

Town and County of Nantucket Select Board • County Commissioners

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



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Nantucket, Massachusetts 02554

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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
JANUARY 12, 2021 - 5:30 PM
REMOTE PARTICIPATION VIA ZOOM
PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020
ORDER REGARDING OPEN MEETING LAW
NANTUCKET, MASSACHUSETTS***

Join Zoom Meeting

<https://zoom.us/j/94687537612?pwd=eDNBN2NQeU5oRW5WR2VBNmcwYzZRQT09>

Meeting ID: 946 8753 7612
Passcode: 066050

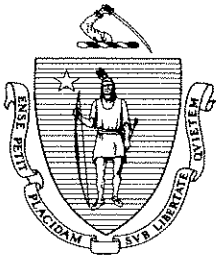
- I. FACILITIES MASTER PLAN WORKSHOP # 2***
- II. ADJOURNMENT***

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.

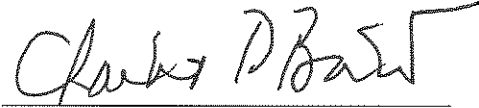
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby 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 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive, flowing style. The first name "Charles" is written in a larger, more prominent script, followed by "D." and "Baker". The signature is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

MEMO

Date: January 4, 2021

To: Members of the Select Board
C. Elizabeth Gibson, Town Manager

From: Julia D. Novak, Executive Vice President

Re: Facilities Master Plan Workshop Preparation – Public Services, Amenities, Employee Housing, and Other Facilities

My colleague Catherine Carter and I look forward to being with you virtually on January 12 to facilitate discussion around developing the Facilities Master Plan, which is one of your goals under the Focus Area of Efficient Town Operations. The Facilities Master Plan effort was initiated in 2019 and on November 17 we facilitated a discussion regarding Municipal (Town and County) Offices. This second session on January 12 will focus on Public Services, Amenities, and Employee Housing, as well as other facilities owned by the Town.

Prior to the meeting on January 12, please consider your vision for these facilities and locations, referring to the attached maps. Please share your thoughts and notes with jnovak@thenovakconsultinggroup.com by noon on Monday, January 11.

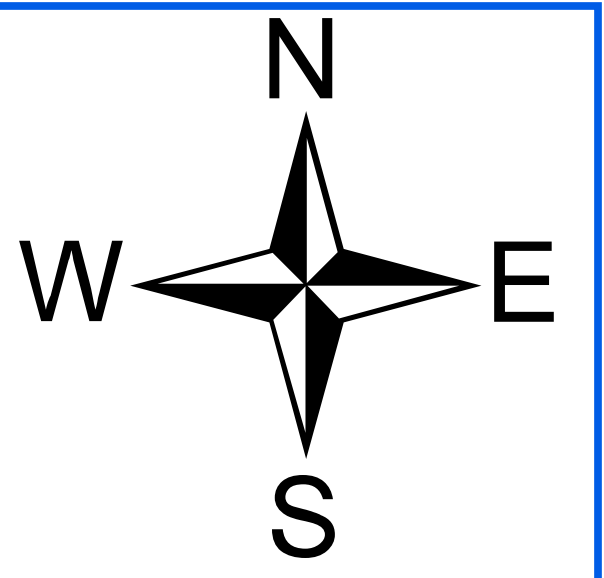
As you think about Public Services, Amenities, Employee Housing, and other facilities, consider the functions that are housed in various places, if there are changes that you would like to see or needs that should be addressed, and where you would want particular functions to be located. Current locations and uses under consideration are:

- Public Services
 - 9 East Creek Road - Our Island Home
 - 81 Washington Street – Senior Center
- Amenities
 - Comfort Stations
 - 25 Federal Street – Comfort Station
 - 0 Dionis Beach – Bath House
 - 130 Tom Nevers Road – Comfort Station
 - 1 Folger's Court, SCNST – Comfort Station
 - 34 Washington Street – Bath House
 - Concession Buildings
 - 4 Bathing Beach Road – Concession Building, Retail Shop, Bath House, Beach, Playground
 - 4 Western Avenue – Concession Building, Bath House, Beach
 - 15 Harbor View Way – Concession Building, Bathrooms, Bandstand, Park, Beach
 - 76 Washington Street – Retail Concession (no building), Restroom Shed

-) Employee Housing
 - o 38 West Chester Street – Interim, Temporary Town Employee Housing
 - o 39 Washington Street – Seasonal Lifeguard Housing
 - o 47 Okorwaw Avenue – Seasonal Lifeguard Housing
 - o 109 Washington Street – Seasonal Lifeguard Housing/Storage Building
 - o 54 Low Beach Road – Seasonal NPD Seasonal Housing
 - o 81 South Shore Road – Year-round Sewer Employee Housing
-) Other Facilities
 - o 293 Madaket Road – Madaket Fire House (unstaffed)
 - o 10 Sankaty Road – Siasconset Fire House (unstaffed, conceptual planning for housing expansion beginning)
 - o 131 Pleasant Street – Former Fire Headquarters (pending temporary occupancy of NRD & HHS then permanent transfer to AHTF for housing)
 - o 2 Bathing Beach Road – Currently occupied by NRD
 - o 2 East Chestnut Street – Currently occupied by HHS
-) Additional Facilities
 - o Are there additional properties the Board is interested in considering for use as public amenity or for employee housing?

You will present your individual thoughts at the beginning of the workshop. As you share your ideas for the location and needs related to the Public Services, Amenities, and Employee Housing functions, we ask that you address the following topics, which include prompts the Town Manager identified in the workshop outline:

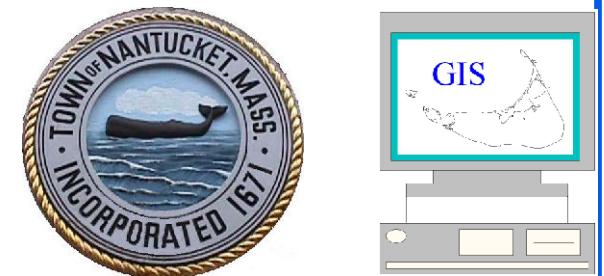
-) What new amenities is the community looking to the Town to build?
-) Where does the public want the facilities to be?
-) How does the public want facilities to be used?
-) How do we take into consideration the following?
 - o Parking
 - o Access to public transportation or bike paths
 - o ADA and code compliance
 - o Ensure energy efficiency (e.g. Green Communities designation, campus vs. spread out locations)
 - o Coastal Resilience Advisory Committee Interim Recommendation
 - o Sea level rise
 - o Renting vs. Purchasing vs. Building Operations and Maintenance



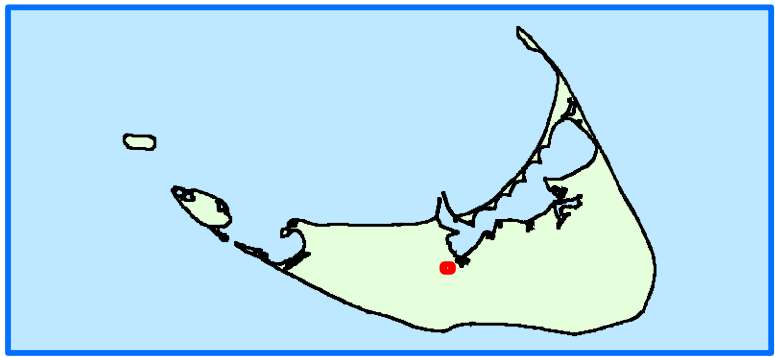
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- Housing_2020
- Emergency_Services_2020
- Concession_Buildings_2020
- Municipal_2020

Please send identification of any errors and corresponding corrections to:
GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554



Town Owned Buildings



The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

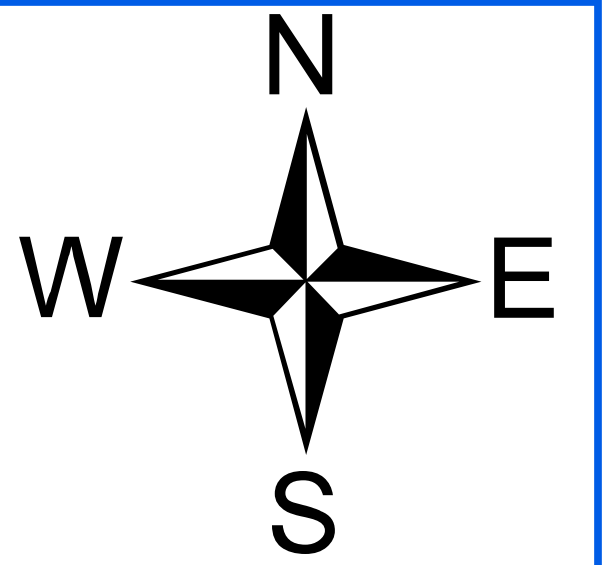
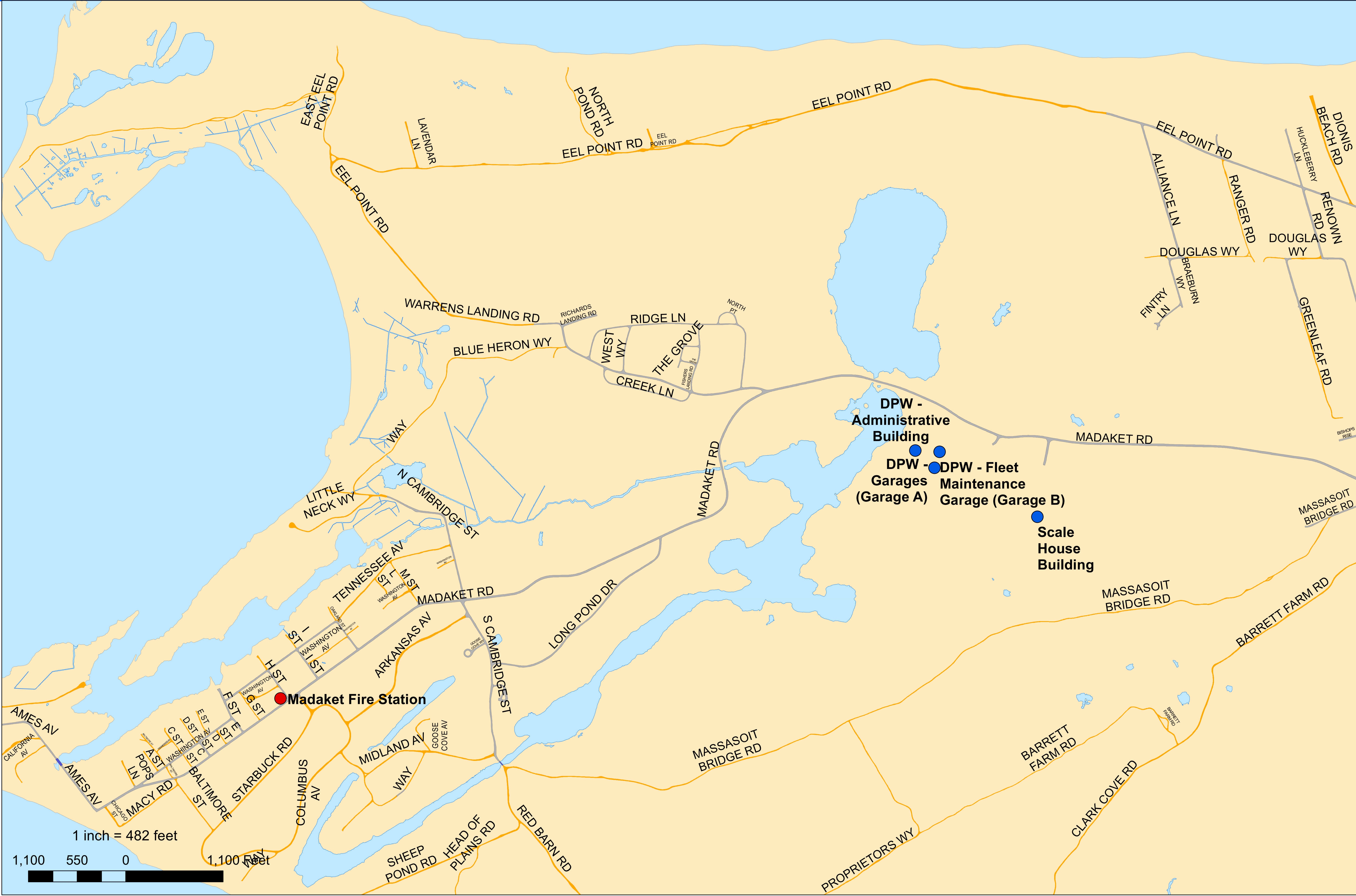
11/9/2020

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps. The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2014.



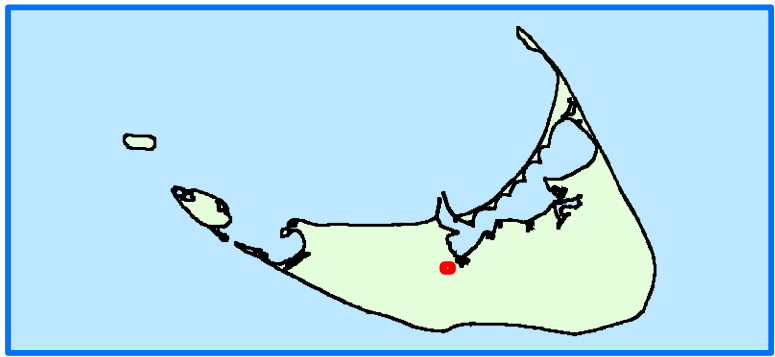
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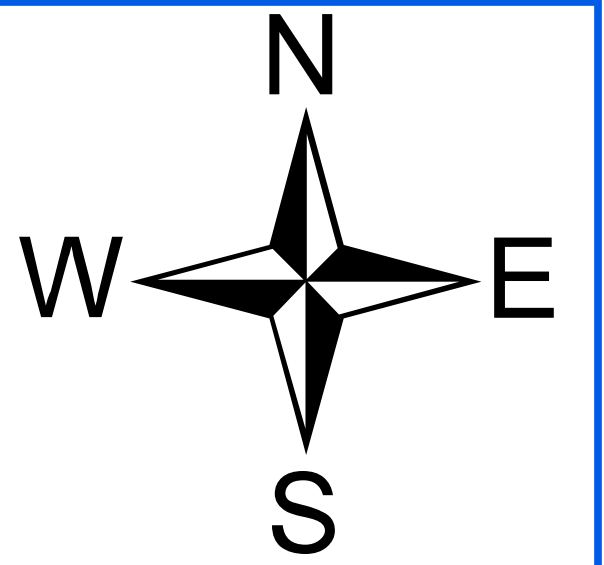
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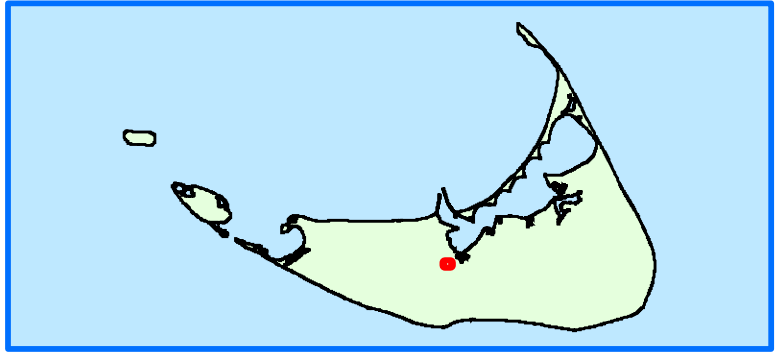
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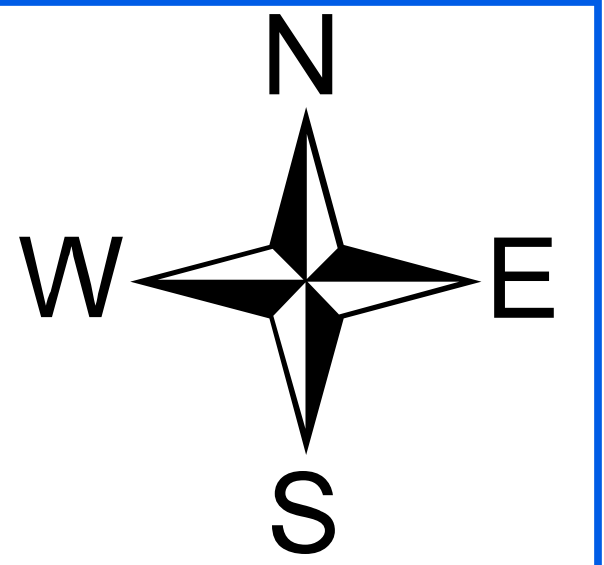
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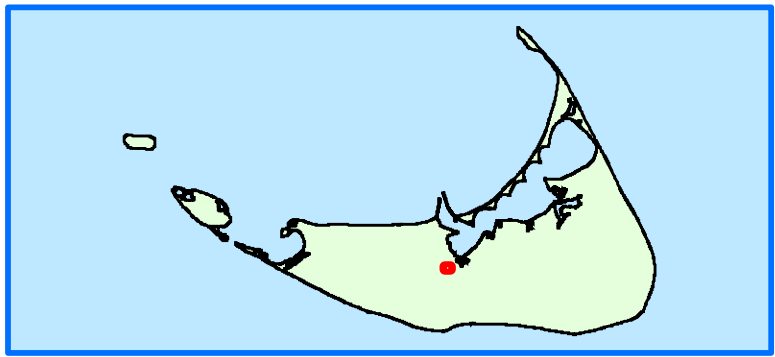
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