

SELECT BOARD

Minutes of the Meeting of March 6, 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 Dawn Holdgate, Tom Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

I. CALL TO ORDER

Chair Holdgate called the meeting to order at 5:30 PM, following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

Assistant Town Manager Rick Sears reviewed the following announcements:

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

2. Public Health Director: Short-term Rental Registration Program Update. Health Director Roberto Santamaria gave an update on the short-term rental (STR) registration program, noting the software is live as of March 4 and STR owners are being notified by mail that they can register to receive a STR license. He added that the software company, GovOS, is hosting a webinar for STR owners on April 9 and owners have to have their accounts set up. Mr. Santamaria said only STR registration will occur in 2024, with enforcement set to begin January 1, 2025. He reviewed contact information for GovOS which can be found in the Board's agenda packet. Kathy Baird asked for guidance on registration, which Mr. Santamaria provided.

3. Select Board Announcements/Comments. Dr. MacNab asked about follow-up on the Historic District Commission organization assessment. Chair Holdgate said it is being scheduled.

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

There were no follow-up comments.

V. PUBLIC COMMENT

Operations Administrator Erika Mooney wished her son a happy birthday.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES AND WARRANTS

Mr. Fee moved approval of items VII. 1-4. Dr. MacNab asked why no vehicles listed for purchase on pending contracts are being bought locally. Finance Director Brian E. Turbitt explained that the Town uses the state bid list to purchase vehicles as the procurement is already done and vehicles are available more quickly. Mr. Fee's motion was seconded by Ms. Mohr; so voted 4-0. Mr. Dixon recused himself from the vote.

1. Approval of Minutes of February 20, 2024 at 6:00 PM; February 21, 2024 at 5:30 PM.

2. Approval of Payroll Warrants for March 3, 2024

3. Approval of Treasury Warrants for February 28, 2024; March 6, 2024.

4. Approval of Pending Contracts for March 6, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Our Island Home. Ms. Mohr read the name of the donor and moved to accept all gifts for their designated purposes, with thanks to the donors; seconded by Mr. Dixon; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Nantucket Housing Authority Tenant Board Member Seat Appointment. Ms. Mooney reviewed the appointment process and noted that Nantucket Housing Authority (NHA) executive director Nancy Friend was online if there are any questions. Ms. Mohr moved to appoint Marvia Hendricks to the NHA tenant board member seat, for a term of five years; seconded by Dr. MacNab; all in favor, so voted.

2. Request to Declare a Certain Portion of Town-owned Land Located off South Shore Road, Described in an Order of Taking by Eminent Domain of Land in Nantucket for Municipal Sewage Treatment Purposes dated February 27, 1986, Recorded with Nantucket County Registry of Deeds in Book 246, Page 263, which Portion is Shown as "Parcel B, Conservation Area" on Plan of Land Entitled "Division Plan of Surfside Wastewater Treatment Facility Land in Nantucket Showing Parcels A & B," Dated April 23, 2023, Prepared by Blackwell & Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-25 as Surplus Property. Mr. Fee asked if this matter is part of a swap with the Land Bank. Attorney Vicki Marsh of Town Counsel's office said no and explained that this land is to be conveyed to the Land Bank as part of the Conservation and Management Permit that the Board approved during pending contracts. Ms. Mohr asked if when the Town declares land as surplus, does the land remain eligible for MEPA (Massachusetts Environmental Policy Act) offsets for the Town. Ms. Marsh said she would need to look into that with MEPA. She said that the wastewater treatment facility in Surfside has been in non-compliance for some time and this transaction is needed to get into compliance. Mr. Fee asked what the Town will do if it needs land for new beds in the future. Sewer Director David Gray explained that there is more land to the east that can be used for that purpose. Mr. Mohr moved approval per the prepared motion in the Board's agenda packet, attached; seconded by Mr. Fee; all in favor, so voted.

X. TOWN MANAGER'S REPORT

There was no Town Manager's report.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Review and Vote to Revise Language of House Bill No. 4046 (Conveyance of 50 Altar Rock Road to Nantucket Conservation Foundation Inc. for Open Space, Recreational, and Conservation Purposes) as Requested by Representative Fernandes. Chair Holdgate noted that this matter is related to Sheep Pond Road and an exchange of property to allow for a new road access to be constructed for the Sheep Pond Road residents across Nantucket Conservation Foundation property. Mr. Fee asked Ms. Marsh to explain the no net loss "rule". Ms. Marsh stated that the home rule petition for the conveyance of 50 Altar Rock Road was filed for Article 97 purposes under the Executive Office of Energy and Environmental Affairs, and in return for the Town will receive an equal amount of unrestricted land. Mr. Fee stated that the Nantucket Conservation Foundation will not be closing Altar Rock. Ms. Marsh added that the property has to be open

to the public for park purposes in perpetuity. Ms. Mohr moved to approve the revised language of House Bill No. 4046 as presented; seconded by Mr. Dixon; all in favor, so voted.

2. Committee Reports.

There were no committee reports.

XII. ADJOURNMENT

Mr. Fee moved adjournment at 5:57 PM; seconded by Ms. Mohr; all in favor, so voted.

Approved the 13th day of March 2024

**SELECT BOARD
MARCH 6, 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:

- III. 2. Short-term Rental Registration Program Rollout presentation
- VII. 1. Draft minutes of 2/20/2024; 2/21/2024
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AMENDED Gift summary & recommended motion; OIH gift
- IX. 1. AIS re: NHA Tenant Board Member appt; Appointment timeline; NHA notice of open tenant board member seat; Denise Black-Khatri appl; Jennifer Lee Allen appl; Marvia Hendricks appl
- IX. 2. AIS re: Surplus vote of Parcel B, off South Shore Rd; Motion prepared by Town Counsel; Parcel B on Plan No. 2023-25; Article 6 of 2023 Special Town Meeting
- XI. 1. AIS re: 50 Altar Rock Rd; Clean copy of revised language to Bill 4046; Red-lined copy of revised language to Bill 4046; Article 87 of 2023 ATM