

COUNTY COMMISSIONERS

Minutes of Meeting of January 29, 2025. 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 Commission present were Tom Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr. Dawn Holdgate participated remotely.

I. CALL TO ORDER

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

II. ANNOUNCEMENTS

1. The County Commission Meeting is Being Audio and Video Recorded.

III. PUBLIC COMMENT

There was no Public Comment.

IV. NEW BUSINESS

There was no New Business.

V. APPROVAL OF MINUTES AND WARRANTS

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

1. Approval of Minutes of December 18, 2024 at 5:30 PM.

2. Approval of Payroll and Treasury Warrants for January, 2025.

VI. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Permanent and Temporary Easements Over Portions of Lovers Lane, Okorwaw Avenue and Monohansett Road, 1 White Street, 1 Skyline Drive, 1-3 Webster Road, 87 Skyline Drive, Nantucket Municipal Airport, 1 Evergreen Way, 21 Airport Road, portion of Rugged Road, 55 Old South Road and 8 Skyline Drive for Purposes of Roadway Improvements Including but Not Limited to Utility, Slope and Drainage Purposes, as Shown on Plan Entitled "Easement Plans Surfside Area Transportation Enhancements, Lovers Lane, Okorwaw Avenue, Monohansett Road, Nantucket, MA, Nantucket County," Dated August 9, 2023, Updated July 29, 2024, Prepared by Greenman-Pederson, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2025-1, Sheets 2 through 11, Pursuant to Authority of Massachusetts General Laws Chapters 79 and 82, as Amended, Article I of the Nantucket County Charter, and by Virtue of Every Other Enabling Power and Authority. Chair Dixon opened the hearing. Real Estate Specialist Tracy MacDonald provided an overview of the purpose of the hearing using the documents as contained in the Board's agenda packet. Lili Baker of Webster Road questioned takings on Webster Road with respect to the construction plans for the project with specific concern about some boulders in the area. DPW Director Andrew Patnode explained the specifics and said the boulders are outside of the work area. Mimi Huber of Monohansett Road commented on an older plan for the project with respect to the placement of a bikepath. Mr. Patnode explained. Some discussion followed as to the road layout and whether or not property is required beyond that. Mr. Patnode said there are only temporary construction easements that will be necessary. Ms. Huber questioned whether or not recently installed infrastructure would need to be relocated. Mr. Patnode said no, coordination with the Water Department occurred earlier so that would not need to happen. Mr. Fee commented on the takings.

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

Mr. Fee moved to approve the Order of Taking as presented and recommended; seconded by Ms. Mohr; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes, Ms. Holdgate – Yes; Dr. MacNab – Yes; Ms. Mohr; so voted.

VII. OFFICIAL BUSINESS

1. Update on Sheep Pond Road - New Access Road and Betterments. Town and County Manager C. Elizabeth Gibson stated that Sheep Pond Road is located near a very active area of significant erosion, sections of the road have either been lost already or are very close, a portion of the road was already relocated several years ago, and this proposed relocation has been in development for several years as well and required Town Meeting and state legislative actions. She said that components to this current relocation include the conclusion of several real estate transactions with other parties; permitting, surveying, design and construction; and preparation for betterment assessments. She introduced other staff to review each of these, using a presentation projected on the screen and beginning with Natural Resources Director Jeff Carlson. Mr. Carlson reviewed the erosion progression and monitoring of the area including impacts on houses, several of which have either been relocated or demolished, and the location of the proposed relocated road and the status of permitting. Public Works Director Andrew Patnode reviewed the options for the types of road to be constructed, as well as the associated estimated costs. Town Counsel Attorney Vicki Marsh reviewed and explained the betterment assessment process, which is expected to be used for this project. Real Estate Specialist Tracy MacDonald reviewed the status of the real estate transactions necessary for the road to be constructed and ultimately turned over to the Nantucket Conservation Foundation which would then own and maintain it. She noted that an existing temporary easement over Head of Plains Road (private road), for access to properties has been requested and commented that this easement has been renewed more than once and is not “guaranteed” to be renewed again, in which case the Town will have some decisions to make. Mr. Fee commented that he hopes the private property owner will allow renewal, given the situation and that many of the necessary approvals are outside of the County’s control. Ms. Mohr thanked the property owner for allowing the access, noting the complexities of the process, adding she hopes renewal will be approved as well. Some discussion followed on the type of road that might be more preferable to the state’s Natural Heritage and Endangered Species agency, from which a permit is required.

~~2. Update on Proposals for Amending Nantucket Planning and Economic Development Commission (NP&EDC) Legislation.~~ This item was removed for the agenda, for now; it is intended to be brought back later in the spring.

VIII. COMMISSIONERS REPORTS/COMMENTS

Chair Dixon noted that subsequent to a 2023 annual town meeting vote regarding a Housing Court in Nantucket, legislation has been filed on Nantucket County’s behalf for this, as had been requested by the Board several months ago.

IX. ADJOURNMENT

Ms. Mohr moved adjournment at 6:07 PM; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes, Ms. Holdgate – Yes; Dr. MacNab – Yes; Ms. Mohr; so voted.

Approved the 19th day of February 2025.

**COUNTY COMMISSIONERS
JANUARY 29, 2025 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- V. 1. Draft minutes of 12/18/2024
- VI. 1. AIS re: Taking of Various Easements; Order of Taking; Plan 2025-1, sheets 2-11
- VII. 1. Sheep Pond Road Alternate Access presentation; Property Transaction Outline; Betterment Assessment Outline