

SELECT BOARD

Minutes of the Meeting of January 31, 2024. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Brooke Mohr, Matt Fee and Dr. Malcolm MacNab. Dawn Hill Holdgate and Tom Dixon participated remotely.

I. CALL TO ORDER

Vice Chair Mohr called the meeting to order at 5:42 PM, following a meeting of the County Commission.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

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

Town Manager C. Elizabeth Gibson reviewed the announcements.

2. Finance Committee Public Hearing Regarding 2024 Annual Town Meeting Warrant Articles (<https://www.nantucket-ma.gov/DocumentCenter/View/46789/2024-Annual-Town-Meeting-and-Election-Warrant-as-adopted-by-the-Select-Board-PDF>) to be Held Monday, February 5, 2024 at 4:00 PM in PSF Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.

Ms. Gibson reviewed three additional announcements: 1) \$177,000 in grant funding has been received from Green Communities and will be used to offset the cost of an administrative electric vehicle and energy improvements at the municipal building at 2 Fairgrounds Road; 2) the January edition of Town Manager e-news came out today, she encouraged people to subscribe; 3) a pilot speed feedback sign will be installed on Milestone Road at the approach to New Street, heading into Sconset on Friday.

3. Select Board Announcements/Comments. Mr. Fee said that sand will be deposited at the Baxter Road erosion control project site this week, noting that this has been a concern over the last several months. Ms. Mohr commended the Communications Division of Town Administration for the Town Manager e-newsletter noting the volume of information and ease of reading and a new format with the edition that came out today.

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

Chair Holdgate provided a response to questions asked by Rick Atherton at the Board's August 16, 2023 meeting, as follows. She added that the Board will be holding a joint meeting with the Planning Commission on February 20th on the memorandum of agreement for the operation of the PLUS department.

1. Who drafted the agreement between the SB & NPEDC? **I believe it was a joint effort between the former Planning Director, Town Counsel, the Town Manager and quite possibly board members from either or both NP&EDC and Select Board.**
2. Was the agreement reviewed by Town Counsel and did Town Counsel write any comments that were relevant to either board to help them understand the impact of the agreement they entered into, specifically sections 5.3 & 5.4 re: termination requirements that have to be met before termination can be effective? **The agreement would have**

been reviewed by Town Counsel and most likely there was discussion at the meeting(s) where the agreement was discussed and/or voted on. Those discussions can be found in the minutes, of which anyone could undertake a search.

Mr. Fee said that the Town received notification, today, that its recent offer of mediation in connection with an appeal regarding the Surfside Crossing 40B project has been rejected by the developer.

V. PUBLIC COMMENT

There was no public comment.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII-1 and 2; seconded by Dr. MacNab; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

1. Approval of Minutes of January 24, 2024 at 5:30 PM.

2. Approval of Treasury Warrants for January 31, 2024.

VIII. CONSENT ITEMS

1. Gift Acceptances: Department of Public Works (Solid Waste). Ms. Mohr read the name of the donor (Nantucket Preservation Trust). Dr. MacNab moved to accept the gift for its designated purpose (fund attendance of the Solid Waste Manager at a “deconstruct and reuse” conference in Atlanta), with thanks to the donor; seconded by Mr. Fee; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Capital Program Committee: Review of FY 2024 Capital Program Committee Report. Ms. Mohr introduced Capital Program Committee Chair Stephen Welch who recognized and thanked the members of the Committee and also acknowledged and thanked the Town staff who assist with the Committee’s review process. Mr. Welch reviewed the report as contained in the Board’s agenda packet. Mr. Fee asked how deeply the Committee reviews certain projects that seem “broad”. Mr. Welch responded and indicated the Committee “digs deep”. Ms. Mohr, the Board’s representative to the Committee, provided an overview of the Committee’s request review process, noting that it is very comprehensive. Mr. Fee asked if “resiliency” is “baked in” to the process. Some discussion followed. Mr. Welch and Ms. Mohr indicated that it is a definitive consideration. Mr. Fee commented that the process has much improved over many years ago. Some discussion continued on changing conditions as related to certain types of projects; and, some of the specifics of how requests are ranked. Mr. Fee moved to support the Committee’s report and recommendations; seconded by Dr. MacNab. Mr. Dixon thanked the Committee for its work and time. Dr. MacNab concurred, noting its an impressive effort. By roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted. Rick Atherton suggested that the capital requests be made publicly available. He added that he hopes Finance Committee agenda information will also be made publicly available.

X. REAL ESTATE MATTERS

1. Request for Approval of Subdivision Plan of Town-owned Parcel D, Sandwich Road as Shown on Land Court Plan No. 10937-30 into Lots 169 and 170 as Shown on Pending Land Court Plan Entitled "Plan of Land in Nantucket, Mass. Prepared for Town of Nantucket," Prepared by Island Surveyors, Inc. and Dated October 25, 2023 for 8 Chatham Road. Attorney Vicki Marsh of Town Counsel's office reviewed the request. Mr. Fee questioned the number of lots to be created as a result of this transaction. Operations Administrator Erika Mooney explained. Mr. Reade, representing the property owner, explained further. Mr. Fee moved approval; seconded by Dr. MacNab; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

2. Request for Approval and Execution of Amended Order of Taking by Eminent Domain of 0 Alabama Avenue, 43 New Hampshire Avenue, 9 New Hampshire Avenue, 0 Missouri Avenue, Assessor's Map 61.1.1 as Parcels 159 And 175, 0 Wisconsin Avenue, 0 New York Avenue, Assessor's Map 36.3.2 as Parcels 2, 5 and 8 Nichols Road, as Authorized by MGL Chapter 79 and Votes on Article 80 of 2013 Annual Town Meeting and Article 16 of 2023 Special Town Meeting. Ms. Marsh reviewed the request. Dr. MacNab moved approval; seconded by Mr. Fee; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

3. Nantucket Land and Water Council: Request for Approval of Conservation Restriction to be Held by Nantucket Land Council, Inc. for Land Located at 120 Miacomet Road. Ms. Marsh reviewed the request. Mr. Fee moved approval of the restriction for 120 Miacomet Road and to find it as being in the public interest.; seconded by Dr. MacNab; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of the Fee or Lesser Interests, Together with any Public or Private Rights of Passage, of Parcels A and B, Morgan Square as Shown on Plan of Land Entitled "Plan to Acquire Land for General Municipal Purposes, Morgan Square, Nantucket, Massachusetts, Assessors Map 80 & 87, Prepared for Town of Nantucket," Dated October 26, 2022, Prepared by Site Design Engineering, LLC and Recorded at Nantucket County Registry of Deeds as Plan No. 2023-10, as Authorized by MGL Chapter 79 and Vote on Article 102 of 2021 Annual Town Meeting (Continued from December 20, 2023). Ms. Mohr opened the hearing. Ms. Marsh reviewed the specifics of the taking. Mr. Fee asked about public access. Ms. Marsh explained and said that there will be easements, ultimately, for public access. Mr. Fee commented on erosion in this area.

There being no public comment, Dr. MacNab moved to close the public hearing; seconded by Mr. Fee; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

Mr. Fee moved approval of the taking as presented; seconded by Dr. MacNab; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

XII. TOWN MANAGER'S REPORT

1. Monthly Town Management Report. Ms. Gibson reviewed the report as attached to the minutes of the meeting.

XIII. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports. Mr. Dixon reported on yesterday's Affordable Housing Trust meeting. Mr. Fee said he noticed a new NRTA bus driving through a puddle on Raceway Drive and he hopes that older buses could perhaps be used for routes like that. Mr. Fee commented on a recent Finance Committee meeting at which two citizen petitions relating to offshore wind farms, which, while non-binding, could have legal repercussions and urged caution with their discussion. Mr. Fee commented on the Wauwinet Road bike path and some potential for private funds to offset the project. He said he thinks the road is very dangerous for bicyclists and pedestrians. He said he would like to "bump up" this project the next time the Board updates its Strategic Plan.

XIV. ADJOURNMENT

Dr. MacNab moved adjournment at 6:34 PM; seconded by Mr. Fee; by roll call vote: Ms. Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

Approved the 7th day of February 2024

**SELECT BOARD
JANUARY 31, 2024 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VII. 1. Draft minutes of 1/24/2024
- VIII. 1. Gift Summary & Recommended Motion; DPW/Solid Waste gift
- IX. 1. FY 2025 Capital Program Committee Report
- X. 1. AIS re: Parcel D, Sandwich Rd subdivision; Pending Land Court Plan for 8 Chatham Rd; Land Court Plan 10937-30 for 8 Chatham Rd; Order of Taking of portions of Sandwich Rd & taking plan
- X. 2. AIS re: Amended Order of Taking for 8 Nichols Rd, etc.; Amended Order of Taking
- X. 3. AIS re: Conservation Restriction (CR) for 120 Miacomet Rd; Town Counsel Report; Final CR for 120 Miacomet Rd
- XI. 1. AIS re: taking of portions of Morgan Sq; Order of Taking for portions of Morgan Sq; Plan No. 2013-10
- XII. 1. Monthly Town Management Report



Town Manager's Activities Report

Agenda Item #	XII. 1.
Date	01/31/2024

Staff

Town Manager, Assistant Town Managers, Administration Staff, Others

Subject

Monthly Town Management Activity Report

Business as Usual

- FY 25 Budget Meetings (including FinCom on 1/27)
- Nov STM follow-up
- 5/7/24 ATM Prep (communications with various parties, FinCom meetings, follow-up, add'l information gathering)
- Strategic Plan Follow-up (Working on establishment the staff implementation groups)

Change (in how we do things)

- Additional Select Board Monthly Licensing Meeting (Agenda/Packet Prep, Organization of Attendees, Posting, Technology for the Meeting, Minutes)

Strategic/Major Initiatives

- Baxter Road Alt Access and SBPF Geotube Project
- Sheep Pond Road
- Our Island Home Work Group & Organization of Upcoming Meetings with Sherburne Commons Board, Residents, Initial Neighbor Meeting, Town Departments
- Wind Fund Grant Outreach to Departments; Grant application preparation and submittals
- Long-term Solid Waste Planning

Housing initiatives: includes coordination of updates to SB, FinCom with Housing Director; internal staff group for town employee development potential; update of 2-4-6 site plan for SB

Staffing / Personnel Management-Related

- Employee Housing issues
 - hiring of Housing Director, Rental Property Manager

- coordinating leases and lease issues
- locating rental properties
- reviewing rental equity issues
- reviewing potential properties for acquisition for employee housing
- employee housing project management/outreach/launch/coordination/tracking)
- Employee Morale and Leadership group meetings/follow-up
- Real Estate Specialist interviews
- Health and Human Services Director replacement planning
- Deputy Fire Chiefs (x2) assessment center

Other

- Mass Municipal Association webinars
- Mass Municipal Association annual meeting
- Washington Street coastal resilience planning – joint initiative with Land Bank
- Real Estate Issues
- Town Manager e-news
- Town Bldg Complex exterior repairs
- DPW facility
- Policy updates: flags, first amendment, public art, public comment
- Cannabis Adv Committee – meeting topics/coord/schedule

Meetings

WEEKLY MEETINGS:

- Department Heads and Assistant TMs
- Agenda Prep – weekly meetings
- PFAS 2x-weekly

MONTHLY MEETINGS

(or sometimes Bi-Monthly):

- Cabinet
- Town Admin Staff – 2 separate meetings monthly
- Cape Cod Managers
- Solid Waste Long-Term Planning
- OIH Facility
- SBPF
- Baxter Road Relocation

QUARTERLY:

- Strategic Plan Internal Staff
- Cabinet Problem-Focused Retreat quarterly (ideally)

AD HOC/SEASONAL:

- TM/ATM Planning Session
- Staffing/Priority Hiring