SELECT BOARD

Minutes of the Meeting of August 19, 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 in person were Jason Bridges, Matt Fee, Dawn Hill Holdgate; Kristie Ferrantella and Melissa Murphy participated remotely.

I. CALL TO ORDER

Chair Bridges called the meeting to order at 1:00 PM. He explained how this "hybrid" in-person and remote participation combined meeting would be conducted, read a prepared statement and called roll for those present. Also present in-person were Town Manager C. Elizabeth Gibson; Operations Administrator Erika Mooney; Assistant Town Manager Gregg Tivnan; facilitator Julia Novak and her associate Catherine Carter, both from Raftelis; Natural Resources Director Jeff Carlson; Strategic Projects Manager Chuck Larson; Energy Coordinator Lauren Sinatra and Culture and Tourism Director Janet Schulte. Other staff members and consultants participated remotely. Chair Bridges noted public comment will be limited for this meeting.

II. FACILITIES MASTER PLAN WORKSHOP

Chair Bridges introduced the topic for the meeting, noted the outcome for today is for the Board to provide clear direction for facilities planning. Ms. Novak reviewed the presentation in the Board's agenda packet. Jamie Fair of Weston and Sampson reviewed an alternative site analysis for the Public Works facility. Mr. Fee asked about the landfill location and whether that would be moved. Mr. Fair indicated that was not part of the analysis specifically. Mr. Fee suggested that the landfill operation should be moved to "high ground". Ms. Gibson stated that moving the solid waste facility is less of a priority than the current general DPW facility because the solid waste facility is not as vulnerable, but that sites can certainly be reviewed, although a sufficiently-sized site may have to be purchased. Some discussion followed on this. Mr. Fee commented on rent that would need to be paid to the Airport and that he hopes it will be reasonable. Ms. Ferrantella asked about DPW vehicles being moved to the potential site off Sun Island Road, and if traffic and circulation has been considered. Mr. Fair said that would be a future step during site design. Mr. Fee asked about "clean down" of Town vehicles and whether the facility could be used for private purposes, such as cleaning boats. Mr. Fair said that could be added to potential site considerations. Chair Bridges asked about re-purposing of the existing DPW facility site, such as for a "sand bank". Some discussion followed. Mary Longacre commented on energy efficiency measures for any new buildings or facilities. She said that hazardous materials would have to be handled appropriately. Arthur Gasbarro, indicating that he is Chair of the Airport Commission, commented on the potential rent for the property and noted that there are FAA requirements, not options, relating to the rental payments. He added that the existence of endangered species could necessitate significant cost. He said that the current DPW site is not as vulnerable as being represented and that adding fill to the site should be considered. Ms. Novak continued with a "high level" financial overview of estimated costs. Ms. Gibson emphasized that the costs are not in any way final or definitive and are extremely preliminary estimates only. Director of Municipal Finance Brian Turbitt reviewed a chart of potential preliminary costs, totaling possibly approximately between $80,000,000 - $109,000,000. He reviewed potential funding sources. Ms. Novak reviewed next steps relating to the plan, in accordance with a presentation slide. Regarding the relocation of most Town offices to 2 Fairgrounds Road, the Board was in unanimous general agreement on this, as well as to put forward a warrant article regarding a Town bylaw which requires Town Meeting approval to move Town offices out of town. Mr. Fee commented on the need for a more "urban design" of a Town office facility and said he doesn't think temporary office space will be needed if the building is built close to the road. Discussion continued about rental payments to the Airport and what it would take to make the existing DPW facility more resilient. Ms.

Holdgate commented that sea level rise projections are going to impact many facilities and areas of the island. She added that while she does like centralizing the DPW operation, she is concerned about that use at that location with traffic and with proximity to the wellhead protection zone. She asked about the possibility of the Shadbush property for both a shooting range and the DPW facility. Discussion followed on this, Ms. Gibson said there likely is not enough space for both, due to the endangered species issues at that site and the likely significant mitigation requirements.

Ms. Longacre said that the Coastal Resilience Plan is due out by the end of September and suggested that it should be taken into consideration as these concepts are pursued. She said buildings can be designed to withstand sea level rise and that "leaving downtown" is not necessarily an appropriate response. Discussion followed with Ms. Gibson reviewing some of the discussions which have occurred in the past about the location of Town offices. Noah Karberg, Assistant Airport Manager, echoed what Mr. Gasbarro said about rent for Airport property. He said it would be helpful to understand the Town's "timeframe" for exploring the Sun Island site.

III. ADJOURNMENT

Ms. Holdgate moved to adjourn at 2:20 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 8th day of September 2021.

SELECT BOARD
AUGUST 19, 2021 – 1:00 PM
IN-PERSON
PSF COMMUNITY ROOM
4 FAIRGROUNDS ROAD
AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

II. Facilities Master Plan Action Plan; DPW Alternate Site Feasibility Study