SELECT BOARD

Minutes of Meeting of November 10, 2021. The meeting took place via remote participation using Zoom Webinar. Members of the Board present were Jason Bridges, Matt Fee, Kristie Ferrantella, Dawn Holdgate and Melissa Murphy.

I. CALL TO ORDER

Chair Bridges called the meeting to order at 5:30 PM. He read a prepared statement as to how the meeting will be conducted via remote participation and the ground rules for any discussion and called roll for those present.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the following announcements:

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

2. COVID Vaccine Clinic: 131 Pleasant Street Trailer, Sundays from 12:00 to 3:00 PM; Final 1st Dose Clinic November 28, Final 2nd Dose Clinic December 19. See https://www.nantucket-ma.gov/2028/COVID-Vaccine for Full Schedule.

3. Veterans' Day Observance Ceremony to be Held Thursday, November 11, 2021 at 10:30 AM at Federal Street War Memorial Adjacent to Town Building (in Case of Inclement Weather, Ceremony will Take Place at American Legion Hall, 21 Washington Street); Reception to follow American Legion Hall.

4. Town Offices Closed Thursday November 11, 2021 in Observance of Veterans' Day.

5. May 2, 2022 Annual Town Meeting:
- Warrant Open for Citizen Warrant Article Submittals through 4:00 PM on November 15, 2021.

6. Select Board Announcements/Comments. No comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

No follow up.

V. PUBLIC COMMENT

No public comment.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of November 1, 2021 at 4:30 PM; November 3, 2021 at 5:30 PM. Ms. Murphy moved approval of items VII-1 and 2; Ms. Ferrantella seconded. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

2. Approval of Treasury Warrants for November 10, 2021.

3. Approval of Pending Contracts for November 10, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson and Sewer Director David Gray reviewed the bids submitted, and the appropriation for the construction of the 3rd Sewer Force Main. Brief discussion followed. Ms. Murphy moved approval of Pending Contracts; 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.

VIII. TOWN MANAGER'S REPORT

1. Traffic Safety Work Group Recommendations:

Traffic Safety Work Group member Art Gasbarro reviewed both recommendations.

a) Curb Cut at 134 Main Street, Resulting in Elimination of One On-Street Parking Space and Creation of Two Off-Street Parking Spaces. Mr. Fee commented on his frustration that "beautiful side yards" are being turned into parking yards and said there should be paid parking. Ms. Ferrantella asked if this property is eligible for a residential parking permit. Brief discussion followed. Ms. Murphy moved approval as recommended; seconded by Ms. Holdgate. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – No; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy - Yes.

b) Designate No Parking on South Side of Starbuck Road from Baltimore Street to Approximately 47 Starbuck Road to Allow for Emergency Vehicles and Residents to Pass Through. Some discussion followed as to a parking lot in the area and whether it could be expanded. Mr. Gasbarro and Ms. Murphy reviewed public safety access concerns. Michael Byrne, a Starbuck Road resident and member of the Madaket Conservation Land Trust, spoke in favor of the recommendation and spoke about the feasibility of enlarging the parking lot in question and parking options along the roadway near the beach and thanked the Board for its consideration. He suggested that parking be eliminated on the north side of Starbuck Road vs the south side. Joel Danziger, a Starbuck Road resident concurred with Mr. Byrne's comments. Some discussion followed. Ms. Murphy moved to approve that there be no parking on the north side of Starbuck Road from Baltimore Street to approximately 47 Starbuck Road; seconded by Mr. Fee. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes; Ms. Murphy - Yes. Mr. Fee urged the residents to find a way to increase the parking in the parking lot.

IX. SELECT BOARD'S REPORTS/COMMENT

1. Town Administration: Request for Select Board Direction Regarding Funding for Private Road Repaving in Connection with Water Main Extension Project/Surfside Area. Ms. Gibson introduced the item, noting that some wording clarifications were submitted yesterday by the Airport to the Agenda Information Sheet, regarding the purpose of the project. She said that beginning with the Nantucket Harbor Shimmo – Plus areas sewer project, it has become a practice to plan for curb-to-curb paving, rather than patch the trench and the lateral connections. She said that due to Airport funding restrictions with FAA, the cost of this additional paving cannot be covered by the Airport and so what is before the Board is, should the Town cover that additional cost. She said there are a couple of possible funding possibilities, although this is not a budgeted project. As of today, unfortunately, an adequate cost estimate has not been developed, so this is mainly most likely an introduction of the issue to the Board with further information next week. She added that the estimate will probably be in the $1,000,000 range. She referred to Assistant Town Manager Gregg Tivnan and Airport Manager Tom Rafter for any other details. Mr. Rafter said they would like to work with

the Town on this and reiterated that the Airport's funding will not cover the cost of full width paving. Mr. Tivnan reviewed clarifications received by the Airport on the purpose of the project overall, as provided by the Airport yesterday. She asked Finance Director Brian Turbitt to review potential funding sources. Mr. Turbitt said that the existing annual Island-wide road appropriation is a possibility although that would mean no additional road projects would be able to be funded from that source for spring paving. He said another possibility could be using funds that are owed to the Town by the Airport for prior, unrelated issues could be used as an offset on a short-term measure to be able to fund the paving and then do a transfer at town meeting from Free Cash or another funding sources. Mr. Fee expressed disappointment that the FAA will not pay for this and said that is not fair. Mr. Bridges commented on the private road aspect and reiterated that this is somewhat of a precedent with the aforementioned sewer project and would support the full paving. Ms. Murphy agreed. Some discussion followed with a general consensus to proceed pending confirmation of a more solid cost. Ms. Gibson commented that if cost is an issue this may not be able to proceed. Mr. Fee commented on ensuring that any and all connections are made prior to paving.

2. Continued Review/Potential Votes on Select Board-Sponsored 2022 Annual Town Meeting Warrant Articles. Ms. Gibson reviewed items needing Board review for Town Meeting articles, as to whether or not there will be Board sponsorship, as follows:

- Paid parking. Ms. Gibson reviewed a vote from the 2020 annual town meeting which requests that the Board seek a vote from town meeting prior to implementing paid parking. Mr. Fee said the vote is a non-binding advisory, the Board is not required to go to town meeting and shouldn't go to town meeting without a plan. It was suggested that the plan be developed for implementation when funding and resources are available. Mr. Fee spoke on the benefits of paid parking. He added that there should be a Parking Commission established to administer this. Ms. Ferrantella agreed and asked what is needed to make a plan happen. Ms. Holdgate commented that this is not a priority with her, given the lack of resources and volume of other activities. Ms. Ferrantella said it does not seem like a plan is ready and suggested this be put off until there is one. There were no objections to this suggestion.

- Short-term rental (STR) regulations. Mr. Fee said that following the 2021 annual town meeting, he suggested a committee be put together by the Select Board to examine this issue, which was not acted upon and that he was advised that such an effort should be handled by the Planning Department but that has not happened. He said there are impacts from STRs and there are likely to be citizen articles addressing these. Chair Bridges said he doesn't think the Board is ready to propose anything to the 2022 annual town meeting. Ms. Holdgate agreed and added that the problem to be addressed has not been defined. And, that because of the COVID pandemic, and resulting unusual STR activity, putting forward anything specific at this time, is premature. Mr. Fee said STRs are becoming an issue all around the island. He said he would like to see incentives to keep year-round and seasonal employee housing. He spoke on workforce housing issues and impacts. Ms. Murphy said that the Select Board did have a joint meeting with the Planning Board after the 2021 annual town meeting to discuss this issue and there really was no momentum by either Board to pursue anything specific or identify what problems are needing to be solved. She added that blanket regulations may not be an answer and she does not think the Board is ready to sponsor an article at the 2022 annual town meeting. Chair Bridges commented that he has not seen a solid link between STRs and year-round housing. Mr. Fee agreed there may be a lack of data, but he is also not sure anyone is working to gather the data. He said that regulating STRs at this point may not be politically possible. Mr. Fee said there are other ways to address this by classifying buildings as commercial with respect to fees. Ms. Ferrantella noted that staff resources have been limited and it is not surprising that this has not been a focus. Sarah Ellis said that STRs have an impact on the quality of life of year-round people with the types of activity that typically result from them. She spoke on her experiences with this in a residential neighborhood in the Old Historic District. She agreed it is a divisive issue. Brooke Mohr said she is disappointed that the impact of STRs on year-round affordable housing has not been more addressed and determined. She said it is up to the Select Board to figure this out and encouraged the Board to take action to learn more about the impacts. Rick Atherton recalled his impression of the aforementioned joint meeting, which was that the Planning Director and/or Town Administration was to have prepared a warrant article. Some discussion followed on potential warrant articles and what might be proposed by others. Ms. Holdgate said this is a very difficult issue with a lot of reasons why people rent their homes and for how long. Some discussion followed as to the Board taking up a more detailed discussion about this in the near future. Mr. Fee suggested that the Town's real estate specialist come with the necessary data. Ms. Gibson said if the Board wants data, the specifics need to be provided and the proper resources secured to obtain that data.

- Municipal water infrastructure investment fund. Ms. Gibson suggested this be put on hold for now, pending additional research. There were no objections.

- Community impact fee on short-term rentals. Ms. Holdgate said this seems like a complicated fee to get a handle on and that administration of it could be difficult. Mr. Fee commented on the acceptance process and whether or not revenue projections are sufficiently known to proceed. He said he supports this for the commercial business end and more information on potential revenue should be pursued. Ms. Murphy said there could be some other benefits associated with the registration process such as information and data. Discussion followed on gaining additional information as to what could be generated in revenue and also take, resource-wise, to implement. The Board agreed not to put anything forward on this at the 2022 annual town meeting.

3. Review of 2022 Select Board Meeting Schedule. Chair Bridges reviewed the draft schedule, noting it is generally the same as for 2021. There was some discussion about various months, with general consensus to keep the schedule as contained in the Board's agenda packet, at this time.

4. Committee Reports. Ms. Ferrantella spoke on this week's Nantucket Planning & Economic Development Commission meeting with a presentation from Chief Technology Officer Karen McGonigle who spoke about what it would take to provide municipal broadband to the Island. Ms. Ferrantella also said that Chamber of Commerce has opened up applications for a business assistance grant fund, the "Rock Solid Fund", with funding provided by the Town.

X. ADJOURNMENT

At 6:55 PM, Ms. Ferrantella moved adjournment; seconded by Ms. Holdgate. So voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Holdgate – Yes. Ms. Murphy – Yes.

Approved the 17th day of November 2021.

SELECT BOARD
NOVEMBER 10, 2021 – 5:30 PM
REMOTE PARTICIPATION VIA ZOOM
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

III. 3. American Legion - Veterans' Day Observance
VII. 1. Draft minutes of 11/1/2021; 11/3/2021
VII. 3. Pending contracts spreadsheet
VIII. 1. Traffic Safety Work Group recommendations; a) Curb cut at 134 Main St; b) Starbuck Rd No Parking
IX. 1. AIS re: Airport PFAS Water Main project curb-to-curb paving "gap" funding; Trench only paving estimate; Full road paving estimate
IX. 2. Preliminary Outline #2 for 2022 ATM Warrant with attachments
IX. 3. Proposed 2022 SB meeting schedule