

SELECT BOARD

Minutes of Meeting of November 17, 2021. The meeting took place via remote participation using Zoom Webinar. Members of the Board present were Jason Bridges, Matt Fee, Kristie Ferrantella, and Melissa Murphy. Dawn Hill Holdgate joined the meeting later, as noted below.

I. CALL TO ORDER

Chair Bridges 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. He called the meeting to order at 5:31 PM.

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.

Ms. Gibson added that there is no Select Board meeting on Wednesday, November 24, and that Town offices will be closed November 25 for Thanksgiving.

3. Select Board Announcements/Comments. Chair Bridges spoke on a food insecurity focus group meeting he attended today, with various local groups, which was very productive.

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

No follow-up.

V. PUBLIC COMMENT

Burton Balkind questioned the emergency siren system and whether it is still working. He also asked why it was not activated for a tornado warning last week.

VI. COVID-19 UPDATE

1. Public Health Department Update. Public Health Director Roberto Santamaria provided an update to the Board as to testing, positive cases, and vaccinations. He said the Town is in "decent shape". He said last week's wastewater results showed Nantucket at 31% of the national average of positive cases. He spoke about vaccine availability. He spoke on third doses and booster vaccines and where those may be obtained. He spoke on a treatment which is becoming available to treat those with COVID.

Dawn Hill Holdgate joined the meeting at 5:37 PM.

Ms. Murphy asked about the public health advice with respect to symptoms, and whether, in the absence of a face covering order, people are advised to wear a mask. Mr. Santamaria encouraged mask wearing if

people are concerned and said masks are effective against all sorts of outbreaks. Chair Bridges asked about data of school vaccinations. Mr. Santamaria said the Health Department does not have specific school numbers but that over 24,000 doses have been administered on-island. He added that according to the state Department of Public Health, Nantucket's population is 70% vaccinated which is about 3% above the state average. He said this number takes into account travelers, and those who were vaccinated or received doses elsewhere. He said less first doses are being issued more recently. Mr. Fee asked if there is concern about people who travel here who are not vaccinated. Mr. Santamaria answered that there is certainly cause for concern and the more people who are vaccinated, the better; and, with the emerging new COVID treatments, the rate of death will decrease. He said precautions should continue.

VII. NEW BUSINESS

No new business.

VIII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VIII 1-3; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes. There were no Pending Contracts.

1. Approval of Minutes of November 10, 2021 at 5:30 PM.

2. Approval of Payroll Warrants for November 14, 2021.

3. Approval of Treasury Warrants for November 17, 2021.

IX. CITIZEN/DEPARTMENTAL REQUESTS

1. Request for Waiver of Sewer Connection Permit Fee for Covenant Lot Located at 67 Fairgrounds Road (Lot 191). Housing Director Tucker Holland introduced the item and noted that the request complies with the Board's affordable housing sewer connection fee waiver policy. Ms. Holdgate moved approval; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

2. Request for Waiver of Sewer Connection Permit Fees and Sewer Capacity Fees for Three Homes for Habitat for Humanity Nantucket for 9A and 9B Benjamin Drive. Housing Director Tucker Holland introduced the item and noted that the request complies with the Board's affordable housing sewer connection fee waiver policy. He said these units are eligible for inclusion on the Town's Subsidized Housing Inventory and helped bring the Town into "Safe Harbor" from 40B developments. Ms. Murphy moved approval; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

3. Nantucket Land Council: Request for Preliminary Review of Conservation Restriction to be Held by Nantucket Land Council, Inc. for Land Located at 15 Winn Street. Nantucket Land Council representative RJ Turcotte was present for any questions.

Ms. Ferrantella moved approval to proceed with Town legal review; seconded by Mr. Fee. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

X. REAL ESTATE MATTERS

1. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed, Settlement Statement and Acceptance of Release Deed for Town-owned Yard Sale Parcel Known as Lot 5, Auriga Street and Curve Street as Shown on Plan of Land Entitled "Plan to Convey Land for General Municipal Purposes in Nantucket, MA, Prepared for Town of Nantucket," Dated July 24, 2012, Prepared by Charles W. Hart and Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2012-60, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting. Real Estate Specialist Ken Beaugrand introduced the item and explained the request. He said that the Real Estate Assessment Committee (REAC) unanimously recommends this transaction. Mr. Fee asked about coastal resiliency considerations. Mr. Beaugrand explained that the REAC has added these considerations to its criteria for review. Ms. Murphy moved approval as recommended; seconded by Mr. Fee. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

XI. PUBLIC HEARINGS

1. Public Hearing to Determine Tax Allocation by Classification (Chapter 369, Acts of 1982, as Amended); Percentage of Residential Exemption to be Granted for Fiscal Year 2022 (to be Continued to December 1, 2021). Chair Bridges opened the public hearing. Mr. Fee moved to continue the public hearing to December 1, 2021; seconded by Ms. Murphy. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

2. Public Hearing to Consider a Utility Petition from National Grid/Nantucket Electric Company for Plan #30365361 to Install Two Handholes on East Lincoln Avenue in front of Numbers 7 and 10 and Approximately 30' of 2-3" Conduit across East Lincoln Avenue. Chair Bridges opened the public hearing. Tim Lyford of National Grid explained the petition. There being no public input, Chair Bridges closed the public hearing. Ms. Ferrantella moved approval subject to all conditions as expressed by the Town departments; seconded by Ms. Holdgate. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

3. Public Hearing to Consider a Utility Petition from National Grid/Nantucket Electric Company for Plan #30279303 to Install Two Handholes on Baxter Road in front of Numbers 73 and 76 and Approximately 30' of 2-3" Conduit across Baxter Road. Chair Bridges opened the public hearing. Tim Lyford of National Grid explained the petition. There being no public input, Chair Bridges closed the public hearing. Ms. Holdgate moved approval subject to all conditions as expressed by the Town departments; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Holdgate – Yes.

XII. TOWN MANAGER'S REPORT

1. Monthly Town Management Report. Ms. Gibson summarized the report as contained in the Board's agenda packet. With respect to a survey she spoke about issuing to Town employees about housing needs, Mr. Fee cautioned that employee housing surveys need to be carefully designed in order to obtain accurate and useful information.

Mary Longacre commented on some observations she has of the landfill related to non-recyclable non-compostable materials and second-hand materials. She urged the Town to educate the public as to ways to reduce waste. Chair Bridges encouraged the public to watch the Board's November 15th workshop on solid waste long-term planning.

XIII. 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 (Continued from November 10, 2021). Ms. Gibson briefly summarized the issue, as reviewed at the Board's November 10th meeting and said that a more definitive cost estimate has been developed by the Town's engineering consultant, which was only received just before tonight's meeting, so it has not been thoroughly evaluated; however, it totals just over \$1,300,000. She said that is a significant number, more than originally anticipated. She noted that funding availability should be confirmed with the Finance Director who is not currently available but that there had been discussion about using a funding source which will limit other Town roadway repair projects for the rest of FY 2022, unless a funding source, such as from Free Cash can be used to backfill the funds at the 2022 Town Meeting. She added that the estimate could come down slightly if the Town uses its paving contractor but again because the information was only received just before the meeting that cost reduction has not been quantified. Some discussion followed. Mr. Fee said he normally would argue for betterments but doesn't think this is an appropriate situation for that due to the necessity the project. He spoke in favor of proceeding with curb to curb paving. Ms. Murphy concurred with Mr. Fee and said the most cost-effective approach should be used. Board consensus was to proceed with the curb to curb paving for this project.

2. Continued Review/Potential Votes on Select Board-Sponsored 2022 Annual Town Meeting Warrant Articles; Review of Citizen Warrant Article Submittals. Ms. Gibson reviewed a couple of changes from last week's review, including an additional article from the Nantucket Historical Commission to modify its membership; and, that 31 citizen articles were received for the warrant. It was noted that no one had really had a chance to read these at this point.

3. Committee Reports. Chair Bridges noted that he and Mr. Fee attended a recent meeting with Equinor wind farm representatives.

XIV. ADJOURNMENT

At 6:33 PM, Mr. Fee moved adjournment; 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 1st day of December 2021.

**SELECT BOARD
NOVEMBER 17, 2021 – 5:30 PM
REMOTE PARTICIPATION VIA ZOOM
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VIII. 1. Draft minutes of 11/10/2021
- IX. 1. AIS re: Sewer Fee Waiver Request - 67 Fairgrounds Rd (lot 191); Vecchio email; Qualified Purchaser's Certificate; Certificate of Compliance; Deed; LC Plan No. 34507-34; Policy for Sewer Fee Waiver Requests
- IX. 2. AIS re: Sewer Fee Waiver Request - 9A & 9B Benjamin Dr (Habitat); Habitat request; Nantucket Subsidized Housing Inventory (SHI); Habitat Site Plan; Policy for Sewer Fee Waiver Requests
- IX. 3. AIS re: preliminary review of Conservation Restriction (CR) for 15 Winn St; Conservation Restriction & Preservation Restriction Policy; Nantucket Land Council cover letter; 15 Winn St CR; Site Plan
- X. 1. AIS re: Yard Sale of Lot 5, Auriga St & Curve St; Purchase & Sale Agreement; Quitclaim Deed; Plan No. 2012-60; Settlement Statement; Release Deed
- XI. 2. AIS re: NGrid petition - E. Lincoln Ave; Departmental Comments; NGrid petition - E. Lincoln Ave; Petition Plan
- XI. 3. AIS re: NGrid petition - Baxter Rd; Departmental Comments; NGrid petition - Baxter Rd; Petition Plan
- XII. 1. Town Management Report
- XIII. 1. AIS re: Airport PFAS Water Main project curb-to-curb paving "gap" funding; Trench only paving estimate; Full road paving estimate
- XIII. 2. Preliminary Outline #3 for 2022 ATM Warrant with attachments