monitoring Agent in the event enforcement action is taken against the Project Sponsor thereunder and grants to the Monitoring Agent a lien on the Project, junior to the lien securing any first mortgage loan, to secure payment of its reasonable fees and expenses. The Monitoring Agent shall be entitled to seek recovery of its fees and expenses incurred in enforcing the affordable housing restrictions against the Project Sponsor and to assert a lien on the Project to secure payment by the Project Sponsor of such reasonable fees and expenses.

In the event of a violation of the provisions of an affordable housing restriction for the Project, the Monitoring Agent shall have the right, with the prior written consent of the Municipality, to take appropriate enforcement action against the unit owner or the unit owner's successors in title, including, without limitation, legal action to compel the unit owner to comply with the requirements of the relevant affordable housing restriction. The form of Deed Rider shall provide for payment by the unit owner of fees and expenses (including legal fees) of the Monitoring Agent in the event enforcement action is taken against the unit owner thereunder and shall grant to the Monitoring Agent a lien on the unit, junior to the lien of any institutional holder of a first mortgage on the unit to secure payment of such fees and expenses. The Monitoring Agent shall be entitled to seek recovery of its fees and expenses incurred in enforcing any such affordable housing restriction against the unit owner and to assert a lien on the relevant unit to secure payment by the unit owner of such fees and expenses.

The Monitoring Agent shall not be entitled to seek any compensation or reimbursement from the Municipality in connection with the enforcement services under this paragraph 3, it being understood that the Monitoring Agent shall look solely to the reimbursement rights described above for payment of the Monitoring Agent's costs and expenses.

4. Term. The monitoring services are to be provided for so long as there is any Workforce Housing Unit subject to a Deed Rider or other affordable housing restriction. The term of this Agreement shall end on the date six (6) months after the later to occur of the latest expiration date of the term of the Deed Rider attached to any of the Workforce Housing Units.

5. Responsibility of Monitoring Agent. The Monitoring Agent shall not be held liable for any action taken or omitted under this Agreement so long as it shall have acted in good faith and without gross negligence.

6. Successor Monitoring Agent / Further Delegation / Conflict of Interest. (a) This Agreement is terminable at will by the Monitoring Agent or the Municipality with sixty (60) days' notice to the other parties. In addition, this Agreement is terminable immediately by the Municipality should the Monitoring Agent be dissolved or become incapable of fulfilling its obligations during the term of this Agreement. In the event of termination of this Agreement, the Municipality shall promptly appoint a successor monitoring agent to serve in the Monitoring Agent's capacity for the remaining term of this Agreement.

(b) Except as set forth in this Agreement, the Monitoring Agent shall not delegate all or any portion of its obligations hereunder without the prior approval of the Municipality. If the Monitoring Agent performs any functions for the Project Sponsor, such as running the lottery, which would be subject to oversight by the Monitoring Agent, the Monitoring Agent must delegate oversight of such functions to the Municipality or an entity approved by the Municipality in writing.

7. Indemnity. The Project Sponsor agrees to indemnify and hold harmless the Monitoring Agent and the Municipality against all damages, costs, and liabilities, including reasonable attorney's fees, asserted against the Monitoring Agent or the Municipality by reason of its relationship with the Project under this Agreement and not involving the Monitoring Agent or the Municipality acting in bad faith and with gross negligence. The Project Sponsor's indemnity obligations under this paragraph 7 shall expire upon the Project Sponsor's initial sale of the final Workforce Housing Unit subject hereof.

8. Applicable Law. This Agreement, and the application or interpretation hereof, shall be governed by the laws of the Commonwealth of Massachusetts.

9. Binding Agreement. This Agreement shall be binding on the parties hereto, their heirs, executors, personal representatives, successors and assigns.

10. Headings. All paragraph headings in this Agreement are for the convenience of reference only and are not intended to qualify the meaning of the paragraph.

11. Entire Agreement. This Agreement supersedes all prior agreements between the parties with respect to the Project, whether oral or written, including without limitation, all correspondence between the parties and between counsels for their respective parties. This Agreement constitutes the sole and entire agreement between the parties hereto with respect to the

subject matter, and the rights, duties, and obligations of the parties with respect thereto. In executing this Agreement, the Monitoring Agent acknowledges that the Monitoring Agent is not relying on any statement, representation, warranty, covenant, or agreement of any kind made by the Project Sponsor or the Municipality or any employee or agent of any of the foregoing, except for the agreements set forth herein.

12. Definitions. Any capitalized term used and not defined herein shall have the same meaning as set forth in the Regulatory Agreement or the Deed Rider.

[The remainder of this page intentionally left blank. Signature page(s) follow.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first written above.

RICHMOND GREAT POINT DEVELOPMENT, LLC

By: _____
PHILIP PASTAN, Manager

**THE TOWN OF NANTUCKET,
By its Select Board,**

By: _____
DAWN E. HILL HOLDGATE, Chair

NHA PROPERTIES INC,

By: _____
Jennifer Cohen, President

**THE TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND**

By: _____
Brian Sullivan, Trustee and Chair

EXHIBIT A

Site Plan Depicting
Workforce Housing Units



Agenda Item Summary

Agenda Item #	X. 1.
Date	10/8/2020

Staff

Ken Beaugrand, Real Estate Specialist
Eleanor Weller Antonietti, Land Use Specialist/Zoning Administrator

Subject

Conveyance of fee interest in "Taking Parcel B" to owners of 10 Skyline Drive approved per passage of Article 99 at the 2011 ATM, companion to Article 98 cited below.

Executive Summary

In 2015, the Select Board approved an Order of Taking by Eminent Domain of the fee interest in parcels comprising portions of Irving Street running through several properties located off of Skyline Drive. As shown on Taking Plan No. 2015-23, "Taking Parcel B" contains 9,568 SF. The purpose of this conveyance to the owners of 10 Skyline Dr. is to establish a clean chain of title to a paper road which has been consistently shown, on a succession of record plans since 1981, as being located entirely within the bounds of 10 Skyline Dr. and has been included within the metes and bounds in the deed chain since 1984.

Staff Recommendation

Execute the conveyance

Background/Discussion

For reasons unknown, a surveyor included a large group of 'ghost streets' within bounds of the lots shown on a definitive subdivision plan of a vast area of Surfside in 1981, effectively but not legally eliminating the paper streets. This action was repeated in subsequent ANR & AR plans. The former roads are superfluous in this lower density area and provide no potential public benefits. The purpose of this transaction is to clear up problematic title issues. This conveyance will have no impact on dimensional provisions (setbacks, ground cover, lot area) for the affected property, which fronts on and has adequate access on private road Skyline Drive. There are no paths or other connections needed in this area.

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

To correct the improper elimination of a paper road ('ghost street') and validate a clean chain of title.

Board/Commission Recommendation

REAC reviewed and approved at its meeting on September 21, 2020. Town Counsel has reviewed the title documents and recommends proceeding with the execution of the deed.

Public Outreach

Per passage of Article 98 at the 2011 ATM, the Select Board approved an Order of Taking by Eminent Domain of the fee interest in portions of Irving Street.

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

Conforms with the intent of the Yard Sale program and the Master Plan.

Attachments

Quitclaim Deed; Plan No. 2015-23



QUITCLAIM DEED

Taking Parcel B, Irving Street, Nantucket, Massachusetts

The **Town of Nantucket**, a Massachusetts municipal corporation, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts, acting by and through its Select Board (the “Grantor”), for consideration paid of One Dollar (\$1.00), receipt of which is hereby acknowledged, pursuant to the authority of the vote of Article 99 adopted by the Town at its 2011 Annual Town Meeting, a certified copy of which is attached hereto, grants to **Damien J. Turbini and Wendy S. Turbini, Trustees of the Mitzi Realty Trust under Declaration of Trust dated November 24, 2014, recorded with Nantucket County Registry of Deeds in Book 1464, Page 288** (the “Grantee”), of 10 Skyline Drive, Nantucket, Massachusetts 02554 with QUITCLAIM COVENANTS, a certain parcel of land shown as Taking Parcel B, Irving Street, containing 9,568± square feet, in Nantucket, Massachusetts (the “Parcel”) on a plan of land entitled “Acquisition Plan for Portions of Paper Streets in Surfside, Hawthorne Street, Irving Street and Monomoy Avenue, Nantucket, MA,” dated May 6, 2015 prepared by Earle & Sullivan, Inc., recorded with said Deeds as Plan No. 2015-23. The Parcel hereby conveyed is a portion of Irving Street, and is vacant land.

No deed stamps are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor’s title, see Order of Taking dated June 24, 2015, recorded with said Deeds in Book 1489, Page 88.

Remainder of Page Intentionally Blank

EXECUTED under seal this _____ day of _____, 2020.

TOWN OF NANTUCKET
BY ITS SELECT BOARD

Dawn E. Hill Holdgate

Jason Bridges

Matthew G. Fee

Kristie L. Ferrantella

Melissa K. Murphy

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this . day of _____, 2020, before me, the undersigned Notary Public, personally appeared Dawn E. Hill Holdgate, Jason Bridges, Matthew G. Fee, Kristie L. Ferrantella, and Melissa K. Murphy as Members of the Select Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Select Board of the Town of Nantucket.

Notary Public
My Commission Expires:

I certify this plan has been prepared in accordance with the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Richard K. Earle 5/6/15
Professional Land Surveyor Date



NANTUCKET REGISTRY OF DEEDS

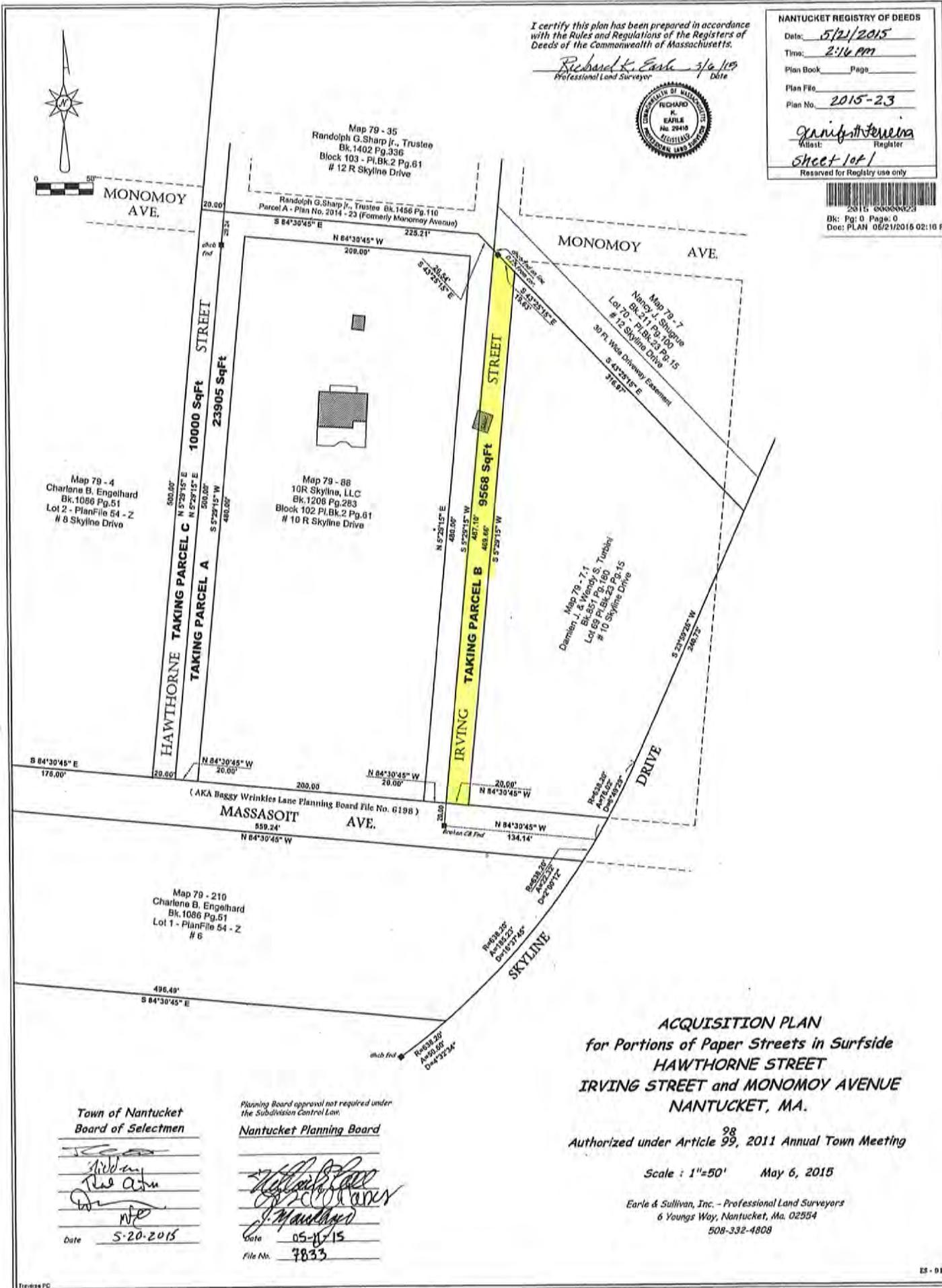
Date: 5/21/2015
Time: 2:16 PM
Plan Book: _____ Page: _____
Plan File: _____
Plan No.: 2015-23

Gianfrancesca
Registrar

Sheet 1 of 1
Reserved for Registry use only



Bk: Pg: 0 Page: 0
Doc: PLAN 05/21/2015 02:16 PM



ACQUISITION PLAN
for Portions of Paper Streets in Surfside
HAWTHORNE STREET
IRVING STREET and MONOMOY AVENUE
NANTUCKET, MA.

Authorized under Article 99, 2011 Annual Town Meeting

Scale: 1"=50' May 6, 2015

Earle & Sullivan, Inc. - Professional Land Surveyors
6 Youngs Way, Nantucket, Ma. 02954
508-332-4808

Town of Nantucket
Board of Selectmen

[Signature]
Date: 5-20-2015

Planning Board approval not required under
the Subdivision Control Law.

Nantucket Planning Board

[Signature]
Date: 05-11-15
File No.: 7833



Town of Nantucket

“NANTUCKET YARD SALE PROGRAM” GUIDELINES

The Nantucket Yard Sale Program is designed to return certain Town-owned land to the tax roles by conveying small parcels of land that have inconsequential public purpose to abutting property owners or neighbors for their use as extensions to their property for additional yard, garden, parking, or other residential use. The subject parcels are substandard in size and have been carefully analyzed to explore whether they have any affordable housing or public open space value, which they do not have. Participants in the program are required to conduct several additional steps, including obtaining a special permit from the Zoning Board of Appeals and filing a new plan with the Planning Board, after they have been selected to incorporate the surplus property into their primary lots as outlined below.

All properties are below the minimum required lot size for the zoning district that they are located in. Some properties were abandoned by their owners and came to be owned by the Town by default, i.e. through a tax-title sale and some properties were laid out as paper roads that will never be developed as such. The bids for parcels of land that add no ground-cover potential or are of such a small size as to be completely un-buildable are prioritized so that cooperative submittals submitted by direct abutters that meet the minimum submission requirements receive highest consideration as outlined in the Rule for Award.

Successful bidders must, in certain instances, obtain a special permit from the Zoning Board of Appeals pursuant to Chapter 139 Section 33 A (8) of the Zoning Bylaw, which addresses changes to pre-existing non-conforming lots and file a new plan which merges all or portions of the property into the successful bidder's lot.

PROPOSAL EVALUATION PROCEDURE

The Chief Procurement Officer and/or its designee will evaluate proposals for each property according to the quality requirements contained below. Submittals failing to comply with one or more of the quality requirements stated below shall be disqualified from further consideration.

Submittals for each property that comply with the quality requirements will be further evaluated based on the comparative criteria detailed below. Each proposal will be assigned a rating for each comparative criterion and a composite rating.

A short list of finalists for each property will be identified from the evaluation of comparative criteria. The Town will rank these finalists. Price proposal will then be considered. The Town reserves the right to reject any and all proposals, if such rejection is in its best interest.

Quality Requirements

1. Tax Compliance Form from each property owner submitting proposals
2. Certificate of Non-collusion from each property owner submitting proposals
3. All Proposers shall be abutting; legal property owners to surplus parcel (or shall qualify for an exception as noted above)
4. All Proposers shall have no delinquent taxes or fees with the Town of Nantucket
5. All Proposers shall have never had a tax taking or been foreclosed upon by the Town of Nantucket



Town of Nantucket

6. All Proposers must have completed the Real Estate Disclosure Form

7. All Proposers must have completed the Beneficial Interest Form

Note: All forms referenced above are provided in the RFP document.

Comparative Criteria

HA – Highly Advantageous

A – Advantageous

NA – Not Advantageous

1. Abutting Property Owners Participating in Proposal Submission:

HA — Proposal submitted on behalf of **all** directly abutting property owners. Proposal shall be signed by the legal owners of all property that share a border with the subject property. All or a portion of the subject parcel may be conveyed to all or one abutter provided that all abutters have endorsed the proposal.

A — Proposal submitted on behalf of more than one abutter to the subject property, but not all abutters

NA — Proposal submitted on behalf of one abutting property owner, where multiple abutters exist, or proposal submitted on behalf of a qualifying non-abutter (see above for qualifications)

2. Occupancy of Abutting Property

HA — Abutting properties are occupied on a year round basis.

A — Abutting properties are occupied on a seasonal basis.

NA — Proposer's abutting lot is vacant.

3. Condition of Abutting Properties

HA — The property of the Proposer is maintained in excellent condition (maintained lawn, free of junk and/or abandoned cars, and with building in need of little repair or maintenance).

A — The property of the Proposer is maintained in fair condition (some junk, debris, building that require minor exterior maintenance such as painting or shingling, fence repair, etc.).

NA — the property of the Proposer is poorly maintained (junk and debris present, lawns not mowed, buildings in need of extensive exterior repair or restoration).

4. Minimum Bid

HA – Proposer exceeds the minimum bid for each parcel.

A – Proposer meets the minimum bid for each parcel.

NA – Proposer does not meet the minimum bid for each parcel.

V. RULE FOR AWARD.

The Town will determine the most advantageous proposal for each surplus property from a responsible and responsive Proposer, taking into consideration price and all evaluation criteria set forth in the RFP.

VI. BASIS OF CONVEYANCE.

Property shall be conveyed by quitclaim deed to Successful Proposer of each individual surplus parcel.



Agenda Item Summary

Agenda Item #	XI. 1a.
Date	10/7/2020

Staff

Ken Beaugrand, Real Estate Specialist
Eleanor Weller Antonietti, Land Use Specialist/Zoning Administrator

Subject

Order of Taking by Eminent Domain, Portion of Weweeder Ave, Surfside

Executive Summary

Article 98 of the 2011 ATM authorized the taking of portions of Weweeder Avenue for public ways and/or general municipal purposes. "Parcel A" is shown on plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Weweeder Avenue", dated February 21, 2020, and recorded at Plan 2020-15, to have an area of 4,050 square feet. Said parcel directly abuts 14 Pequot St. (Assessors Map 80 Parcel 25) to the north. The other half of Weweeder was previously approved for acquisition and disposition to the opposite abutter at 21 Woodbine St. 14 Pequot has a driveway access, shown as an existing gravel way which runs across now eliminated Holly St. (merged with 12 Pequot St.), and along the private portion of Weweeder to Pequot St. There is a driveway access easement reserved for the owners of 14 Pequot in the deed from the Town to the owners of 12 Pequot. The configuration of Parcel A allows the Locust to retain compliant frontage of 75' on the remainder of Weweeder.

Staff Recommendation

Proceed with the taking by Eminent Domain. Town Counsel has reviewed and drafted documentation based upon title research conducted by Staff.

Background/Discussion

This acquisition and subsequent disposition of a so called "paper street" in Surfside is part of the Yard Sale Program.

Impact: Environmental Fiscal Community Other

To complete the taking of previously authorized acquisitions and increase taxable land area.

Board/Commission Recommendation

REAC reviewed and approved at its meeting on September 21, 2020.

Public Outreach

Approved at Annual Town Meeting. Notice of taking published in paper and sent to abutters by certified mail.

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

Conforms with the intent of the Yard Sale program

Attachments

Order of Taking; Acquisition Plan No. 2020-15



COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
SELECT BOARD

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTION OF WEWEEDER AVENUE

The undersigned being the majority of the duly elected and serving members of the Select Board of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote on Article 98 adopted by the Town at its 2011 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in this certain parcel of land comprising a portion of Weweeder Avenue described below (“Parcel”) is required for general municipal purposes and public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcel, those who hold easements and other rights to the Parcel, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcel, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Roadway Acquisition Plan in Nantucket, Mass., of a Portion of Weweeder Avenue,” dated February 21, 2020 (the “Plan”) and recorded with the Nantucket County Registry of Deeds herewith as Plan No.2020-15 and consisting of the following Parcel described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel A	Weweeder Avenue	4,050± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 25	Laurence E. Carpenter and Alvine F. Carpenter	Book 179, Page 48

Supposed Owner (s)

William J. Braun, Robert F. Mooney and
John E. O’Brien, Trustees of Surfside
Realty Trust under Declaration of Trust
dated May 25, 1979, recorded with said Deeds
in Book 172, Page 331.

Any and all trees, vegetation, structures and improvements at the Parcel are included in this Order of Taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcel are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcel taken hereby is not a true owner of said Parcel, then the award is made only to the true owner(s) of said Parcel.

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Agenda Item Summary

Agenda Item #	XI. 2.
Date	10/7/2020

Staff

Erika Mooney, Operations Administrator

Subject

Public Hearing to Rename Coon Street (Continued from 9/9/2020)

Executive Summary

At its 8/12/2020 meeting, the Select Board reviewed a citizen petition received from most of the residents of Coon Street requesting that Coon Street be renamed.

Staff Recommendation

Three possible street names are suggested based on information provided by historian Fran Karttunen and others: "Captain Charles Coon Street", "Josephine Lane" and "Ruth Grant Lane". The petitioners have suggested "Duck Pond Lane" but that is already in use.

Background/Discussion

Historian Frances Karttunen has provided history on the Coon Family, for which Coon Street is named, as well as Josephine White Hall. The histories are attached. The Nantucket Historical Commission also submitted its own history based on research by Betsy Tyler.

Impact: Environmental Fiscal Community Other

Some in the Community feel "Coon Street" has racial inference and should be changed; others may want to keep the historic "Coon Street" name.

Board/Commission Recommendation

Nantucket Historical Commission submitted a memo on selecting a new name for Coon Street

Public Outreach

The 9/9 and 10/7 public hearings were advertised for two weeks each in the I&M

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

n/a

Attachments

- Checklist for Changing Street Names
- Email from Linda Mooney requesting street name change



- Petition from Coon Street residents
- History of the Coon Family and Josephine White Hall from Frances Karttunen
- Letters from the public
- Memo from Nantucket Historical Commission



Checklist for Changing Street Names

- To request a change of street name, a petition signed by the majority of the property owners along the street in questions should be sent to Town Administration with a new street name suggestion. Requestors are encouraged to check with the Planning and Land Use Services (PLUS) office to see what names are available on the available street names list.
- The suggested new name is sent to the Assessor and the Police Department (e-911) to see if there are any issues with the proposed street name.
- A local historian might be contacted to give information about the current street name to give background on the name.
- Documentation is presented to the Select Board as an agenda item to see if they wish to pursue a street name change. If the Select Board decides to proceed with a street name change, a public hearing is scheduled and advertised in the local newspaper.
- A public hearing is held by the Select Board, and public comment is encouraged.
- If the Select Board votes to change the street name, the following will need to occur:
 - Town Administration notifies the following Town departments: Assessor, Police, PLUS, Fire, DPW, GIS.
 - The property owners on the street need to notify: the United States Postal Service and other delivery companies; cell/landline carriers; and any other billing companies.
 - Any affected property deed or title does not have to be changed due to a street name as the Registry of Deeds notes properties by lot plans. However, if a property is transferred, the new street address should be used (possibly being noted as “formerly known as [the former address]”).

From: [Town Manager](#)
To: [Linda Mooney](#); [Town Manager](#)
Cc: [Mooney David](#); [Meaghan Mooney](#)
Bcc: [Town Manager](#)
Subject: RE: Street name
Date: Thursday, June 25, 2020 10:20:00 AM

Good morning Linda and David:

The Town Manager has reviewed your request and asks that if you wish to pursue this, you should get a petition signed by everyone who owns property on Coon Street, and then we will consider it. Thank you.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554
508-228-7266
508-228-7272 Fax

From: Linda Mooney <lindaamooney@gmail.com>
Sent: Tuesday, June 23, 2020 12:08 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Cc: Mooney David <David.Mooney@childrens.harvard.edu>; Meaghan Mooney <megmooney8@gmail.com>
Subject: Street name

Dear Ms. Gibson,

We hope this email finds you and your family well.

We are residents of Nantucket and live at 6 Coon Street. For reasons that seem fairly obvious, we are reaching out to you to ask what we can do to change the name of our street. While we are sure that you have a lot on your plate right now, we think this is the right thing for our town to do and would be emblematic of the ethos this town has always strived to maintain.

Please let us know if we should be reaching out to someone else to assist us.

Best,

Linda and David Mooney

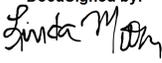
This email was scanned by Bitdefender

To Whom It May Concern:

We are residents of Nantucket and live on Coon Street. We are reaching out to request that our street name be changed. We believe this is the right thing for our town to do and would be emblematic of the ethos this town has always strived to maintain.

We suggest the name Duck Pond Lane be used instead, as our street abuts a large duck pond.

Please see below signatures for each homeowner on Coon Street:

Name:	Address:	Signature:
Linda Mooney	6 Coon Street	<small>DocuSigned by:</small>  <small>4977695275ED44D...</small>
Jackie Higgins	4 Coon Street	<small>DocuSigned by:</small>  <small>D58B71C8B5BC4B4...</small>
Elizabeth Youngblood	2 Coon Street	<small>DocuSigned by:</small>  <small>BE8C95E7B54743D...</small>
Linda Parrotto	3 Coon Street	<small>DocuSigned by:</small>  <small>76A26BC13B6E480...</small>
Scott Paton	7 Coon street	<small>DocuSigned by:</small>  <small>EA0115AFA1274FD...</small>
David Weaver	8 Coon Street	<small>DocuSigned by:</small>  <small>9F3DCCD12C51406...</small>

We appreciate your prompt consideration.

COON STREET

Coon Street runs between Orange Street and Union Street, parallel to York Street to the north and Beaver Street to the south. Beaver Street, named for a Nantucket ship, is included among the "1799 Streets" listed by Assessor Isaac Coffin, but neither Coon Street nor nearby Meader Street (running between Union Street and Washington Street) are. Coon Street does appear on the 1858 Waller Map.

Both Coon Street and Meader Street were named for notable seafaring Nantucket families. Though not as numerous as the Coffins, Gardners, Swains, and others, the Coon and the Meader families sprang from Nantucket roots and produced Nantucket whaling captains.

The connection of the street name with the family has become obscure, and some people perceive the street name as a racial slur somehow connected with the historic New Guinea neighborhood west of Orange Street.

The surname Coon, widespread in the U.S.A., particularly in New York State, has multiple origins and is the result of respelling to make it more American. Some Coons were originally German Kuhns. Others were Dutch Coens/Koens. Some were Scots and Irish Cunninghams, MacCoons, and Cooneys. A man named Robert Coon had already settled in New England in 1634, and by the mid 1700s, William Coon (the first of several generations of William Coons) arrived on Nantucket and married Nantucketer Phebe Cash.

William and Phebe's son William Jr. married fellow Nantucketer Catharine Marsh, and they had nine children (six sons and three daughters). Carrying on the family tradition, they named one of their sons William S. Coon. The nine brothers and sisters married other Nantucketers and had substantial families of their own.

Two of the brothers became Nantucket whaling captains, taking their vessels to the Pacific in the 1840s and 1850s. When the whaling industry collapsed on Nantucket, Captain James Coon moved his family to Cotuit and continued his career on the sea until 1870 when his vessel went down in a storm with all hands, including James Coon and his son. In reporting on the loss, the *Inquirer and Mirror* stated, "**Capt. Coon was a former citizen of Nantucket, one of the most energetic and successful of whaling captains, widely known and esteemed here, as also at New Bedford, from which port he has made several voyages.**"

When Captain Charles Coon retired from the sea, he remained with his family on Nantucket and was appointed a member of the town patrol that watched for fires breaking out during the night. After a long life he was laid to rest in the Coon family plot in Prospect Hill Cemetery.

William S. Coon did not go whaling like his brothers, but in 1861 he enlisted in the Union Navy and saw action as a gunner in the Civil War. He married Elizabeth Worth of Nantucket, and eventually the couple moved to New Bedford.

Although there are no Coons currently registered to vote on Nantucket, there are likely descendants with other surnames on-island to this day.

From: [Frances](#)
To: [Erika Mooney](#); [Katie Cabral](#)
Subject: New suggestion re: Coon Street
Date: Thursday, August 6, 2020 6:35:32 AM
Attachments: [Q&AJosephineWH.docx](#)

Hi Erika.

I took a walk to look at Coon Street early this morning, and a different suggestion came to mind. How about retiring Coon Street and replacing it with Josephine Lane?

Josephine White Hall was beloved of Nantucketers in the 20th century (see below), and Ruth Grant provided her home on Coon Street and her piano to Josephine for giving lessons and practice.

I think a lot of people Black and white would be very moved to have Josephine White Hall recognized with a street name. And there could be some publicity explaining the history of the old name and the new one. It would be a nice step in local race relations.

Fran

Josephine White Hall was a beloved mezzosoprano who was featured artist in the Noonday Concert series at the Unitarian Church from 1981 through 1995. Born in Orange, Virginia, in 1918, she began singing in public as a child but did not begin formal voice training until she was twenty-eight years old. In the interim, she sang spirituals that she learned from her grandmother and her contemporaries.

At age eighteen, she moved to Philadelphia, continued to take part in musical events there, and eventually found her first two teachers. From Philadelphia, she moved on to New York and eventually to Germany for a further year of training. In the 1950s and 1960s she toured Western Europe taking part in concerts sponsored by the U.S. State Department.

Despite her success in the concert world, White Hall supported herself by working as a domestic. In 1952 she traveled to Nantucket with her employers. On her first evening on the island, she joined the crowd that gathered regularly on Main Street for “sings” and was invited to contribute one of the traditional spirituals. From that moment on, she was in demand for singing in Nantucket’s churches and in private gatherings.

In the early 1990s, just before restoration of Nantucket’s African Meeting House began, White Hall ducked through the low opening into the building and, standing alone inside, sang “Bless This House.”

In 1996 she gave her last performance at the Unitarian Church, a benefit concert for Bosnian refugees in Hungary. Accompanied by Marcia Hempel on the organ, White Hall sang a program of spirituals, songs in French Creole, and requests.

After the benefit concert, White Hall returned to Virginia with the mission to encourage young singers and to arrange musical activities for elders. Upon her death in 1999, The Unitarian Church in Nantucket held a musical tribute to White Hall that included Elizabeth “Libby” Oldham, one of the charter members of the Friends of the African Meeting House, singing in memory of her friend, Josephine White Hall.

To learn more about Josephine White Hall, see Frances Karttunen’s book, The Other Islanders: People Who Pulled Nantucket’s Oars,

This email was scanned by Bitdefender

On Aug 5, 2020, at 12:31 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Hi Fran:

I suggested Charles since, according to your research, Charles was the only one who stayed on Nantucket and who was hired by the Town to be a night fire watchman. It just seemed to make more sense? I don’t care wither way. Capt. William Coon St is fine too. I have no skin in the game; I just would hate to lose “Coon” as part of the name.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554
508-228-7266
508-228-7272 Fax

From: [Maureen Searle](#)
To: [Libby Gibson](#)
Cc: [alex4sea1](#)
Subject: Changing the Name of Coon Street
Date: Wednesday, July 29, 2020 12:26:53 PM

Dear Libby: I got drawn into this matter because, a while ago, I had objected to the name of Coon Street, and Fran Karttunen, my friend, had explained that it was a reference to a prominent family that had once lived there.

I am also concerned about Nantucket streets because I am working on an Angola Street project with Fran and Hillary Hedges Rayport.

It is great that you asked Fran for the historical origin for the expression "coon" in reference to Black people. I did the same.

In her email, Fran mentioned an historically relevant Black family who once lived on Coon Street:

None of the current residents of Coon Street are Black, but in the past a fairly distinguished Black family, Ruth Grant and her son Charles Grant, lived there. Ruth was an astute businesswoman, and Charles was Nantucket's shellfish warden for quite a long time.

I would suggest the name "Ruth Grant Lane" for the street. This might be akin to having Judith Chase Lane replace Mooers Lane, not to imply that there was any racial element in this case but to point out that Nantucket has examples of women's names being street names.

I doubt that the families petitioning are committed to Duck Pond Lane as the new name. My guess is that they simply object to the Coon Street name, and this I certainly understand.

I hope this helps rather than muddying the waters.

You are doing a great job in difficult times. I thank you for your service.

Sincerely,
Maureen Searle
10 Angola St.

From: [Brooke Mohr](#)
To: [Erika Mooney](#)
Subject: Fwd: Coon Street
Date: Wednesday, August 12, 2020 5:49:50 PM

----- Forwarded message -----

From: **Brooke Mohr** <ackmohr@gmail.com>
Date: Wed, Aug 12, 2020 at 1:48 PM
Subject: Coon Street
To: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>, Jason Bridges <jmbridges@nantucket-ma.gov>

Hello Dawn and Jason -

Regarding the agenda item for tonight's Selectboard meeting regarding the renaming of Coon Street.

Nantucket Equity Advocates supports having an open community conversation about the request via the public hearing process. NEA supports efforts to find a solution that balances respect for the history of the name, while acknowledging the current derogatory meaning of the word and the potential harm it does to people who see the sign in passing without benefit of any education about that historical background.

Thank you.

Theran Singleton, Brooke Mohr, Charity Grace Mofsen, Marita Scarlett, Moe Moore and Shantaw Bloise Murphy

From: [Libby Gibson](#)
To: "[Maureen Searle](#)"
Subject: RE: "Coon" Deeply Racist
Date: Sunday, August 16, 2020 8:36:50 AM

Thank you for this info, very helpful

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Maureen Searle <alex4sea1@gmail.com>
Sent: Saturday, August 15, 2020 11:58 AM
To: Libby Gibson <LGibson@nantucket-ma.gov>
Cc: [alex4sea1 <alex4sea1@gmail.com>](mailto:alex4sea1@gmail.com)
Subject: "Coon" Deeply Racist

Dear Libby: I am glad you are getting some much deserved rest, and hope that includes some beach days, if that is your preference.

The historical origin of "coon" as a racist slur came up in reference to the ice cream truck jingle that we are all used to hearing when we were kids. Fran alluded to the music's use in minstrel shows but she did not detail how deeply racist the term is and was meant to be.

Here is an article that will explain the term's origin and the reason for changing the ice cream truck jingle:

<https://allthatsinteresting.com/ice-cream-truck-song>

I realize that you and the Select Board are committed to the name change, but the history of the term should convince anyone who is resisting the street's name change of its necessity. I could not tell from the Inky Mirror article if some of the board members were raising concerns about changing the historic names of town streets. They should be reminded that Mooers Lane was changed to Judith Chase Lane and that Angora Street, the street that parallels Angola, my street, was more recently changed to Candle House Lane.

Again, I hope this information helps those who are involved in making the decision to change the name of the street.

Thank you.

Sincerely,
Maureen Searle
10 Angola St.

From: [Kristie Ferrantella](#)
To: [Erika Mooney](#)
Subject: Fwd: Renaming of coon street
Date: Sunday, August 16, 2020 9:40:49 AM

Do you want us forwarding you emails like this for the public hearing?

Sent from my iPhone

Begin forwarded message:

From: Peter Niles <nilesan@msn.com>
Date: August 16, 2020 at 9:29:13 AM EDT
To: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>, Matt Fee <mfee@nantucket-ma.gov>, "Jason M. Bridges" <jmbridges@nantucket-ma.gov>, "Melissa B. Murphy" <mbmurphy@nantucket-ma.gov>, Kristie Ferrantella <kferrantella@nantucket-ma.gov>
Subject: Renaming of coon street

I am voicing my opposition to the changing of the name of coon street I grew up my whole life on that street never was it a negative to change its name now is wrong just the beginning what next Indian names leave well enough alone

Sent from my iPhone

This email was scanned by Bitdefender

From: [Libby Gibson](#)
To: "[Maureen Searle](#)"
Subject: RE: Renaming Coon Street
Date: Sunday, August 16, 2020 9:56:52 AM

Thank you for your kind words and for this insightful input. I hope Seattle is doing okay!

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Maureen Searle <alex4sea1@gmail.com>
Sent: Friday, August 14, 2020 3:40 PM
To: Libby Gibson <LGibson@nantucket-ma.gov>
Cc: alex4sea1 <alex4sea1@gmail.com>
Subject: Renaming Coon Street

Dear Libby: I am back in Seattle--for the first time in 2020!--but I read the update in the Inky Mirror about the renaming of Coon Street. That makes me very happy and I am also pleased that a new advisory group has been formed that includes Fran Karttunen.

Fran may have a little bit of a blind spot about the renaming of Coon Street. She denies being attached to the original name but I think she is. When she suggested Josephine Lane, I was more in favor of Josephine White Hall Lane. She felt that was a mouthful but now she is suggesting Captain Charles Coon Street, which I think is a non-starter.

I noticed quite a while ago that there was no street sign for Coon Street. I believe that there must have been one but it was removed, vandalized or defaced, and that that would be the fate if any Coon Street sign.

My objection to Josephine Lane was that I wanted the street name to be on a par with Judith Chase Lane and Lucretia Mott Lane, with both first and last names used. There is a history of Black women being called by their first names only, as well as Black men, regardless of their position in society or their age. I feel that using the first and last names of a distinguished Black person for the new name of Coon Street is part of the racial equity initiative on the island.

I hope this helps. Thank you for focusing on the renaming of Coon Street, with all that you have to do now. As always, thank you for your service. Nantucket is fortunate to have a town manager as diligent, hardworking, and experienced as you are.

Sincerely,
Maureen
10 Angola St.
and now Seattle!

From: [Town Manager](#)
To: [Libby Gibson](#); [Erika Mooney](#)
Cc: [Katie Cabral](#)
Subject: FW: Lots of Coon mariners
Date: Monday, August 17, 2020 8:28:22 AM
Attachments: [CoonFam.docx](#)

FYI

Gregg

From: Frances <karttu@comcast.net>
Sent: Saturday, August 15, 2020 9:17 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Cc: Maurice Gibbs <mo72506@comcast.net>
Subject: Lots of Coon mariners

I have gone through the records available through whaling history.org to find out what the various Coons did at sea. Three brothers and a nephew went whaling (brothers Roswell, James, and Charles A. Coon and nephew Charles W. Coon), while a fourth (William Coon III) served in the Union Navy.

Here is a summary of what I was able to find out:

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Fran

This email was scanned by Bitdefender

Nantucket Coon brothers and a nephew

Roswell Coon 1815-1867

Master of the *Barnstable* out of New Bedford to the Pacific 1851-55.

His younger brother Charles A. Coon was first mate on this voyage.

Roswell Coon died in Edgartown

James Coon 1817-1870

Master of three voyages to the Pacific, all out of New Bedford:

The *Statira* 1848-53

The *Matthew Luce* 1854-58

The *Contest* 1866-68

James Coon moved from Nantucket to Cotuit. He died together with his son and a crewmember when his vessel, the schooner *J. E. Simmons*, sank in a storm.

"Capt. Coon was a former citizen of Nantucket, one of the most energetic and successful of whaling captains, widely known and esteemed here, as also at New Bedford, from which port he has made several voyages." (I&M)

Charles A. Coon 1820-1897

The *Emerald* 1843-47 3rd mate, out of New Bedford to Pacific

The *Barnstable* 1851-55 1st mate, out of New Bedford to Pacific

The *Andrew Hicks* 1867-72 No rank given, not master, out of Westport to Pacific

Charles A. Coon is referred to as "Captain Coon" in the *Inquirer and Mirror* in 1877.

No record of him mastering a whaling vessel, although he may have been captain of other vessels. Charles A. Coon served as one of the night wardens keeping watch for fire in the town. He died on Nantucket and is interred in Prospect Hill Cemetery.

William S. Coon III 1833-1897

Enlisted from Nantucket in the Union Navy in 1861 and served as a gunner on the U.S. Ironclad *Louisville* in the Civil War

He and his wife, Nantucketer Elizabeth (Worth) Coon, moved to New Bedford and died there. His grave in New Bedford is marked with a military headstone

Charles W. Coon (1850-1886) was a nephew of these brothers. He made three whaling voyages as a seaman:

The *Kathleen* 1864-67 out of Nantucket to the Indian Ocean

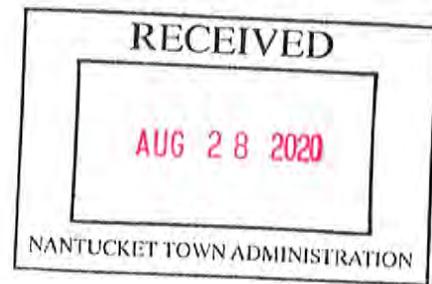
The *Mt. Wollaston* 1867-71 out of New Bedford to the Pacific

The *Young Phenix* 1871-75 out of New Bedford to the Indian Ocean

August 28, 2020

Dawn E. Hill Holdgate, Chair
Jason Bridges, Vice Chair
Matt Fee
Kristie L. Ferrantella
Melissa Murphy

Select Board
Town of Nantucket
18 Broad Street
Nantucket, MA 02554



Dear Members of the Select Board:

I'm writing regarding the idea of a name change for Coon St. My parents have a very long history at 5 Coon St, spending every summer since the early 1960's. They are also in their 80's. I have very significant concerns that a name change may delay an ambulance, fire truck or other first responders with potentially dire or fatal consequences. There has been no public safety analysis done. What do we do if everyone's GPS hasn't been updated for the change? Whose responsibility is this? My parents actually receive mail, including important medications and other necessities. What happens when they are delayed or returned? How long will the Post Office continue to forward mail from an address that no longer exists? What about FedEx, UPS, Cape Cod Express and other deliveries? It is nearly impossible to change the address everywhere, including bills and statements you don't necessarily know are coming or documents that are infrequently referenced. This will be a Herculean task that is an exhausting prospect for my parents. I feel these are very important practical considerations. It will be an extreme, time-consuming and unnecessary burden to have to change addresses at this point and it seems unreasonable to expect them to do so.

I also feel that this is a terrible precedent for the Town. Will they change any and all streets if anyone asks? What about other controversial names, such as Gay Street, Chin's Way, Sachem Road, or Yawkey Way? Is the Town willing to bear the expense and effort to change every map and sign, every document, every official record? This seems like it will cause ongoing problems for years.

The Nantucket Historical Association has photos of Coon St from the 1880's, over 130 years ago. As you know, the name is even older than this. In a Town so dedicated to historical preservation, I would think the history should count. Coon Street was named for a whaling captain, an immigrant who came to the U.S. for opportunity and success. Isn't it disrespectful to just erase that? His name when he

arrived was MacCoon and it was subsequently shortened. If returning to MacCoon more explicitly connects the history, then that would certainly be acceptable.

Each person on the street knowingly and willingly bought a house on Coon Street. It's unfortunate that the newer residents don't understand the history, but they have many options to follow their personal conviction and not utilize the street name. They can get a post office box for their mail, they can be drooped off at the corner (it's only a few houses) and they can name their router anything they'd like. Unfortunately my parents feel very bullied by this process. Although we respect other's opinions, it is not fair to have it forced upon us without consent, particularly as it is so incredibly burdensome. We respectfully ask that the Select Board deny the request for a name change and replace the street sign that has gone missing.

Thank you for your serious consideration.

Sincerely,

A handwritten signature in blue ink that reads "Kerri MacDonald Bisner".

Kerri MacDonald Bisner
5 Coon Street
Nantucket, MA 02554
Cell: 978-764-6364

cc: Erika Mooney, Operations Administrator

Gail Holdgate
6A Folger Ave
Nantucket, MA 02554

August 28, 2020

The town of Nantucket thought enough of the Coon Family to name a street after them. If you change the name of Coon Street it will change a part of the History of Nantucket.

In the 1700's William Coon came to Nantucket and married Phoebe Cash a local. They had a son William Jr who married Catharine Marsh and they had 9 children who married other Nantucket people.

Two of their sons, James and Charles became widely known Whaling Captains. Their son William S. Coon did not go whaling but in 1861 joined the Union Navy & saw action as a gunner in the Civil War.

Even tho we do hear the last name of Coon on the Island today, there must be people living here that are descendants of the Coon family.

As a compromise I am suggesting using either William Coon Street for the father of his esteemed sons or Charles Coon Street for the man who was appointed as a member of the town patrol that watched for fires breaking out during the night.

If using the term Coon is derogatory lets' not use it in that manner and teach our children to clean up their language also.

Thank You



Gail Holdgate



5 Coon Street
Nantucket Ma.
02554
Aug 31, 2020

Dear Select Board,

their letter is in regards to changing the name of Coon Street.

It seems a solution to their request would be to educate those who may be unaware of the history of its' origin.

Coon Street was named after a whaling captain. Should we strip him and his family of the honor bestowed upon him? That would be absurd. Should we try to alter or change the history of Nantucket? How tragic that would be.

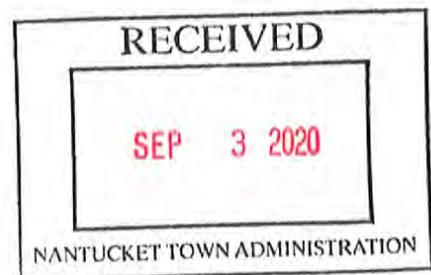
their request resembles someone who buys a house on the railroad tracks and then wants the train to stop running. They knew the name of the street when they purchased their property, so if they were offended or found it offensive why did they buy on it?

serious consequences to the town could follow such as changing other street names perceived by some as discriminatory. If there are financial consequences to changing the name is the town going to assume all of them and sue to all other charges that must be made?

Capt. (Mrs) Coon was an immigrant coming here from Scotland so I am not sure where or when any misconception about its' origin began

the simple solution is once again education. If someone is offended or questions, educate them as to its' history here on this beautiful island of Nantucket.
Keep the name - Coon St.

Thank you,
Purshie M. Donald
5 Coon St.



From: [Town Manager](#)
To: [Libby Gibson](#); [Erika Mooney](#)
Subject: FW: Coon Street name change petition
Date: Tuesday, July 28, 2020 2:15:26 PM

FYI

From: FRANCES KARTTUNEN <karttu@comcast.net>
Sent: Tuesday, July 28, 2020 2:12 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Subject: Re: FW: Coon Street name change petition

Coon Street was named for the multigenerational Coon family on Nantucket, whose history on the island dates back into the mid-1700s.

William Coon (1791), son of William Coon, and Mary Marsh Coon had nine children, six boys and three girls.

Their sons included two whaling masters, James Coon and William Coon, who captained whaling vessels to the Pacific in the 1840s and 1850s. James Coon (born in 1817) was lost at sea in 1870.

Earlier, in 1831, 16-year-old William M. Coon was killed in a fall from the main yard arm of the ship Enterprise on a whaling voyage.

Phebe Coon married William Hurlbert in 1831, and their wedding was reported in the I&M. Her sister Charlotte married James Cathcart.

Charles Coon (1820-1897) married Ellen Macy. There is a photo of Ellen Macy as a child in the NHA photo collection.

This was a distinguished Nantucket family during the whaling era. It was undoubtedly painful to the Coon family when, in the mid-1800s, the term "coon" began to be used with derogatory meaning, But it was their family name, and the street was named for them. It is not, however, one of the original 1799 streets listed by Assessor Isaac Coffin.

Frances Karttunen

On 07/28/2020 11:57 AM Town Manager <townmanager@nantucket-ma.gov> wrote:

Good Afternoon,
The Town has received a petition (email below & signatures attached) from the

residents of Coon Street to have the street renamed. Do you know of any historical reason why NOT to change the name? Your insight would be appreciated.

Best,
Katie

Town Administration Staff
on behalf of Town Manager
Town of Nantucket
16 Broad Street
Nantucket MA 02554
508-228-7255
508-228-7272 Fax

From: Town Manager
Sent: Tuesday, July 28, 2020 8:23 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Katie Cabral <kcabral@nantucket-ma.gov>
Subject: FW: Coon Street name change petition

I am not sure what to do with this. I did respond to Linda Mooney to let her know the email was received and forwarded.

From: Linda Mooney <lindaamooney@gmail.com>
Sent: Monday, July 27, 2020 8:05 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Cc: Linda Mooney <lindaamooney@gmail.com>
Subject: Re: Coon Street name change petition

Please see the corrected document.
Thank you.
Linda Mooney
6 Coon St.

On Mon, Jul 27, 2020 at 7:35 PM Linda Mooney <lindaamooney@gmail.com> wrote:

Please find attached our signed petition to change our street name.
Thank you.
Linda Mooney
6 Coon Street

This email was scanned by Bitdefender

From: Libby Gibson
To: Town Manager; Erika Mooney
Subject: RE: One other bit about the Coon family
Date: Thursday, July 30, 2020 9:11:23 AM

Maybe "Captain William Coon Street"
Erika please put this add'l info in 8/12 packet as well

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Town Manager
Sent: Thursday, July 30, 2020 8:58 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>
Subject: FW: One other bit about the Coon family

FYI

Katie Cabral
Town Administration
Town of Nantucket
508.228.7255

From: Frances <karttu@comcast.net>
Sent: Wednesday, July 29, 2020 2:59 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Subject: One other bit about the Coon family

Here is what appeared in the I&M when James Coon was lost with his vessel in 1870:

I&M, June 4, 1870

SHIPWRECK AND LOSS OF LIFE.—We regret to learn of the loss of the schooner J. E. Simmons, during the gale of the 27th ult., two miles below Cape Henlopen, with her commander, Capt. James Coon, of Cotuit Port, his son, and the grandson of Mr. Bartlett Cobb of Ilyannis Port. The vessel which was owned by Capt. Coon and Nathan Coleman, Esq., will prove a total loss. The bodies of the unfortunate men had not been recovered at last accounts.

Capt. Coon was one of the most highly respected, worthy and enterprising citizens of Cotuit Port, and the intelligence

of his loss, with that of his son, will fall heavily upon that community. His family have the heartfelt sympathy of all in this, their double affliction.—*Barnstable Patriot*.

Capt. Coon was a former citizen of Nantucket, one of the most energetic and successful of whaling captains, widely known and esteemed here, as also at New Bedford, from which port he has made several voyages.

Although some members of the Coon family moved off-island, James's brother, Captain Charles Coon, also a whaling master, retired home to Nantucket and in his later years was appointed by the TON as one of the night wardens to guard against fires breaking out in the nighttime.

Fran

Erika Mooney

From: Frances <karttu@comcast.net>
Sent: Thursday, September 17, 2020 5:58 PM
To: Erika Mooney
Subject: A Coon Descendant

I have received the following messages from a descendant of the Nantucket Coon family.

Frances,

For the longest time, haven't been able to trace my father's last name past my 4th great grandfather, William Coon (married to Catherine Marsh). Recently while checking updated DNA results from Ancestry, I noted a potential 5th great grandfather listed. The suggestion listed a William Coon of Nantucket. I turned to Google and searched "William Coon Nantucket." To my surprise, a town meeting listed a petition to change a street name away from Coon Street. I followed the link to the minutes from a Sept. town meeting and fell upon your two-page historical origin of the Coon family name in Nantucket.

I understand you've written extensively about the people and history of Nantucket (thank you) and I want to ask a question to draw upon that. Can you provide me with any further information about William Coon (Phebe Cash), specifically his parents or family? My aim is to trace back to where our name changed and make a connection across the Atlantic.

Thank you so much for taking the time to read my message. I look forward to hearing from you.

Below you'll find my current understanding of our lineage:

- Levi Coon
- Ken Coon
- Nelson Coon (Nina G. Calkins)
- Merton E. Coon (Lillian S. Breakell)
- Fredrick W. Coon (Anna L. Tripp)
- George H. Coon (Sarah G. Worth)
- William S. Coon (Catherine Marsh)
- William Coon (Phebe Cash) ***unknown until your document***

--
Thank you,

Levi Coon

Thank you so much for the reply, information, and genealogical resource!

You mentioned the plot at Prospect Hill Cemetary. Do you think there would be any further information to gain there? Not that it would necessarily be a quick trip for us (currently in Memphis, TN) but just for future reference.

My only information on forbears is my Ancestry DNA results, which are below. A *very small* portion of the northwest Europe map covers Germany, so it would lead me to believe there's more chance with the Scot/Irish side as you indicated.

- England & Northwest Europe - 64%
- Scotland - 23%
- Ireland - 8%
- Norway - 3%
- Wales - 2%

Also, just a small note on the street name. Something I think I would say to the homeowners there. It's sad to me that a Union family could be connected hundreds of years later to derogatory and hateful speech. However, I can understand the perception as the street name doesn't indicate a person, it's just the last name. If anything, having my last name has given me greater compassion for those who see it as hurtful and deal more directly with the pain it creates. I certainly didn't escape bullying in middle school because of it (that's actually how I became aware there was a history attached). It also adds a special definition to my anger at those who perverted the word for there own use in order to demean and dehumanize wonderful, powerful, and resilient people for the color of there skin. In all, I would like it to still point to the family who was a part of the early parts of Nantucket and who fought on the side that aimed to end slavery. But I also understand that it may not be enough to change it to a complete name. If changing it away from the family can somehow serve, even a small part, to make a clearer path to race equality and relations, I'm sure they would be happy to help in that way, as would I.

--

Thanks again,

Levi Coon

This email was scanned by Bitdefender

Erika Mooney

From: Frances <karttu@comcast.net>
Sent: Sunday, September 20, 2020 9:10 AM
To: Erika Mooney; Allen Reinhard; ken@beaugrand.net
Subject: Dating of Coon Street

Coon Street is not on the 1834 William Coffin Jr. map. (The 1799 Bear and Beaver Streets are on the 1834 map.)

Coon Street is on the 1858 Walling map of the town.

In 1858 there were six houses on the north side of Coon Street. One is labeled J. T. Sylvia. The others are not labeled. There is just one house on the south side of Coon Street, and it is labeled T. Smith.

A house labeled J. Coon (which would be Captain James Coon, 1817-1880) is on the northwest corner of New Street and Orange Street.

This suggests that Coon Street was recognized as a street and given its name some time after 1834 and was built up on its north side by 1858.

Fran

This email was scanned by Bitdefender

Erika Mooney

From: Frances <karttu@comcast.net>
Sent: Sunday, September 20, 2020 9:30 AM
To: Erika Mooney; Allen Reinhard; ken@beaugrand.net
Subject: Narrowing it down further

I just found an ad for a dwelling house on Coon Street ("formerly occupied by John G. Thurber") for sale in 1844. So that narrows it down to between 1834 and 1844.

At that time William Coon Sr. had died, and William Coon Jr. was raising his large family of six sons (three captains among them) and three daughters. His oldest son, Captain Roswell Coon, was born in 1815. Captain James Coon was born in 1817, and Captain Charles Coon was born in 1820. So Charles Coon would have been too young in the period 1834-44 to have a street named after him. The name was clearly for the entire family.

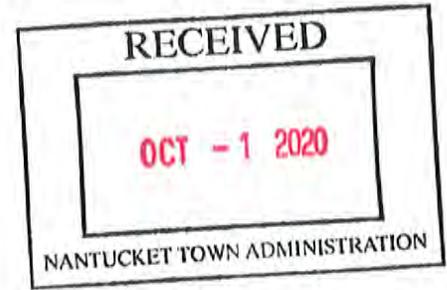
Fran

This email was scanned by Bitdefender

September 30, 2020

Dawn E. Hill Holdgate, Chair
Jason Bridges, Vice Chair
Matt Fee
Kristie L. Ferrantella
Melissa Murphy

Select Board
Town of Nantucket
18 Broad Street
Nantucket, MA 02554



Dear Members of the Select Board:

Regarding the proposed name change for Coon Street, I first wanted to thank everyone for their effort and thoughts on this matter. Although we still have serious concerns and would prefer a modification versus a complete change, if that is the decision then I would suggest simply Captain's Lane. It respects both the history of Nantucket and of the man. Also Lane or Way seems most appropriate given that the street is very small, one-way and only used by a handful of summer residents.

Please let me know if you'd like any additional thoughts or have any questions. Thank you very much for your attention.

Sincerely,

Kerri MacDonald Bisner
5 Coon Street
Nantucket, MA 02554
Cell: 978-764-6364

cc: Erika Mooney, Operations Administrator

283 Walnut St.
Kullully Hills
Ma 02481
Oct. 1, 2020

Your Select Board,
Re: Coon Street

I request that you please do not change
the name of Coon Street because of all the
unknown consequences or ramifications
which I have previously stated.

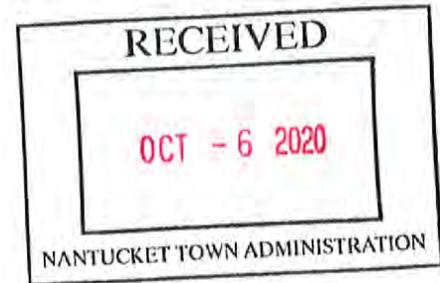
If you are absolutely, positively going
to do so, may I suggest either
Capt. Mac Coon Way (his given name)
or
Little Hidden Lane

Thank you,
Lenni MacFarland

P.S. Are there any financial consequences
to this action and if so can they be
forced upon us or is the town going to
assume them?



JANA STARR DUARTE
3 CEDAR CIRCLE
NANTUCKET, MA 02554
508-221-1398
k3dstarr@comcast.net



October 6, 2020

Town of Nantucket Select Board
16 Broad Street
Nantucket, MA 02554

Dear Board:

This letter is to voice my opposition of a complete name change of Coon Street. At the September 9, 2020 Select Board meeting, the conversation started optimistically heading toward a reasonable compromise. It was very disheartening to hear the tone change by the pressures of a few that spoke, making reference to a couple of past incidents that have no connection to this matter. This street is named after a historic whaling captain. PERIOD. Obviously, not ever intended to be a negative, disrespectful, misinterpreted and/or insensitive reference. Ironically, it was mentioned (more than once) of the visual effect of walkers, tourists/visitors, our community of color, etc. by the street name, yet there is not a street sign posted. I find it difficult to take the residents concerns serious, as they were fully aware of the name of this street before they purchased their homes – some which were built in the 1800's!

As much as I appreciate Fran Karttunen's history research, Josephine White Hall was a visitor. Captain Charles Coon had more longevity and relevance in comparison to Ruth Grant as referenced by Ms. Karttunen's research;

“When Captain Charles Coon retired from the sea, he remained with his family on Nantucket and was appointed a member of the town patrol that watched for fires breaking out during the night. After a long life he was laid to rest in the Coon family plot in Prospect Hill Cemetery.”

And an excerpt on the Grant Family seen in the attached information taken from *“African-Americans on Martha's Vineyard & Nantucket. A History of People, Places and Events.”* By Robert C. Hayden and Karen E. Hayden:

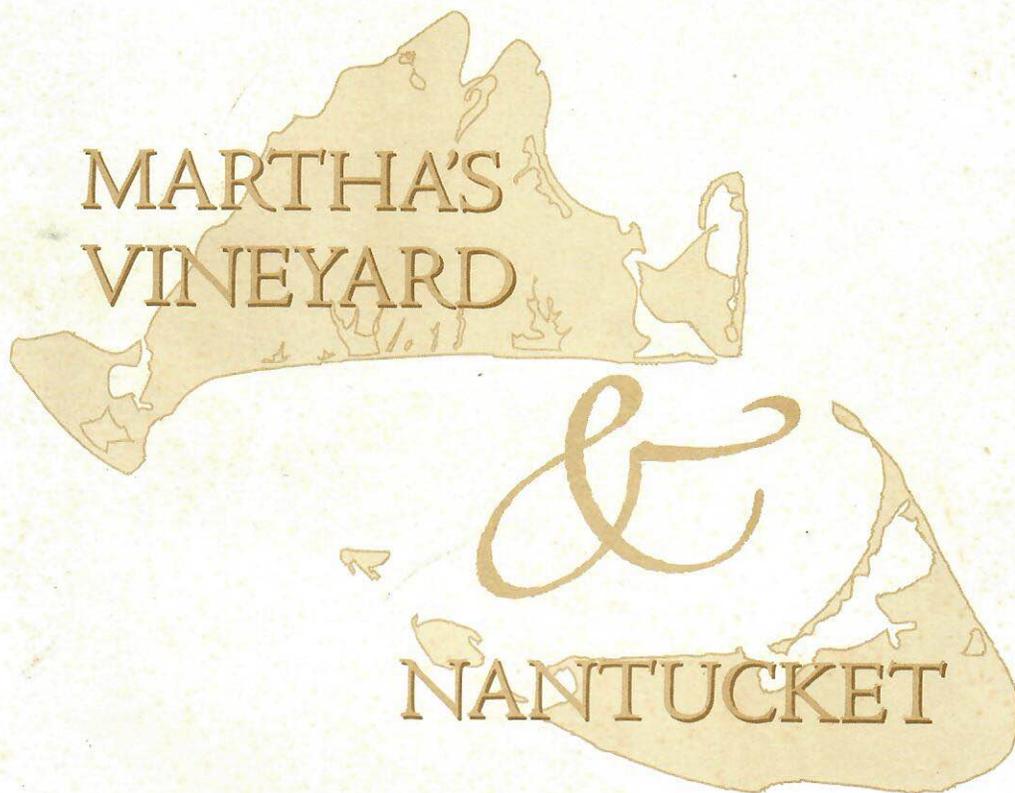
...”Her husband, Charles S. Grant, was a fisherman and also served as a fish warden for the Island of Nantucket.”

How fitting that the Captain to which this street is named after is Charles with a historic connection to the Island and the sea, and is also the same name of Ruth Grant's husband with a similar connection.

In closing, I urge the Select Board to re-visit your initial thoughts of a differentiated name change to include CAPTAIN, CHARLES OR CAPTAIN CHARLES.

Respectively Submitted,
Jana Starr Duarte

AFRICAN-
AMERICANS
ON



A HISTORY OF
PEOPLE, PLACES AND EVENTS

ROBERT C. HAYDEN

KAREN E. HAYDEN

Frank Scott's Dance Hall

gardener and landscaper. He was also the person who tended to and lit the gas lights on the streets of Siasconsett. "He was a carpenter too," recalled David DeLuze, who was born and raised on Nantucket. "He built his hall in the woods with hardwood floors all through it with an outside tin siding." DeLuze remembers that the admission price was 75 cents. Speaking of Mr. Scott, Richard Mauldine said with reverence and praise, "he did a lot for the colored people down here."

The Grant Family

Ruth Grant operated a restaurant and piano bar on Water Street from 1919 to the late 1940s. She is also remembered by some as owning a "big house" where she conducted rooming and boarding services. Her husband, Charles S. Grant, was a fisherman and also served as a fish warden for the Island of Nantucket.

David DeLuze: A Griot

Community and neighborhood history can be quite intimate and revealing when it comes from the *griot*—in African culture and society the special person who preserves in memory the past and passes it on orally to younger generations through story and tales. David DeLuze is a *griot*--a storyteller--a keeper of the record who can rapidly recite important cultural and historical items about Nantucket's people, places and events. Of Cape Verdean descent, Mr. DeLuze, born in 1917 in Nantucket and moved to West York Lane with his parents at the age of six. He lived on Nantucket full-time until 1942, and still maintains his family's home on West York in the heart of what was known as "New Guinea" in the 1800s. Memories of his younger days give a glimpse of life for Cape Verdeans and Blacks during the 1920s, 30s, and 40s. "We young boys caddied at the golf clubs at Sankaty and in Siasconsett...there were no other Blacks working on the courses. Oh, some worked in the club's kitchens but none had the 'good jobs'. There was a Black caddy master at the Siasconsett course...I also waited tables at the Sankaty [Golf Club]. The big industry for Cape Verdeans was scalloping...my father was a champion scallop schucker and I started schucking when I was nine. And we picked blueberries and mayflowers and sold them door to door for a few dimes...Many Cape Verdeans and Blacks did lawn work for the wealthy...



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Hillary H. Rayport (Chair) Angus MacLeod (Vice-Chair) David Silver (Secretary)
Clement Durkes Thomas M. Montgomery Georgia U. Raysman Milton Rowland Don DeMichele Ben Normand*

MEMORANDUM RE: SELECTING A NEW NAME FOR COON STREET

An examination of deeds by Betsy Tyler shows us that the street we now know as Coon Street was created in the early 1800s and known as Independent Court. Independent Court was extended in 1838, to connect Union and Orange Streets, when #3 was built. At this time, there were at most three homes on the street (#s 2, 3, and 7). A deed for the sale of John G. Thurber's home (#3) in March 1844 identified the street as: "Independent Court, or Coon Street." By 1858, when H.F. Walling drew his map of the town, Coon Street was the accepted name for the street.

While there was a large family named Coon living on Nantucket at the time, research for each house on the street, back to the early nineteenth century, reveals no one by the name of Coon owned property on Independent Court, and none of the listed abutters for any of the properties had that name. It is possible a member of the Coon family lived on the street as a renter or in a home shared with an in-law, although such documentation is scarce. The in-law's home was sold in 1837. The Coon Family achieved some prominence in whaling, but this was gained after the name change.

Another plausible but unexpected explanation is that the street was named after the American Whig Party. In the same way today's Democrats are donkeys and Republicans elephants, the Whigs were raccoons and the Democrats, who have no connection to today's Democratic party, were roosters. In 1844, at the time of the name change, America was in a heavily contested election year. The Whigs hoped to recapture the White House, which had been cruelly taken from them in 1841 through a tragic twist of fate. Hillary H. Rayport's examination of the press at the time indicates the most prominent association of the word Coon in the 1830s and in 1844 would have been with the Whig party. See the attached report on The Coon Party. *Note that the report includes some discussion of the use of the word as a vulgar racial slur.*

Street name changes have been common on Nantucket. We cannot know if anyone living on the street in the 1840s was a Whig, nor can we know for certain the reason the street came to be called Coon Street. But, given that we could not establish a connection between Coon Street and the Coon family, we see no need to create a plaque, or to retain the name.

Suitable Alternative Names

The Grant Family lived on Nantucket for many years, owning three homes on the street. They were prominent islanders, as reported by Dr. Frances Karttunen. The street could be named after one of the Grants: **Rachel Grant**, **Charles Grant**, or **Ruth Grant**; it could be returned to the name **Independent Street** (it is no longer a court), or, in celebration of the American Whig Party, it could be named **Whig Street**. The street could also be named after **Josephine White Hall**, a popular mezzosoprano shared Ruth Grant's piano during the summer for many years. Finally, the residents of the street could pick a favorite name from the list of **Town approved street names** (attached).

COON STREET

Independent Court

The name Independent Court was first used for the road that came to be known as Coon Street. Presumably, Independent Court led from Orange Street to the house at 3 Coon Street. A condition of the deed transferring 3 Coon Street from Gorham and George Macy to John G. Thurber in 1838, was that the road should extend all the way to Union Street. By 1844, the name Coon Street was used interchangeably with Independent Court. By 1858, when H.F. Walling drew his map of the town, Coon Street was the accepted name for the street.

7 Coon Street:

Book 33/p.542: John B. Nicholson to Isaac Weiderhold, 1834

Land running by Independent Court

3 Coon Street:

Book 38/pp. 355-56: Gorham and George Macy to John G. Thurber, 1838

A lot of land in Independent Court . . . a cart road shall be opened and kept open from Orange to Union Streets

Book 44/pp. 192-93: John G. Thurber to Elizabeth Silva, 1844

Land situated on Independent Court, or Coon Street

Research for each house on the street, back to the early nineteenth century, reveals no one by the name of Coon owning property on Independent Court, and none of the listed abutters for any of the properties had that name.

Coon Family

There was one family named Coon on the island: William Coon (1791-1839), son of William Coon whose origins are unknown, and Phebe Cash (b.1771) daughter of William Cash and Mary Johnson of Nantucket. William Coon the younger married Catharine Marsh (1795-1835) and they had nine children born on the island between 1813 and 1830. Five of those children were sons who carried on the Coon name. It should be noted that Phebe Cash was the sister of Obed Cash, who owned 2 Coon Street from 1801 to 1837, when his widow, Judith, sold it. Further research might determine if William Coon rented Cash's house, or shared it with his family, although such documentation is scarce.

Where William and Catherine Coon and their large family lived is not known. William Coon bought only one piece of property on the island, a house on 24 rods of land in an unspecified location in Newtown in 1829. He sold that house to George Austin in 1832. If this property was on Independent Court or Coon Street, it would have been referenced in one of the deeds for the houses on the street. A search of the grantee indexes for Nantucket deeds from the period 1820-1860 reveals one other Coon family deed, from Isaac Smith to Charles A. Coon for a house

on the corner of New and Orange Streets in 1856. The Walling map of 1858 shows a J Coon residing at that corner. James Coon, brother of Charles A., must have been in residence that year.

Whig Party

The term Coon was synonymous with Whig in the early 1840s, which is when Independent Court became Coon Street, lending some credence to the possibility that the origin of the name was political in nature. See Hillary H. Rayport's report on Coonism.

Notable Residents of Coon Street

As Dr. Frances Karttunen discussed in her report to the town on Coon Street, the Grants were longtime residents of the street, living at 3 Coon Street from 1897 to 1986. Rachel Grant, married to Charles Grant, bought the house in 1897. Their family, including longtime resident Ruth Grant, owned the property until 1986. Popular mezzosoprano Josephine White Hall shared the Grant's piano during the summer for many years. Rachel Grant also owned 2 Coon Street and 5 Coon Street for periods of time in the twentieth century.

Another association with 3 Coon Street is shipwright John G. Thurber who, as a partner in the firm of Crosby & Thurber, built the remarkable floating drydocks known as the camels in 1842. He owned the house from 1838-1844.

In the early 1800s, Coon Street was a short, narrow cart road called Independent Court. Sometime in the early 1840s, it became known as Coon Street. At the time, the most immediate association of the word "coon" would have been with the American Whig Party, also known, with pride, as the Coon Party. What follows is some information regarding the use of the word Coon and the political climate of 1838 – 1844, when the street currently known as Coon Street was established and named.

The late 1830s and early 1840s marked the rise of the two party system in American politics, when the American Whig Party was created in opposition to the party of Andrew Jackson, the Democrats (which had no relation to today's democratic party). Then, as now, political parties had mascots, and in the 1830s and '40s, the Democrats were roosters, and the Whigs were the Coon Party.

The Whig party on Nantucket and the Presidential Election of 1840

The American Whig Party was especially strong on Nantucket. The party favored federal support for infrastructure, tariffs, the creation of an American bank, and was against the annexation of new territories (manifest destiny).

The Whigs were moderately against slavery, and on Nantucket, the party leaders were actively against slavery. David Joy, Chairman of the Nantucket Whigs, was also President of the Friends of the Anti-Slavery Cause, which hosted Frederick Douglass and William Lloyd Garrison at the Atheneum in 1841. The Democrats were tolerant or supportive of slavery.

The Inquirer & Mirror reported on Whig annual meetings, nominations of candidates, and participation in off-island conventions. Below is a clipping from the April 2, 1840 Inquirer and Mirror reporting that the Nantucket Whig chapter met on March 28th 1840 and formed a political association for the election of William Henry Harrison, Whig candidate for President. The Chairman of the chapter was David Joy, and secretaries were A. W. Starbuck and George W. Macy.

POLITICAL.

WHIG PROCEEDINGS.—NANTUCKET.—A numerous meeting of the Whig Citizens of Nantucket took place at the Town Hall, on Saturday evening, March 28th, 1840.

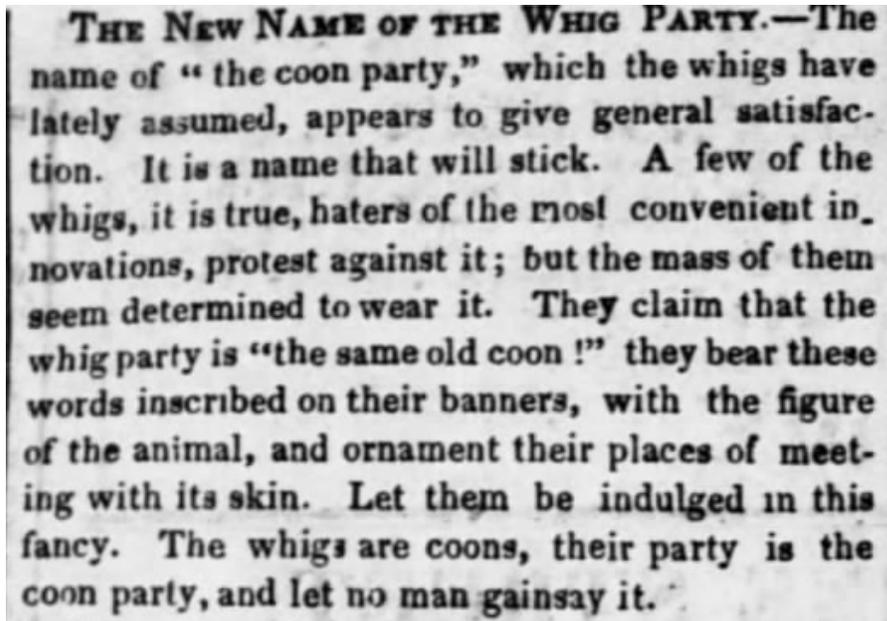
The Meeting was called to order by S. B. Tuck Esq. and was organized by the choice of Hon David Joy as Chairman, and A. W. Starbuck and Geo W. Macy as Secretaries.

The following Preamble and Resolutions were presented, discussed, and unanimously adopted :

Harrison won the Presidency in 1840, **but died a month after the inauguration.** Vice President Tyler went on to **break with the Whig platform**, negotiated a secret treaty to annex Texas, a slave holding state, and subsequently **was rejected from the party.** So despite winning the election, the Whigs lost their seat of power in the White House.

Whigs as “Coons”

The clipping below, from the October 27, 1842 New York Evening Post, describes the origin of the association of the nickname “Coon Party” with the Whig Party.



THE NEW NAME OF THE WHIG PARTY.—The name of “the coon party,” which the whigs have lately assumed, appears to give general satisfaction. It is a name that will stick. A few of the whigs, it is true, haters of the most convenient innovations, protest against it; but the mass of them seem determined to wear it. They claim that the whig party is “the same old coon!” they bear these words inscribed on their banners, with the figure of the animal, and ornament their places of meeting with its skin. Let them be indulged in this fancy. The whigs are coons, their party is the coon party, and let no man gainsay it.

The coonskin was adopted by the campaign of Henry Harrison and John Tyler, Whig candidates for President opposing Democrat Martin Van Buren and the legacy of Andrew Jackson in the presidential election of 1840. **The coon skin, along with the famous slogan, Tippecanoe and Tyler Too, promoted an image of folksy integrity, and the frontier spirit.**

We know this name was widely used and was in use on Nantucket. During this period of time, there are multiple articles in Nantucket papers discussing “Coonism” and the Coon party. Sadly, there is also evidence of the Democrats of Nantucket beginning to exploit this name’s rising use as a vulgar racial slur, when referring to the Whigs. Overall, the Whigs continued to use their mascot-moniker with pride.

The election of 1842

Coming on the heels of the Whig’s unexpected loss of power in the nation’s capital, the Massachusetts gubernatorial election of 1842 was especially contentious and the electorate was closely divided. The votes for state legislature were tallied and the *Islander*, the Democratic leaning paper, rejoiced in the apparent victory of the Democrats: From *The Islander*, Nov 19, 1842:

The Country Redeemed!!!
' THAT SAME O K ' fairly done for.



MASSACHUSETTS.

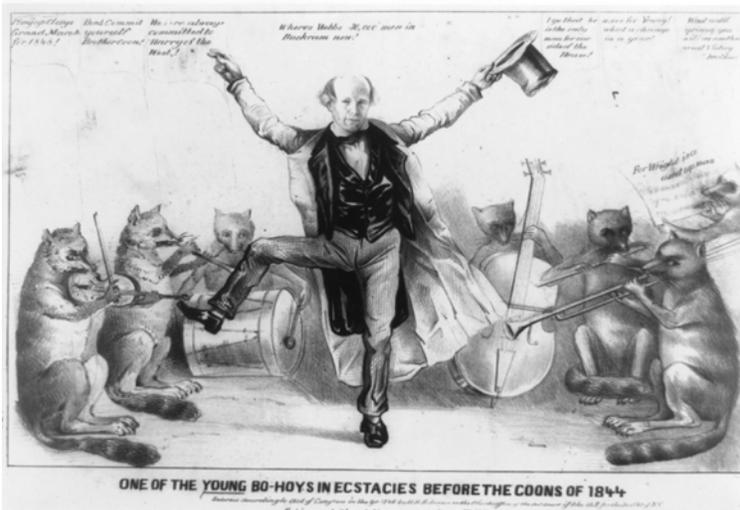
The result of the election which took place in this state on Monday last, is of the most gratifying character, and may be regarded as one of the greatest democratic victories of the year. It is second only

The article refers to the "Coons" and the "Democrats" throughout. However, Nantucket went solidly for the Coons, the government was divided, there was no majority winner, and many districts had not yet turned in their votes. Below is the Nantucket vote count for representatives.

REPRESENTATIVES.			
<i>Democrats.</i>		<i>Coons.</i>	
Wm. Bunker,	401.	Obed Barney	626
F. W. Allen,	392.	H. B. Dennis,	579
C. C. Hazewell,	386.	David Baker,	575
F. C. Sanford,	340.	G. G. Folger,	575

The office of governor went to the Democrat Marcus Morton, by special ballot of the legislature.

The Presidential Race of 1844



"One of the Young Bo-Hoys in Ecstasies Before the Coons of 1844". The Bo-Hoys, or B'hoys, were the everyday tradesmen that made up the liberal wing of the Whig party and, later, the Republican party of Lincoln. Source: Library of Congress

The Whigs hoped to regain their lost presidency in 1844, with the candidacy of Henry Clay and Theodore Frelinghuysen. The Democrat candidate for president was James K. Polk. The race was incredibly tight and Polk prevailed by a mere 40,000 votes, or 1.4%.

During this period of time, a pro-Polk newspaper entitled The Coon Catcher was published in Ohio between August and November 1844.



Quoting from the Princeton University Firestone Library Graphic Arts Collection:

Beginning in the 1840s, the American Whig party took the raccoon as its symbol, along with its associations with independent frontiersmen and their raccoon-skin caps. Nineteenth-century Democrats used the rooster.

During the presidential election of 1844 between Democrat James K. Polk (1795-1849) and Whig Henry Clay (1777-1852) these two symbols were used effectively in rude and offensive caricatures of the other party. According to the Dictionary of Etymology the abbreviation for raccoon was already in use as a vulgar reference to African Americans, giving added weight to the ridicule loaded into anti-Whig texts and images.

Conclusion

We know that the street existed as a narrow dirt cart road named Independent Court in 1834. It was extended in 1838 to connect Orange and Union, and still named Independent Court, when John G. Thurber built a home there (#3). At that time, there were at most two other homes on the street (#2 and #7). We know when Thurber sold his home in March of 1844, the deed identified the street as: "Independent Court, or Coon Street." The first known appearance of the street on a map was in 1858, under the name Coon Street, and it has been known as Coon Street ever since.

We know that no members of the Coon family owned land or a home on Independent Court, at the time it became known as Coon Street.

Absent any letter or document detailing the attribution of the name, we won't ever know for sure how this cart road came to be named Coon Street. **But it is certain an immediate association of "Coon" at the time, for Islanders and in America, would have been with the Whig Party and the presidential race of 1844.**

Suggest Street Names

Native American Words and Names

- Acareca -- Native American listed in account book of Mary Starbuck
~~Ackermuck -- Native American listed in account book of Mary Starbuck~~
Conotoma -- Native American listed in account book of Mary Starbuck
Corduda -- Whale Fisherman
Dorcas  the first name of the last Native American woman alive on Nantucket
~~Hiawas -- mythical sachem who ruled southern shores~~
Honorable -- last name of the last Native American woman alive on Nantucket
Jeptha -- a sachem
Khauds -- very early clan inhabiting the east end of Nantucket
Madonowa -- Native American listed in account book of Mary Starbuck
~~Mamaek -- a Wanackmamaek minister and justice of the peace~~
Mattakachame -- first name of Native American who owned towwarp prob to haul whales ashore
~~Micheme -- word for "forever"~~
~~Moshop -- mythical giant who kicked his sand-filled moccasin off, thus making Nantucket~~
~~Nanahuma -- most likely a petty sachem~~
~~Nanina -- female of young couple to whom Moshop reputedly gave Nantucket as a wedding present.~~
Natawar -- Native American listed in account book of Mary Starbuck
Nonish -- Native American listed in account book of Mary Starbuck
Occawa -- Native American house near Tom Nevers
Oggawame -- place near Gibbs pond where Native Americans prayed
Old Aesop -- a Wanackmamack weaver and minister of the peace
Old Saul -- a Wanackmamack
~~Paupamo -- Native American listed in account book of Mary Starbuck~~
Pocana -- whale fisherman
Pootop -- word for "whale"
Potconet -- sachem of Tuckernuck
Quabe -- Native American listed in account book of Mary Starbuck
Quady -- Native American listed in account book of Mary Starbuck
Quibby -- notorious father of Abraham Quarry, the last native of Native American descent
Roqua -- mythical warrior who predicted the coming of white men and the end of the Native Americans
~~Sasachumet -- whale fisherman~~
Secunet -- Native American listed in account book of Mary Starbuck
Squatesit -- Native American house near Squam
Taumkhods -- very early clan inhabiting west end of Nantucket
Tawnah -- the repeated cry when a whale was sighted
Wabska -- whale fisherman
Wannisquam -- Native American house near Wauwinet
~~Wapossset -- male of young couple to whom Moshop reputedly gave Nantucket as a wedding present.~~
Woppanone -- Native American listed in account book of Mary Starbuck
Wooso -- whale fisherman
Wottashame -- Native American listed in account book of Mary Starbuck

Woweatton -- brother of Wauwinet, son of Nickanoose

Other Native Americans and African-Americans

Abel -- a sachem

Africa -- a Black whaler

Great Jethro

Judge Corduda

Justice Mamuck

Lame Issac

Obadiah

Pleeya

Quaap

~~Quary -- Abraham Quary, the last native of Native American descent~~

Sousoaco -- Wanachmamack's son

Ships of Nantucket Origin

Alexander

Alpha

Asia

Barclay

~~Catawba~~

Carroll

Citizen

Clarkson

Columbia

Diamond

~~Dolphin~~

George

Gideon

Globe

Harvest

Homer

~~John Adams~~

Mariner

Minerva

Monticello

Navigator

Omega

Orbit

Rambler

Spartan

Ship Masters and Log Keepers

Ackley
Aiken
~~Bailey~~
Baker
Caswell
Clark
Coggeshall
Colesworthy
Edwards
~~Fisher~~
Keene
Long
Morris
~~Paddock~~
Palmer
Plaskett
~~Pollard~~
Prevost
~~Ramsdell~~
Rawson
Raymond
Rogers
Steedman
Tobey
Upham
Weakes
Whipsey
Winslow

Ship Captains
Aldridge
~~Bailey~~
Briggs
Carey
~~Chadwick~~
Clasby
Cleveland
Goggeshall
Coleman
Delano
Downs
~~Eldridge~~
Elkins

Fitch
Fosdick
Giles
Hathaway
Jenkins
Jernegan
Lawrence
Moores
Nickerson
Paddack
Pease
Phinney
Pollard
Ramsdill
Rand
Remsen
~~Skiff~~
Stanton
Stratton
Weeks
Whippey

Place with Local Meaning (English): Rotten Pumpkin Pond

Place with Local Meaning (Native American)

Acodspannet -- the plains
Maisquatuck -- reed land at Quaise
~~Mioxes pond~~
Naphchecoy -- Sankaty
Nopue -- Smith's Point
Pacummohquah -- Pocomo

Shipwrecks off of Nantucket

~~Ariel~~
Asia
Belle Hindy
Conanchet
Dorothy Palmer
Hazard
Hudson
Kirkham
Oregon

Queen
Rochester
Sarah M. Lawrence
Treat
Unique
Van Gilder
Warren Sawyer
~~Witherspoon~~

Other Vessels

Alert
Amazon
Atlas
~~Aurora~~
Barclay
Bedford
Brittania
Brothers
Burnham
Columbia
Comet
Criterion
Fortitude
Foster
Gideon
Globe
Hamilton
Harlequin
Hector
Hesper
Hope
~~Industry~~
~~John Jay~~
Juno
Mars
Martha
Minerva
Olive Branch
~~Rambler~~
Rebecca
~~Reliance~~
Roxana
Sea Fox.
Sea Lion

Venus

Settlers, Half-share Individuals

Coleman .

Gayer

Pile

Rotch



Agenda Item Summary

Agenda Item #	XII. 1.
Date	10/7/2020

Staff

Town Administration/Finance

Subject

Sea Street Pumping Station 3rd Force Main Project – State Revolving Loan Fund Documents

Executive Summary

The State requires a formal vote from the Select Board to authorize the Town Manager to sign documents in connection with this project & the State Revolving Loan fund application

Staff Recommendation

Recommend approval

Background/Discussion

This is typically approved by the Board for these types of projects

Impact: Environmental Fiscal Community Other

Town will receive low-interest loan for this project

Board/Commission Recommendation

n/a

Public Outreach

n/a

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

Comprehensive Wastewater Management Plan

Attachments

Authority to File form



Sample: Resolution Authorizing Officer to File Application with the Massachusetts Department of Environmental Protection for State Financial Assistance for Water Pollution Abatement Projects.

AUTHORITY TO FILE

Whereas, Town of Nantucket, MA, after thorough investigation,
(Applicant)

has determined that the work activity consisting of: _____
Sea St. Pump Station Force Main No. 3

(describe project)

is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (Chapter 21 and Chapter 29C) are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Nantucket Select Board
(Governing Body)

as follows:

1. That Town Manager is hereby authorized on behalf
(Title of Official)

of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;

2. That the purpose of said loan(s), if awarded, shall be to fund construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

Sample: Certification to the Massachusetts Department of Environmental Protection, as to Authority to File Applications for State Financial Assistance for Water Pollution Abatement Projects.

CERTIFYING AUTHORITY TO FILE

I hereby certify that the Nantucket Select Board of
(Name of Governing Body)

the Town of Nantucket, MA
(Corporate Name of Local Government Unit)

(hereinafter referred to as the "Applicant"), at a meeting noticed and conducted in accordance with all applicable legal requirements, duly voted to authorize

Town Manager
(Title of Local Government Unit Official)

to act on behalf of the Applicant, as its agent, in filing applications for, executing agreements regarding, and performing any and all other actions necessary to secure for the Applicant such loan(s) for construction or planning of Water Pollution Abatement Projects as may be made available to the Applicant pursuant to the provisions of the Massachusetts Clean Waters Act (M.G.L. c.21, section 27-33E, inclusive, as amended) and the Water Pollution Abatement Revolving Loan Program (M.G.L. c.29C) for the following project:

Sea St. Pump Station Force Main No. 3
(describe project)

I hereby certify that C. Elizabeth Gibson is the present incumbent of the
(Name of Person)

position referenced above, and do hereby certify:

1. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the governing body held on the ____ day of _____, 20____, and duly recorded in my office:
2. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law, due and proper notice of such meeting was given; and a legal quorum was present throughout the meeting, and a legally sufficient number of members of the governing body voted in the proper manner and for the adoption of said resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of said resolution, including publication, if required, have been duly fulfilled, carried out, and otherwise observed; and that I am authorized to execute this certificate:
3. That if an impression of a seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal; but if no seal has been affixed, the Applicant does not have an official seal:

IN WITNESS WHEREOF, I have hereunto set my hand this

_____ day of _____, 20____.

TO: Select Board
FR: Town Administration Strategic Plan Implementation Team
DATE: October 1, 2020
RE: Strategic Plan Implementation Update

The most recent update to the Board was in January 2020. This update builds upon the update given in January.

-  = Goal is on target
-  = Goal is in process but needs work / is longer-term
-  = Goal is proceeding slowly or stalled
-  = Goal is stalled and needs attention
-  = Goal is not yet started or needs to be assigned

Housing (Project Manager: Tucker Holland)

-  Goal 1: Achieve Safe Harbor Status in each of the next three years per the goals set for Nantucket by the State through Chapter 40B and maintain local control over affordable housing.
 - Received certification of amended Housing Production Plan and achieved Safe Harbor Status - 67 units – two years of Safe Harbor Status June 14, 2019 – June 13, 2021. Current SHI is 4.06% (December 23, 2019)
 - AHT presented Neighborhood First Report at 1/8/2020 Select Board meeting.
 - 6 Fairgrounds / Ticcoma Green plans to submit for the Winter 2021 annual tax credit round (next available opportunity – awards anticipated next summer)
 - Several alternative routes available to maintaining uninterrupted Safe Harbor are being evaluated

Project Manager's Comment (10/7/20): It will be important for the Select Board in the coming period to continue to strongly support the use of Neighborhood First and other funds, and available sites, for the purposes of maintaining an uninterrupted period of Safe Harbor.

-  Goal 2: Finalize a plan to address housing needs specifically for Town employees – year-round and seasonal.
 - Standardized licenses (versus leases) for town employee housing. **DONE**
 - Met with current tenants to discuss market rate rents/ tax implications; have agreement on transition period and move to market rate
 - Ongoing discussion with Town Counsel to create a third-party structure to manage town employee housing
 - Explored possible expansion of mission with Nantucket Education Trust. **This will not be pursued.**

- Town Employee Housing Policy on hold until third party management discussion is completed; union versus non-union is a key consideration
- Evaluating options for seasonal town employee housing, potentially at Waitt Drive or other location. OPM will need to be secured following decision on site. OPM will develop specs for architect to develop estimated costs (potentially based on Yacht Club and Community Sailing employee housing specs).
- The Airport Commission evaluated developing housing and has decided not to move forward at this time.

Project Manager's Comment (10/7/20): We are continuing to work toward an overall Town Employee Housing Policy. There is added complexity with union / non-union considerations.

 Goal 3: Determine in greater detail the need for housing at all affordability levels (30% Area Median Income -- "AMI" -- to 200% AMI) for the community.

- Nantucket Data Platform report is complete and was presented to AHT in November.
- AHT has just begun process of updating Nantucket's Housing Production Plan (current plan expires October 2021) with consultants Judi Barrett and Jenn Goldson where NDP data and further housing need research and analysis will be refined and incorporated

Project Manager's Comment (10/7/20): This is a living metric that will require continuous improvement to understand as robustly as we can.

 Goal 4: Identify incentives to encourage homeowners to use secondary dwelling as year-round rentals.

- Affordable Housing Trust discussed financial elements and policy guidelines for this goal at 12/17 meeting
- Municipal Housing Director has been engaged in discussion with ACKnow around strategies to further this goal as well as possible equity sharing program (ownership opportunity for year-rounders)

Project Manager's Comment (10/7/20): Given the effective requirement of deed-restriction at low to moderate income levels for Trust-related financial incentives, if it is important to the Board to achieve this goal it may be best addressed through a combination of "carrot and stick" approaches.

Environmental Leadership

 Goal 1: Provide data-driven recommendations on Island-wide solid waste management guided by principles of sustainability. (Project Manager: Rob McNeil)

- NDP data collection and dashboard development on waste streams is underway. (ReMain grant)
- Variety of initiatives are underway to understand and inform the public about waste stream separation.
- DEP meeting in November with DPW staff validated need to clean up waste streams

- 2020 Single-Use Plastics Ban Work Group has a variety of activities and meetings underway to educate about the ban and prepare commercial providers for the ban.
- Research study with U Mass Boston Field Station to establish a baseline of micro and macro plastic marine debris. (ReMain grant)
- Considering a pay-to-throw pilot project in one Nantucket neighborhood. Data will be collected regarding waste stream sorting.
- Need to regularize data reporting from haulers (Public Health Department) and align it with Massachusetts DEP regulations.
- Board of Public Health is continuing to discuss hauler regulations (c. 2009) to align them with current MA DEP regulations

Project Manager's Comment (10/7/20): The Board held a workshop on long-term solid waste planning on September 24. Follow-up is continuing.



Goal 2: Finalize an island-wide, long-term water quality management plan that addresses ponds, harbors, stormwater and wastewater with specific ways/methods to measure improvement. (Project Managers: Jeff Carlson, Roberto Santamaria)

- Per 12/13/19 Memo from Jeff Carlson, the Water Quality Team has created a table of all the water quality-related goals in existing town plans to resolve and identify any conflicts. Updating the chart will be ongoing as other relevant plans are updated and revised. The chart was attached to the previous Memorandum. Chart will also include all town department activities related to water quality and how the departments interact with each other.
- NRD and Health Departments have engaged on-island conservation non-profits to standardize water quality testing procedures and parameters for surface water testing. A minimum required data collection form is attached to the Memorandum. This program has been presented to the Nantucket Islands Land Bank, Nantucket Conservation Foundation and Nantucket Land Council. Some revisions are being done and hope this to be implemented for the 2021 field season.
- The Great Harbor Yacht Club Foundation grant funded a study to evaluate bay scallop and whelk populations and seagrass for both harbors to gain a better understanding of the biologic health of the island's surface waters. This study was originally completed in 2019 with the report attached for review. NRD conducted the field surveys this past September in efforts to make this evaluation of the Harbor an annual survey. A proposal has been submitted to NRD to include Madaket Harbor in 2021.
- Assessing the feasibility of building an on-island water testing laboratory to address water sampling logistical issues and sampling capacity. Final feasibility report expected in early 2020. This report has been completed and the lab is not economically feasible at this time. It will be re-evaluated as testing requirements and costs change. Given the current proposal we do not feel it could be feasible until 2025 at the earliest.
- Compiled a list of parent laws that impact water quality and pulled out specifically relevant sections to water quality management on Nantucket. A table is attached to the Memorandum. The team will provide a future update in early 2020.

WATER QUALITY MONITORING REPORT UPDATE 2019

- Summer 2019 has sustained high water quality for the Nantucket Harbor and Madaket Harbor systems.
- Hummock Pond water quality appears to have continued the decline started in 2016 which showed a decrease in overall water quality compared to system reset for the 2015 summer season.
- Long Pond has continued to show declines in TN concentrations over historic levels with parallel improvements in water and habitat quality.
- Miacomet Pond, which is now functionally a eutrophic freshwater pond has seen an increase in TN concentrations and higher total pigments (CHLA + Pheophytin) and remains a nutrient degraded system in 2019. Miacomet Pond exceeds by several fold both known N and P levels needed to maintain a high quality aquatic system.
- Water Quality in Sesachacha Pond appears to be directly related to the efficacy of its seasonal openings. Since a focused opening management plan has evolved over the past decade, TN levels have recently generally declined over 2018 and 2019 field seasons (Table 4). Although Sesachacha Pond is still above its threshold the increased attention to pond opening have lowered TN from historic levels.

Project Manager's Comment (10/7/20):

Nantucket's Estuaries: Summary of Present Status and Trend of Water Quality

Estuary	Status	Trend	Remedial Actions
Nantucket Harbor	Approaching N Target	Improving	New Jetties, Planned Sewers
Madaket Harbor	Approaching N Target	Improving	Landfill Remediation, Improved wastewater management
Long Pond	Approaching N Target	Improving	Landfill Remediation, Improved wastewater management
Sesachacha Pond	Moderate Improvement	Variable	Targeted pond openings
Hummock Pond	Significantly Impaired	Variable	Targeted pond openings
Miacomet Pond	Significantly Impaired	Unchanged	Potential dredging

LONG POND/MADAKET HARBOR 2019 MEP UPDATE

- Analyses of the Madaket Harbor / Long Pond embayment system was performed to assist the Town with upcoming nitrogen management decisions associated with the Towns' current and future wastewater planning efforts, as well as wetland restoration, anadromous fish runs, shell fishery, open space, and harbor maintenance programs.
- One of the key features of the MEP project was the development of estuary-specific linked watershed/embayment water quality models that were validated with collected water data in each estuary system so that the models could be reliably used to predict the water quality impacts of watershed or in-system changes. In 2019, the Town asked the School for Marine Science and Technology at UMass-Dartmouth (SMAST) to evaluate five additional scenarios in the Madaket Harbor/Long Pond system. The outcome of these five situations yielded zero scenarios attaining the Madaket Harbor nitrogen TMDL of 0.450 mg/L. Extending sewer to Madaket is recommended in order accomplish this goal. (Please see attached executive summary for more detailed information).
- This report is in the process of being scheduled for review with the Board (delayed due to COVID).

2020 Nantucket Water Quality Analysis and Visualization (WQAV) System

- This project is a collaboration between the Natural Resources Department and MIT Sea Grant. The purpose of this project is to bring water quality awareness and knowledge to the Nantucket community through an interactive web-based tool. The WQAV tool will allow the public to gather information on various water quality parameters in multiple embayments that are monitored on the Island. This project is set to be released for the start of 2021.

Given all the work that has been compiled and completed, a framework for the island-wide, long-term water quality plan is underway. The team continues to work toward identifying funding sources for potential action items and fosters collaboration with other on island groups as much as possible in developing this plan framework.

Transportation

- ● Goal 1: Launch a downtown parking management system based on demand management principles that achieves (or is measured by) 85% occupancy of public parking spaces. (Project Managers: Chief Pittman, Gregg Tivnan, Janet Schulte)
 - RFP for software for parking management system reviewed on 12/17/19; interviews completed on 1/21/2020; need to schedule a review of results and recommendations with Board and award contract. **DONE**
 - RFP responses will also be reviewed by Jason Schreiber (ReMain funded) **DONE**
 - 2020 will be used for data collection using LPRs and data analysis by TBD **IN PROGRESS**
 - Job description for Parking Coordinator prepared; anticipate hiring in Spring 2020 **ON HOLD**
 - One additional year-round Parking Enforcement Officer budgeted for FY 21 **ON HOLD**
 - Decision points by the Select Board are still needed with regarding to paid parking regulation and paid parking program implementation in 2021 (hours, rates)

Project Manager's Comment (10/7/20): The project is for all practical purposes stalled. There are two CSO's using the system to chalk and ticket in the Core area now when they are not doing road details. These CSO's however will most likely not be here past the 1st of the year. The project is essentially stalled until the Parking Coordinator and the full-time year-round parking enforcement officer positions are funded and hired. Without them, there is nobody to monitor or make daily decisions regarding the information gathered by the handheld units.

NOTE:

- there is also the issue of Article 66 from the 2020 Annual Town Meeting, the vote on which was "the Select Board be requested to seek the prior approval of Town Meeting before implementing paid on-street parking"
- Just prior to COVID, the Board was scheduled to hold a public hearing to amend the Traffic Rules & Regulations to allow for a paid parking program, however, that had to be continued and then never got rescheduled.

 Goal 2: Complete at least one key sidewalk route connection from Mid-Island (6 Fairgrounds Housing Project) to the ferries with improved standards for accessibility. (Project Manager: Rob McNeil)

- Contract for multi-use path design and survey for Pleasant Street/ Williams Lane/ Sparks Ave approved at November 6 Select Board meeting; public outreach will begin once survey is completed and initial alternatives are developed.
- FY 21 Capital request to fund roadway and sidewalk improvements on Newtown Road; **speed tables have been installed on Newtown Road as an interim measure; FY 21 capital request failed at 2020 ATE – need Board direction as to resubmittal**

Project Manager's Comment (10/7/20):

- Conceptualized/Ongoing/Completed projects within the corridor:
 - Milestone Bike path – rest stop area
 - Orange Street – bike path/sidewalks (interim improvements and planning/design)
 - Milestone to Landmark House
 - Consue Springs (pedestrian loop w/ Land Bank)
 - Washington Street sidewalks
 - Salem Street sidewalks
 - Washington/Francis/Union sidewalks
 - Easy Street & Lower Broad Street
 - Candle Street
 - Traffic Counting Station @ Goose Pond/Orange Street (peds/bikes/vehicles)

 Goal 3: Shift the mode of choice of commuters from driving alone to using other modes by 6%. (Currently Unassigned)

- PR Campaigns by Town Administration, NRTA, and ReMain Nantucket are ongoing – Summer 2020 and NRTA is having a ridership survey done to determine why people aren't using NRTA

- Data from LPR readers (see Goal 1) will set a baseline
- Transportation Planner has reviewed commute mode data from the 2018 American Commuting Survey. The data shows that in 2018 (year the Goal was set), 73% of commuters drove alone (up from 67% in 2017). Next ACS update will be in December 2020.
- Micro-Mobility Bicycle Share Pilot Program
 - Sandy Pedal program delayed.
- Select Board requested NRTA to present options for a seasonal commuter shuttle service between 2FG and Town Lot at 1/22/2020 Select Board meeting. Improvements to the Parking Lot at 2FG began on 10/3/2020 to serve as a commuter lot and provide a safe pathway to NRTA stop at Amelia Dr./Old South Road.
- ReMain Grant received to fund incentives for increased use of bicycles and improved safety including light bollards on the Goose Pond portion of the intown bike path, water filling stations, and bike racks.
- Plans are underway to install a bike parking lot between 16 Broad Street and 20 S. Water Street.

Project Manager's Comment (10/7/20): Transportation Planner left in February 2020. Goal monitoring needs to be re-assigned; and/or put on hold until the position is filled. Few of these initiatives are currently active with the absence of someone to properly oversee them.

Efficient Town Operations

 Goal 1: Create a Facility Master Plan for the Town (Project Manager: Libby Gibson)

- Use June 2015 LLB Architects report as a baseline for creating updated Facility Master Plan
- Review is pending of an RFP for a consultant to:
 - Review all Town buildings and land
 - Determine impact of additional functions and services on facility needs
 - Provide assessment of current facility conditions
 - Determine options including co-locating all departments in one building
 - Include additional Town functions and services provided since 2015

Project Manager's Comment (10/7/20): In January 2020, the Board agreed to have a workshop meeting discussion on this goal prior to engaging a consultant to do anything. In the process of scheduling a Select Board workshop meeting on this. Delayed due to COVID.

 Goal 2: Invest in Technology (Project Manager: Karen McGonigle)

- Information Technology Governance Steering Committee to determine requirements to:
 - Add Public WiFi within 1 mile of Pacific National Bank
 - Add Public WiFi at Surfside and Jetties Beaches (Public WiFi funded by Culture and Tourism is already in place at Children's Beach)
 - Add Public WiFi across the island except Great Point and Coatue
 - Expand and improve cell phone service across the island

- Report presented to Select Board on December 12, 2019
- IT Governance Team met on August 6, 2020 to review possible solutions
- Presentation to Select Board on August 19, 2020
- Preliminary SOW requested and received from Plante Moran for Town wireless network upgrade and public WiFi
- \$65,000 Capital Request submitted to Capital Program Committee for FY22 Design Study
- IT Governance Team met on September 18, 2020 to review design study RFQ specifications and expand scope from Plante Moran SOW
- Next steps – RFQ to state contract for design study to include Town government wireless network, public WiFi and associated infrastructure

Project Manager's Comment (10/7/20):

The IT Governance Team met in August and September to discuss the possible solutions for public WiFi. In addition, the IT Department is in the planning phase for a complete upgrade of the existing Town government wireless network. This network is aging out and needs to be replaced. Specifications for a preliminary SOW have been developed with a cost estimate of \$65,000, which is a capital request for FY2022. This may not be sufficient to perform a complete design study for the Town wireless network and the public WiFi initiative. The IT Governance Team has concluded that we should request a more comprehensive design study and then scale back if necessary rather than attempt to do this in phases. A master plan will be developed from this design study. Specifications for both the Town government wireless network and the public WiFi project will be included in a new RFQ to be submitted to state contract vendors in early October. An inventory of Town owned buildings/facilities and associated GIS maps will be included.

Quality of Life

 The Board has not set Specific Goals at this time. Board to review this during annual Strategic Plan Retreat.

- Staff is discussing RFP to conduct a long-term (9-month) Community Needs Survey of residents to identify priorities and needs ***(put on hold due to COVID)***.
- Draft Park & Recreation Master Plan is under review by the Parks and Recreation Commission **This has been reviewed by Park & Rec, with recommendations made as to incorporating the "Phase I" projects into the Capital Improvement Plan at the Board's September 9 meeting.**