SELECT BOARD

Minutes of Meeting of July 14, 2021. The meeting took place in the PSF Community Room at 4 Fairgrounds Road; and also remote participation was available using Zoom Webinar. Members of the Board present were Jason Bridges, Matt Fee, Kristie Ferrantella, Dawn Hill Holdgate and Melissa Murphy.

I. CALL TO ORDER

Chair Bridges called the meeting to order at 5:00 PM. He explained how this first "hybrid" in-person and remote participation combined meeting would be conducted and called roll for those present.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.

2. 2021 Boards/Commissions/Committees Vacancies. Town Manager C. Elizabeth Gibson reviewed current vacancies.

3. Cyrus Pierce Middle School 8th Grade Civic Students Produce Nantucket Affordable Housing Situation Video: https://www.youtube.com/watch?v=34860jOqAIE&t=88s.

Becky Hickman, from CPS Middle School explained the project, introduced two students who worked on the project, Erin Pearl and Jeremie Kohan and a short clip from the video was viewed. Ms. Hickman also reviewed several other projects undertaken by the Civics class students, saying she was very proud of the students and their work. The students spoke about their project and what they learned. They were thanked by the Board members and given a round of applause for their work.

4. Effective July 21, 2021, Select Board Meetings to Start at 5:30 PM.

IV. COVID-19 WEEKLY UPDATE

1. Public Comment. There was no public comment.

2. Report from Health Director. Public Health Director Roberto Santamaria reviewed current positive case numbers, incidence of variant detection in Massachusetts and elsewhere; vaccination rate on the Island, and the status of various local vaccination clinics currently offered in various locations. He said that COVID variants remain an issue and are being monitored; specifically, the "Delta variant". He said while there are no confirmed cases of variants on the Island, that does not mean they are not present here. He noted a recent spike of variant cases in Provincetown. He said that if need be testing capabilities can be increased, with assistance from the state. He urged people at risk to consider face coverings, even if fully vaccinated. He said that the demand for vaccinations remains high. He noted that flu clinics will start up again in late summer and urged people to get that vaccination. Ms. Ferrantella asked about how people can volunteer for the vaccine clinic(s). Mr. Santamaria explained. Ms. Murphy asked about testing for the variant. Mr. Santamaria explained. Chair Bridges asked about continued funding for the wastewater testing. Mr. Santamaria confirmed the availability of funding to continue this testing.

3. Other Reports/Comments/Updates. It was noted that the COVID weekly update will move to monthly and be given on the first Wednesday of the month, starting on August 4th, with more frequency if needed. Ms. Murphy asked that a weekly announcement be made as to the vaccine clinics.

V. PUBLIC COMMENT FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS
Thomas Barada requested that the Board review projects covered by the paving contract approved last week. He commented on the lack of line painting.

Megan Perry requested a legal opinion as to a memo the Board recently sent to the Conservation Commission (ConCom) requesting reconsideration of a vote the ConCom recently took as to the Sconset Bluff erosion control project.

Mary Wawro (remote) spoke on the same memo referred to by Ms. Perry. She spoke at length against the Board's action, saying it was inappropriate.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Ms. Holdgate moved approval of the next three items; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

1. Approval of Minutes of July 7, 2021 at 5:00 PM.

2. Approval of Payroll Warrants for July 11, 2021.

3. Approval of Treasury Warrants for July 14, 2021.

4. Follow-up/Approval of Pending Contracts from July 7, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson noted one contract held over from the July 7th Board meeting (Commonwealth Resource Management Corporation – CRMC) because of questions raised by Bruce Mandel. She said that the DPW Director provided the requested information to Mr. Mandel, and that Mr. Mandel has indicated he is satisfied with the information. She said that additional information has been provided on two other contracts that were questioned but approved at last week's meeting and said that staff is present if the Board has additional questions on those. Mr. Fee said that he was pleased with the additional information provided on the LORAN barracks contract and said he understands the cost much better, now.

Mr. Fee moved approval of the CRMC contract; seconded by Ms. Murphy. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

VIII. REPORTS
1. Update from Arcadis on Baxter Road Engineering Feasibility Assessment Project. Using a presentation shown on screen, Jennifer Lachmayr (remote) of Arcadis reviewed status of the project to date, reviewed the project schedule and meetings with stakeholders and focus groups that have been held so far. Kate Edwards (remote) of Arcadis provided an overview of a risk assessment of Baxter Road, using Federal

Emergency Management Agency (FEMA) sea level rise projections; and, showing potential property tax implications of affected properties if they were to be lost due to erosion. Some discussion followed on the information presented. Mr. Fee commented that the tax implications are extensive and not just limited to those properties on affected portions of Baxter Road; and, that associated costs to provide access if Baxter Road were lost are also extensive. Ms. Edwards continued with an overview of the alternatives being examined, including a description and the coastal impacts of each. Ms. Lachmayr reviewed and explained an "Adaption Pathways" component of the project; she reviewed outstanding items still be worked on, including additional stakeholder meetings, an at-large public meeting and costs of the alternatives being considered. Mr. Fee asked about adaptive dune nourishment. Ms. Edwards explained. Ms. Holdgate asked about near-shore breakwater structures, as discussed at a recent workshop with the Board and the Coastal Resiliency Advisory Committee. Ms. Edwards explained. Rick Atherton (remote) commented on the tax implication information and suggested that it would be helpful to understand that houses and property lost to erosion has been going on for years and it is not a new situation. D. Anne Atherton (remote) commented on a sand deficit issue with the current erosion control project. She said the consultants have been receptive to the comments of the Nantucket Coastal Conservancy however not all of the comments have been included in the presentation. She said her group does not believe that the consultants have a sufficient understanding of the regulatory process. She commented further on the current Sconset bluff project. Mr. Fee spoke on the importance of maintaining vulnerable areas as long as possible so that ways can be found to move forward as cooperatively as possible. He said not moving forward with the current project will be "very difficult". Mr. Atherton commented on Town Meeting action relating to erosion control projects in recent years. Chair Bridges thanked the Arcadis staff for the presentation.

<u>2. Third Sewer Force Main Project: Review of Additional Requested Improvements and Surface Features Impacted Along Route Outside of Designated Appropriation.</u> Sewer Director David Gray introduced Frank Ayotte of Hazen Sawyer, the Owner's Project Manager for the project. He said that several meetings have been held with public works staff and the Nantucket Historical Commission regarding this matter. He also introduced Ziad Kary of Environmental Partners Group, the engineer for the project. Mr. Kary reviewed a presentation showing the route of the project and the areas where work is proposed outside of the project appropriation. Mr. Fee asked about widening streets. Mr. Kary said that might be possible, but it would require property acquisition, which is not factored in, currently. Ms. Holdgate asked about taking easements instead. Mr. Kary spoke about the need to maintain handicap disability access. Operations Administrator Erika Mooney commented on the time-consuming process to take property and that this project is intended to start this fall. Mr. Kary continued reviewing the proposed improvements and then reviewed estimate costs and funding sources. Mr. Ayotte noted that these improvements will be included as bid alternates and were prioritized in order of importance. Additional discussion occurred as to specific alternates and improvements. Chair Bridges asked about improvements on Atlantic Avenue and Silver Street parking lot. Mr. Kary explained. Mr. Fee asked about not putting a sewer force main through the parking lot because he would prefer to see that property developed for housing. Mr. Kary said he will take a look at this. He continued to review the timeline for the project. Chair Bridges asked if these plans are final or can there be more changes. Mr. Ayotte said minor changes may still be made but funding of the force main project is contingent upon timing. Mr. Fee advocated for seeking easements to make certain streets wider. Mr. Barada asked about a particular area on Lily Street and expressed concern about losing parking spaces. He also expressed concern about the type of curbing to be used. Mr. Ayotte responded. Discussion followed as to how high the curb reveal will be. Mr. Ayotte responded. Nantucket Historical Commission Chair Hillary Rayport requested 100% detailed drawings before the Board makes a final decision on this project, with further review by the Commission. Mr. Ayotte spoke on the timing to provide 100% design plans and said those plans will be available for review by the Commission. Ms. Rayport spoke on re-

cobblestoning Winter Street. Town Preservation Planner Holly Backus spoke on pursuing community preservation funds for Winter Street. Mary Longacre spoke about preserving trees along the route. Discussion followed as to next steps. Ms. Holdgate suggested a plan for outreach with neighborhoods and seeking voluntary easements. The Board expressed a general consensus to include the alternates as presented in the bid documents.

IX. CITIZEN/DEPARTMENTAL REQUESTS

1. Finance Department: Request for Approval of FY 2021 Year End Budget Transfers. Finance Director Brian Turbitt reviewed the list of year-end transfers. Ms. Ferrantella moved approval; seconded by Ms. Murphy. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

2. Request for Waiver of Sewer Connection Permit Fee for Covenant Property Known as Lot 3, Larrabee Lane on Plan No. 2020-61 (Formerly a Portion of 5 Bartlett Road). Housing Director Tucker Holland reviewed the request, noting that it meets the conditions of the Board's sewer fee waiver policy for approval. Ms. Holdgate moved approval; seconded by Ms. Murphy. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

3. Request for Approval of Cellco Partnership dba Verizon Wireless Petitions for Grant of Location for Telecommunications Wires and Wireless Attachments and Appurtenances to be Attached to Existing Utility Poles with the Public Right of Way at the Following Locations:

- Bartlett Farm Road, Pole # 107/4
- 18 Bartlett Road, Pole # 4S/2-84
- Bartlett Road, Pole # 14
- Dave's Street, Pole # 4S/484
- Easton Street, Pole # 5-2
- First Way, Pole # 5-2
- 262 Madaket Road, Pole # 300-50
- 1 Milestone Road, Pole # 30-1
- Old South Road, Pole # 175/25
- 59 Polpis Road, Pole # 28-84
- 59 Prospect Street, Pole # 237/25
- 59 Surfside Road, Pole # 26-50/7/261/2

Mike Fox and John Weaver of Verizon were present to review the petitions. Mr. Weaver explained the proposal and the proposed equipment. He said that visually, the additional equipment should blend in with existing equipment on the poles. He explained how this additional equipment will improve cellular service for Verizon customers. Ms. Ferrantella asked about the size of the antenna equipment. Mr. Fox explained. Mr. Fee said the equipment should be the smallest profile possible. He asked if Verizon has future plans for more of this equipment and what might be planned by other carriers. Mr. Weaver spoke on installations in other communities and said he cannot speak as to other carriers. Chair Bridges asked about other options to improve service without very large cell tower structures. Mr. Weaver said this is basically the technology available currently to improve service on the island to address service issues in certain areas. Mr. Barada asked about the specifications of the antennas and requested more detail. Mr. Weaver responded and said that the power level of the antenna is very low. Chair Bridges requested to see the specifications of the antenna. Mr. Weaver displayed a diagram. Ms. Ferrantella asked about resulting coverage from installation. Mr. Fox said coverage from the installation of one antenna is approximately one mile. Mr. Fee said some citizens are very sensitive to this sort of equipment and that to the extent that it can be moved away from housing, would be preferable. Mr. Weaver said as a condition of approval, specific details as to proximity to nearby houses could be provided. Mr. Atherton asked if the Town has an overall sense of where existing equipment is and if there is competition among the carriers as to where additional equipment is to be placed. Mr. Weaver said that more than one carrier cannot have equipment on the same pole. He said that regarding the allocation of space, that is through the pole owner, which is not the Town, but the utility and that each utility has its own allocation program. Ms. Ferrantella asked if the Town could charge rent for these installations on poles. Mr. Weaver said no because the Town does not own the poles. Ms. Murphy suggested that the Town look into how to track these installations. Ms. Murphy moved approval contingent upon the provision of additional information for the Dave's Street and Easton Street installations; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

X. PUBLIC HEARINGS

1. Public Hearing to Consider Amending Chapter 250, Harbors and Town Pier Regulations (to be Known as Chapter 278, Harbors and Waterways). Chair Bridges opened the public hearing. Ms. Gibson noted that the Board previously reviewed the proposed amendments at its meeting on June 2nd and said that no public comment has come in regarding them, other than a late concern received today from the Land Bank. She noted a summary of the amendments is in the Board's packet. Some discussion followed. Deputy Chief Charles Gibson spoke on the Land Bank concern and said the amendments could proceed as is and if the Land Bank wishes to control or not control the watercraft at its property, that is up to the Land Bank. Tom Szydlowski of the Harbor and Shellfish Advisory Board (HSAB) spoke in favor of the amendments. Elaine Russell spoke on concerns regarding the change in the Town Pier slip lottery. Deputy Chief Gibson provided some background on the initiation of the lottery system in the first place, which was a state procurement requirement. He said that the law has changed and no longer requires this. He said over the years, towns with piers have eliminated the lottery system and that Nantucket may be the only town still using it. He noted that the lottery system exacerbates the use of unnecessary moorings because of the uncertainty of whether or not someone will obtain a pier slip through the lottery. Mr. Fee asked about the mooring permit wait list. Harbor Master Sheila Lucey said it is about a five-year wait. Mr. Szydlowski asked about when the lottery is proposed to end; and, said that HSAB would like to see some part of the lottery continue. Ms. Lucey said that input was considered, and the staff recommendation was to proceed as recommended. Deputy Chief Gibson spoke about the mechanics of the lottery or a partial lottery. He said the intent is to streamline the process and free up moorings. Ms. Murphy said she would like to see the first year begin with a new lottery. Mr. Fee said he is concerned that there will be no turnover of slips with this proposal. He went on to comment about this issue being a consequence of growth on the island. Ms. Holdgate said she sees the benefit of freeing up moorings but also supports a smaller lottery. She suggested tying the lottery to a specific boat registration. Discussion followed as to which system to proceed with. Brooke Mohr suggested that if someone gets a slip, they should be required to give up their mooring. Ms. Lucey said that is part of the recommended amendment. Mr. Barada asked how the system works now. He then suggested a term limit of the pier slips and a "partial" lottery. Deputy Chief Gibson suggested continuing the hearing for one month to address some of the concerns raised.

Ms. Holdgate moved to continue the hearing to August 18, 2021; seconded by Ms. Murphy. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

Ms. Murphy thanked Deputy Chief Gibson and Ms. Lucey for their work on this issue. Chair Bridges concurred.

XI. TOWN MANAGER'S REPORT
Ms. Gibson reviewed upcoming Select Board agenda items for July and August.

XII. SELECT BOARD'S REPORTS/COMMENT
1. 2021-2022 Select Board Committee/Liaison/Work Group/Representative Appointments. The Board, by consensus, agreed to the following representative appointments:

Ad Hoc Budget Work Group: Chair Bridges and Vice Chair Ferrantella
Audit Committee: Chair Bridges and Ms. Murphy
Board of Health: Ms. Murphy
Bureau of Ocean Energy Management Massachusetts Energy Task Force: Mr. Fee and Ms. Murphy
Cannabis Advisory Committee: Ms. Murphy
Capital Program Committee: Chair Bridges
Coastal Resiliency Advisory Committee: Mr. Fee
Community Preservation Committee: Ms. Holdgate
Genetic Mice Project Steering Committee: Ms. Murphy
Affordable Housing Trust: Ms. Holdgate
Neighborhood First: Ms. Ferrantella
Parking Benefit District Commission: Mr. Fee
PEG – NCTV 18 Board: Ms. Ferrantella
Polpis Harbor Municipal Property Advisory Committee: Mr. Fee
Our Island Home Building Committee: Ms. Holdgate and Ms. Murphy
Senior Center Committee: Ms. Holdgate

Nantucket Planning & Economic Development Commission: County appointment to be taken up at the County meeting on July 21, 2021.

2. Committee Reports.
Ms. Holdgate noted a meeting of the Community Preservation Committee next week for annual presentations of grant awards.

Ms. Ferrantella thanked Town staff for their work to set up this hybrid meeting tonight, she thought it worked well. She suggested that staff and others could be given the option to be remote. Ms. Murphy agreed and hopes that the community will provide feedback. Ms. Holdgate agreed. Chair Bridges thanked NCTV 18 for their assistance.

XIII. ADJOURNMENT
Ms. Murphy moved to adjourn at 8:07 PM; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

Approved the 21st day of July 2021.

SELECT BOARD
JULY 14, 2021 – 5:00 PM
PFS COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

III. 2. 2021 Committee Vacancy Appointments Timeline; Current Committee Vacancies
VII. 1. Draft minutes of 7/7/2021
VII. 4. Pending Contracts spreadsheet; SMRT Scope of Work
VIII. 1. Baxter Road Feasibility Assessment & Solutions presentation
VIII. 2. 3rd Sewer Force Main Project presentation
IX. 1. FY 2021 Year End Budget Transfers
IX. 2. AIS re: Request for Sewer Fee Waiver; Martinez letter; Housing Nantucket Qualified Purchaser's Certificate for the Martinez family; Deed for 3 Larrabee Ln; Survey plan; Housing Nantucket Certificate of Compliance; Sewer Fee Waiver Policy
IX. 3. AIS re: Verizon Wireless petitions; Bartlett Farm Road, Pole # 107/4; 18 Bartlett Road, Pole # 4S/2-84; Bartlett Road, Pole # 14; Daves Street, Pole # 4S/484; Easton Street, Pole # 5-2; First Way, Pole # 5-2; 262 Madaket Road, Pole # 300-50; 1 Milestone Road, Pole # 30-1; Old South Road, Pole # 175/25; 59 Polpis Road, Pole # 28-84; 59 Prospect Street, Pole # 237/25; 59 Surfside Road, Pole # 26-50/7/261/2; Rayport letter of concern
X. 1. Summary of changes to Harbors and Waterways/Town Pier Regulations; Redline of Harbors and Waterways/Town Pier Regulations; Portion of minutes of 6/2/2021; Land Bank letter of concern
XII. 1. SB/CC Work Group/Committee Reps for 2021-2022 spreadsheet; 2020-2021 list