



NANTUCKET TOWN ASSOCIATION

Meeting of April 25, 2017
In the Atheneum Learning Lab

DRAFT MINUTES FOR REVIEW AND APPROVAL

Present: Barbara G. Cohen, Carol Cross, Mary Anne Easley, Alexandra LaPaglia, Peter Louderback, Colleen McLaughlin, Jane Miller, Gail Norton, Lee Saperstein, Janet Schulte, Anne Terry, Henry Terry, John Wagley, and Paula Williams.

Guests: Charity-Grace Lambert, Site Manager, the African Meeting House, Patty Roggeveen, Director of Community Relations for Richmond-Great Point Properties.

I. Call to Order.

President Miller called the meeting to order at 4:00 pm in the Learning Lab of the Nantucket Atheneum.

II. Approval of minutes of meeting of February 28, 2017.

Alexandra LaPaglia moved approval of the minutes of the previous meeting; Anne Terry seconded the motion and approval was unanimous.

III. Treasurer's Report.

Treasurer Anne Terry reported (attached) a balance of \$4,686.46; a contribution of \$300.00 for costs of projecting the film, "One Big Home," was made as approved at last month's meeting. Acceptance of the report was moved by Colleen McLaughlin, seconded by Paula Williams, and approved unanimously.

IV. New Business

A. Announcements/Updates. The Rotary Club of Nantucket is holding a fundraiser at Great Harbor Yacht Club, Friday, April 28, 2017, from 7:00 to 11:00 pm, in support of Dr. Lepore's

Opioid treatment center and to honor him. Details of the event can be found at <http://www.nantucketchamber.org/events/details/honoring-dr-lepore-5441>, while donation information can be found at <http://www.stopaddictionnantucket.org/>. Funds will be used to add a nurse/physician's assistant to the clinic staff.

Jane Miller also announced that Lucy Dillon has an on-going conflict with our monthly meeting time and, thus, tendered her resignation from the Executive Committee. Her position will be added to the slate to be designated by the Nominating Committee.

B. Presentation regarding the replacement of the sign at The African Meeting House. Jane Miller asked Mary Anne Easley to introduce Charity-Grace Lambert, Site Manager at the African Meeting House, which she did. Charity-Grace Lambert reminded the group that the museum's sign is in bad disrepair. She said that the African-American Meeting House Museum has already arranged for a new sign, which can be created at a cost of \$2000 to \$2500. They have already raised approximately \$1800 and she then explained how to use Go-Fund-Me to donate money for the sign: <https://www.gofundme.com/songs-for-a-sign>. Jane Miller explained that normally, when we appropriate money, we do it on a second reading, which provides a month for members to consider the move.

Mary Anne Easley explained that she believed the need to be great enough to hold the vote at this meeting. She then moved that we suspend our practice for this one expenditure and vote today; Anne Terry seconded her motion and the committee agreed unanimously. Mary Anne Easley then moved that we donate \$500 to the African-American Meeting House Museum; Anne Terry seconded the motion and this vote was also unanimously in favor.

V. Old Business

A. Motion and vote to amend the By-Laws regarding the allocation of secretarial duties between a Recording Secretary and a Corresponding Secretary (a new position, and two new titles). Jane Miller reminded committee members that they received the proposed amendment in the minutes from our last meeting (March 28th). She said that the position of Corresponding Secretary is new and that it recognizes the invaluable work done by Alexandra LaPaglia for the last several years. Lee Saperstein said that he would continue his work with the minutes as before; the Corresponding Secretary would deal with all communications, including the web site. The new office would expand the Executive Committee by one member and the number of at-large members would remain at nine. Mary Anne Easley moved the amendment, Anne Terry seconded, and all were in favor. The approved version of revised Articles V and VI of the Bylaws is attached.

B. Report on Membership Post Card (Mary Anne Easley). Mary Anne Easley explained that the membership post card is designed to encourage all eligible members to pay their dues. It will have a photograph of the executive committee on one side and the message and address on the other. Peter Louderback has provided the necessary photograph and the card should be ready for mailing soon.

C. Nominating Committee Report (Barbara Cohen). The committee will meet within the

next two weeks and report back at the May meeting.

D. Report on *One Big Home* screening (Paula Williams). All arrangements have been made to project the film, *One Big Home*, in the Atheneum Great Hall at 7:00 pm on Wednesday, June 14, 2107. Paula Williams asked if we should place an ad in the paper to announce it. Jane Miller said that we had time to find out the cost of such an ad from the *Inquirer and Mirror*. Several people made suggestions on ways to publicize the event including the I & M Calendar, the Chamber of Commerce calendar of events, local radio, the public-access TV channel, and the Town's web site listing of events.

VI. Speaker: Patty Roggeveen, Director of Community Relations for Richmond Great Point Development.

Jane Miller introduced Patty Roggeveen, Director of Community Relations for Richmond-Great Point Development, to give us an up-date on the planned development on Old South Road. Patty Roggeveen started with a review of the history of zoning and planning for the site. She talked of the zoning articles in Annual and Special Town Meetings that had been crafted with the assistance of Town planners where they sought and won approval for zoning changes that will allow them to develop a mixed-use property with retail, apartments, and individual residences sized and located to be compatible with existing properties. They intentionally avoided using the State's 40B statute ("Massachusetts General Laws, Chapter 40B, Regional Planning, Section 21: Low or moderate income housing; applications for approval of proposed construction; hearing; appeal") process for affordable housing so that they could work with the Town and its various agencies: Planning Board, Historic District Commission, County Commissioners, and the Board of Selectmen. With approvals in hand, they are ready to start physical construction.

She distributed copies of the draft map of the proposed development that has been prepared for Nantucket's Planning Board. She started by explaining the commercial portion of the property, which is closest to the existing commercial development at the intersection of Lovers' Lane and Old South Road. The first two "Liner" buildings are underway and tenants have been identified for each: one is a local retail business that is looking for larger space and the other will be the re-located UPS store. Greglen Avenue will be abandoned and a new roadway entrance will be developed to divide the residential and commercial portions; this road will be positioned such that it does not interfere with traffic turning in and out of Naushop.

She continued that, as part of the planning application, they had developed a traffic plan for Old South Road. Lovers' Lane to Naushop will be widened to accommodate a central turning lane and several roadside turning lanes. There will be two new bus stops, each with its own pull off. Macys Lane, the road to the airport, also will be improved to have designated turn lanes so that traffic turning to the airport will not have to stop for on-coming traffic on Old South Road.

Turning to the residential portion of the development, she related that there will 225 apartments, of which 25 percent will be affordable at 80 percent of the Area Median Income, AMI, which is a number set annually by HUD. The buildings will be designed to be diverse in appearance and clustered to create some open space. They will be sited to avoid the linear look of barracks. All

apartment leases will be annual.

Building lots are sized so as to trend from small lots near to the apartments to lots that are compatible with the existing lot sizes on Evergreen. In preparation for lot sales, earth is being moved now to landscape the derelict former industrial sand pit. All excavated dirt is staying on the property, both to sculpt the former derelict land and to keep trucks off Town roads. For the entire site, landscaping will be organized by Richmond. This will ensure an absence of gaps and will save the tenants some money

When she finished, she answered several questions. Jane Miller wanted to know about sewage pumping stations and whether or not they would be adequate. Patty Roggeveen said that the Naushop station has more than enough capacity to handle the sewage load as well as accepting wastes from existing septic systems that are found to be inadequate. She said, though, that the equipment was old and, consequently, Richmond will replace it all with state-of-the-art pumps and control systems.

VII. Adjournment*.

The meeting was adjourned at 5:00 pm upon a motion from Anne Terry and a second by Colleen McLaughlin.

The next Nantucket Town Association meeting will be May 23, 2017, at 4 p.m., in the Learning Lab at The Atheneum.

*Please remember that our use of the Learning Lab ends promptly at 5 p.m. We need to vacate the room and the building so that the next meeting group can access the room.

Lee W. Saperstein, Secretary

NANTUCKET TOWN ASSOCIATION

Treasurer's Report

April 25, 2017

Beginning Balance	\$4,986.46
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Deposits	0
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Expenditures

Reimbursement to Jane Miller for the funding of the showing of "One Big Home"	- 300.00
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End Balance	\$4,686.46
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Respectfully submitted,
Anne Terry

ARTICLE V

Board of Directors

SECTION 1: Number and Election

The affairs of the Association shall be under the direction and control of a Board of Directors consisting of seven (7) officers: a President, a first and second Vice-President, Treasurer, Corresponding Secretary, Recording Secretary, and Clerk, and nine (9) other members of the Association. Directors other than officers shall be elected by the members to serve for terms of three (3) years. At each annual meeting, the members shall elect three (3) Directors for terms of three (3) years.

All Directors shall be chosen from the membership of the Association and shall serve without compensation.

SECTION 2: Powers

The Board of Directors shall have the power to appoint such committees as it may deem advisable to act under the supervision of the Board.

SECTION 3: Meetings

Regular or special meetings of the Board of Directors may be held at such places and at such times as the Board may from time to time determine. A regular meeting may be held without call or notice immediately following and at the same place as the annual meeting of members or the special meeting in lieu thereof. Special meetings may be held at any time and place when called by the President or in his or her absence, a Vice-President, Treasurer, or two (2) or more Directors.

SECTION 4: Notice of Meetings

Notice of all regular meetings of the Board (except as provided in Section 3 of this Article) and of all special meetings of the Board shall be given to each Director by the Secretary, or in the case of the inability of the Secretary to do so, by one of the Directors. Notice shall be given to each Director either personally or by telephone or by electronic communication, sent to his or her business or home address at least two (2) days in advance of the meeting. A Director shall for all purposes be deemed to have received due notice of any meeting at which he or she is present or shall have waived notice in writing either before or after the meeting.

SECTION 5: Quorum

A majority of the Directors then in office shall constitute a quorum at any meeting of the Board of Directors. Less than a quorum may adjourn any meeting without further notice.

SECTION 6: Action of the Board of Directors

At any meeting of the Board of Directors at which a quorum is present, the vote of a

majority of those present shall be sufficient to decide any question brought before the meeting.

SECTION 7: Vacancies

Any vacancy in the Board of Directors may be filled for the unexpired term by a vote of a majority of the Board of Directors then in office. The remaining Directors may exercise the powers of the full Board until successors are elected.

ARTICLE VI

Executive Officers

SECTION 1: Titles and Election of Officers

The officers of the Association, serving ex officio as the officers of the Board of Directors, shall consist of a President, a first Vice-President, a second Vice-President, Treasurer, Corresponding Secretary, Recording Secretary, and Clerk and shall be elected annually by the members. Two (2) or more offices may be held by the same person. The President or one of the Vice-Presidents shall be a year-round resident of the Town of Nantucket.

SECTION 2: President

The President shall be the chief executive officer of the Association and shall, subject to the direction of the Board of Directors, have general super-vision and control of its business. He or she shall preside when present at all meetings of the members and the Board of Directors. The President shall have the power to appoint ad hoc committees as the President may deem advisable, subject to a vote of disapproval by the Board.

SECTION 3: Vice-Presidents

The first Vice-President, or if he or she cannot act, the second Vice-President, shall assume the duties of the President whenever the President shall be absent or unable to perform the duties of the office of President.

SECTION 4: Treasurer

The Treasurer shall, subject to the direction of the Board of Directors, have general charge of the financial affairs of the Association and shall keep accurate books and electronic accounts for the Association. He or she shall keep the historical Treasurer's records. If the Board so directs, the Treasurer shall be bonded at the Association's expense. He or she shall make an annual financial report to the members.

SECTION 5: Corresponding Secretary

The Corresponding Secretary shall be responsible for external communications of the Association including maintenance of membership lists, management of the Association's web site, receiving and filing incoming correspondence, promulgation of newsletters and other informative documents, and other such tasks as assigned.

SECTION 6: Recording Secretary

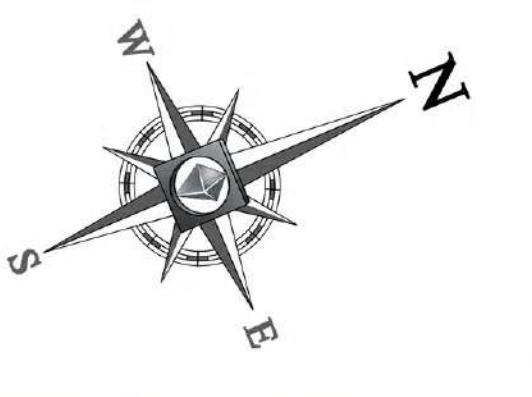
The Recording Secretary shall make and keep a record of the meetings of members and of the Board of Directors. In the absence of the Recording Secretary from any meeting, a temporary Recording Secretary shall be designated to perform the duties of the Secretary. The Secretary and any temporary Secretary shall be sworn to the faithful performance of their duties. The Secretary shall keep the historical records of the Association (other than Treasurer's records).

SECTION 7: Clerk

The Clerk shall be a resident of the Commonwealth of Massachusetts and shall discharge the office and duties of a clerk as they may be set out by law. The Clerk shall be responsible for filing annual reports with the Massachusetts Secretary of State and annual tax returns with the Internal Revenue Service.

SECTION 8: Appointed Positions

The Board of Directors may appoint such administrative or stenographic assistants as they may deem necessary and may authorize reimbursement or salary for any such position.



DRAFT PLAN CURRENTLY
UNDER REVIEW BY NANTUCKET
PLANNING BOARD

MEADOWS II RENTAL APARTMENTS
- 225 UNITS
- +/- 14 ACRES

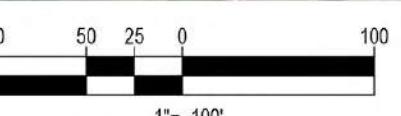


RETAIL "LINER" BUILDINGS
- 15,500 SF +/-
- +/- 2.4 ACRES

PRIMARY PROJECT ENTRANCE

COMMUNITY FOCAL POINT /
OPEN SPACE

SANDPIPER PLACE
- SINGLE FAMILY LOTS
- 94 LOTS
- +/- 17 ACRES



PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
- GOOGLE EARTH AERIAL IMAGERY
- MASSGIS ORTHOMAGERY
- CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
- TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.