SELECT BOARD

Minutes of the Meeting of June 12, 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, Thomas Dixon, Matt Fee and Dr. Malcolm MacNab. Dawn Holdgate participated remotely.

I. CALL TO ORDER
Chair Mohr called the meeting to order at 5:30 PM.

II. SELECT BOARD ACCEPTANCE OF AGENDA
The agenda was accepted as posted.

III. ANNOUNCEMENTS
Town Manager C. Elizabeth Gibson read the announcements.

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

2. No Select Board Meeting on Wednesday, June 19, 2024 (Juneteenth Holiday).

3. www.nantucket-ma.gov/vesselstrike
The Devastating Impact that NOAA'S Proposed Speed Limit Will have on the Economy and the People of Nantucket - Take Action Today! We Need All Residents and Visitors to Contact Nantucket Island's Federal Delegation to Request Exemption for Nantucket Sound. Use the Template at https://nantucket-ma.gov/3114/NOAA-North-Atlantic-Right-Whale-Vessel-S to Write to Your Representatives. Personalize it with Your Own Comments and Experiences to Make an Even Greater Impact. Chair Mohr said that she participated in a consultation this morning with the federal Office of Management and Budget, the agency currently taking in comment on the proposed regulations and urged the public to submit comments on this issue, with respect to the impact on Nantucket. Ms. Gibson spoke further on the need to exempt Nantucket from the proposed rule, not to "defeat" the rule.

4. 2024 Annual Town Meeting Survey: www.nantucket-ma.gov/ATMsurvey
Open Now through June 20. Whether you Made it to Town Meeting or Missed it this Year, We Want to Hear from You! Take Our Brief Survey to Let Us Know Your Thoughts on the 2024 Annual Town Meeting.

5. Select Board Announcements/Comments. Mr. Dixon congratulated the high school girls' lacrosse team for recent wins and a great season as well as the boys' team.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS
There were no follow-up comments.

V. PUBLIC COMMENT
Megan Perry commented on a recent court decision relating to Surfside Crossing and submitted a copy of it.

Ms. Perry commented on a public comment she made several weeks ago about town meeting noting that she has heard from the Town Moderator and would like to hear from the Select Board.

VI. NEW BUSINESS
There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 2 with the exception of the minutes of June, 3, 4 and 6 at 6:00 PM, which will be addressed by the Board's Short-term Rental Subcommittee; seconded by Dr. MacNab; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

1. Approval of Minutes of May 13, 2024 at 11:00 AM; May 22, 2024 at 5:30 PM; June 3, 2024 at 6:00 PM; June 4, 2024 at 8:30 AM; June 4, 2024 at 6:00 PM; June 5, 2024 at 5:30 PM; June 6, 2024 at 9:00 AM; June 6, 2024 at 6:00 PM.

2. Approval of Treasury Warrants for June 12, 2024.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Finance Department: Request for Approval of:
a) Sale of Series A General Obligation Bond Anticipation Note in the Amount of $18,045,000 with a Due Date of July 25, 2025; Sale of Series B General Obligation Bond Anticipation Note in the Amount of $31,580,800 with a Due Date of March 21, 2025; Sale of Series C General Obligation Bond Anticipation Note in the Amount of $14,000,000 with a Due Date of October 4, 2024; Sale of Grant Anticipation Note in the Amount of $875,000 with a Due Date of November 4, 2024. Finance Director Brian Turbitt introduced the item and explained the outcome of the bond sale.

Mr. Fee moved to execute the vote as presented in the Board's agenda packet dated June 12, 2024; seconded by Mr. Dixon; ; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted. Mr. Fee asked about rolling interest costs into the bond sale. Mr. Turbitt explained.

b) Clean Water Trust Interim Loan note (project CWT 23-07) in the Amount of $2,000,000 for the Community Septic Management Program. Mr. Turbitt introduced the item and explained the program.

Dr. MacNab moved to execute the vote as presented in the Board's agenda packet dated June 12, 2024; seconded by Mr. Fee; ; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

2. Applicant Introduction/Review of Applications for Finance Committee, Historic District Commission Associate, Nantucket Affordable Housing Trust, Nantucket Historical Commission, Planning Board Alternate, Real Estate Assessment Committee, Roads and Right-of-Way Committee, Scholarship Committee, Tree Advisory Committee, Zoning Board of Appeals, Zoning Board of Appeals Alternate. Operations Administrator Erika Mooney read the names of applicants for the referenced committees and the following spoke on their applications:

Frances Karttunen – Cemetery Commission
Veronic Bolcik – Council for Human Services
Sue Mynttinen – Council for Human Services
Joseph Wright – Finance Committee

Peter Schaffer - Finance Committee
Jeremy Bloomer - Finance Committee
Kathy Richen – Finance Committee
Carrie Thornewill – Historic District Commission alternate
Boyd Boggess – Affordable Housing Trust
Stephen Welch – stated that he is retracting his application for the Affordable Housing Trust
Forest Bell – Affordable Housing Trust
Liza Hatton – Planning Board alternate
Howard Matz – Planning Board alternate
Emily Molden – Tree Advisory Committee

Ms. Mooney thanked all applicants and reviewed the committee appointment timeline. Chair Mohr also thanked all applicants, noting the importance of volunteer service to the Town.

IX. TOWN MANAGER'S REPORT

1. Select Board Strategic Plan Update: Healthy Communities Focus Area. Ms. Gibson introduced the item, noting that as indicated at recent Board meetings, Town Administration has established teams of staff to assist with implementation of the Board's Strategic Plan, with a Board liaison assigned to each of the five Focus Areas of the Plan. She said that updates are scheduled throughout the next several months. She said this is the third such update and tonight's Focus Area Update is Healthy Communities. She introduced Human Services Director Jerico Mele and Assistant Town Manager Gregg Tivnan to provide the update, noting that the Board's liaison for this Focus Area is Dr. MacNab. Mr. Mele and Mr. Tivnan proceeded to review the presentation as contained in the Board's agenda packet. Chair Mohr spoke on the need for a community needs assessment, especially if budgeted funds to address increased needs are expected to increase over time. Mr. Mele spoke further on the development of a scope for the assessment. Mr. Tivnan noted that these updates are leading up to a Board retreat in the fall on updated its Strategic Plan. Mr. Dixon said he was recently interviewed by the consultant who has been engaged by the Town to conduct a human services needs assessment, noting that the interview was very comprehensive.

X. SELECT BOARD'S REPORTS/COMMENT

1. Acknowledge Receipt of Three (3) Open Meeting Law Complaints from (1) Amy DiSibio (May 1, 2024); (2) Veronica Bonnet (May 1, 2024); and (3) Vallorie Oliver (May 2, 2024) Related to Offshore Wind Working Group; Review Complaints and Discuss Consolidated Response; Vote to Authorize Town Counsel to Respond to Complainants and Attorney General. Attorney Janelle Austin of Town Counsel's office reviewed the complaints and recommended responses. Mr. Fee commented that these work group meetings are essentially staff meetings and are not involved in any policy making at all. He said that in retrospect he wished a better explanation had been able to be provided to members of the public who wanted to attend these meetings. Some discussion followed. Mr. Fee asked how a group like this would be put together going forward. Ms. Gibson said that she and other staff would simply invite members of the community or others to provide input and expertise on such topics, as needed. She said that if Board members have ideas on community members who might have expertise and/or knowledge in a particular area that could be helpful, staff is happy to reach out to them to engage their assistance. Mr. Fee added that on topics such as this more outreach is needed and that is something staff is working on.

Mr. Fee moved to authorize Town Counsel to send the responses as presented in the Board's agenda packet; seconded by Dr. MacNab; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

2. Select Board Short-Term Rental Subcommittee Update on Short-Term Rental Warrant Articles for September 17, 2024 Special Town Meeting. Mr. Dixon explained the status of the meetings and said it seems that progress is being made toward a consensus on short-term rental articles for the special town meeting. Dr. MacNab concurred. Mr. Fee, noting that he has been observing the meetings, stated that he is pleased that public comments being provided through board members and others are being brought up during the discussions. Chair Mohr asked when public comment will be accepted at the meetings. Mr. Dixon said that time for public comment will be allowed at tomorrow's meeting, at the end of the meeting. Some discussion followed on the need and time to be allowed for public comment and when that will occur. Chair Mohr emphasized the complexity of the short-term rental (STR) regulation issue(s). She urged the public to participate in or watch the STR Subcommittee meetings.

3. 2024-2025 Select Board Committee Representative Appointments. Ms. Mooney reviewed the various representative positions available and that have specific Board positions already designated. Some discussion followed. The Board was in general agreement for the following appointments:

Ad Hoc Budget Work Group: Chair Mohr and Mr. Fee
Audit Committee: Chair Mohr and Dr. MacNab
Board of Health: Dr. MacNab
Cannabis Advisory Committee: Ms. Holdgate
Capital Program Committee: Ms. Holdgate
Coastal Resiliency Advisory Committee: Mr. Fee
Community Preservation Committee: Mr. Dixon
Nantucket Affordable Housing Trust: Mr. Dixon
Parking Benefit District Commission: Mr. Dixon
NCTV Board of Directors: Dr. MacNab
Polpis Harbor Municipal Property Advisory Committee: Mr. Fee
Town Council Study Committee: Mr. Dixon (Dr. MacNab – alternate)
Washington Street Resiliency Work Group: Chair Mohr and Mr. Fee

4. Review of Citizen Warrant Articles for September 17, 2024 Special Town Meeting with Town Counsel. Ms. Gibson reviewed the citizen warrant articles that have been submitted for the Special Town Meeting, as currently lettered and noted what the current status is of their review, if so necessary:

A. Short-term Rental Zoning Bylaw – Charity Benz/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee; and, forwarded to Planning Board.

B. Short-term Rental General Bylaw – Pamela Perun/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee.

C. Sewer District Amendment/42 Monohansett Road – Gillian Bloise/Sponsor. Will be reviewed internally, and a hearing scheduled for the Board acting as the Sewer Commissioners.

D. Short-term Rental Zoning Bylaw – Steven Cohen/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee; and, forwarded to Planning Board.

E. Short-term Rental General Bylaw – Steven Cohen/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee.

F. Short-term Rental General Bylaw - Matthew Peal/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee.

G. Short-term Rental Zoning Bylaw – Grant Sanders/Sponsor. Topic of discussion at Select Board Short-term Rental (STR) Subcommittee; and, forwarded to Planning Board.

H. Acquisition of Saltmarsh Senior Center – John Copenhaver/Sponsor. Ms. Gibson commented that what this article is seeking does not actually require a Town Meeting vote.

I. Zoning Bylaw/Demolition – Mary Bergman/Sponsor. Will be forwarded to the Planning Board. Mr. Fee suggested that the Historic District Commission and Nantucket Historical Commission review this article as well.

J. Home Rule Petition/Nantucket Planning and Economic Development Commission – Hillary Hedges Rayport/Sponsor. Ms. Holdgate suggested that the NP&EDC should review this article.

K. Zoning Bylaw/Apartments – Steven Cohen/Sponsor. Will be forwarded to the Planning Board.

L. Sewer District Amendment/44 Skyline Drive – Stephen Maury/Sponsor. Will be reviewed internally, and a hearing scheduled for the Board acting as the Sewer Commissioners.

M. Zoning Map Change/44 Skyline Drive – Stephen Maury/Sponsor. Will be forwarded to the Planning Board.

N. Sewer District Amendment/Woodland Drive Parcels – Stephen Maury/Sponsor. Will be reviewed internally, and a hearing scheduled for the Board acting as the Sewer Commissioners.

O. Zoning Map Change/Woodland Drive Parcels – Stephen Maury/Sponsor. Will be forwarded to the Planning Board.

5. Committee Reports.

Mr. Fee asked about the “lease to locals” program under discussion with the Affordable Housing Trust. Mr. Dixon explained the discussion to date. Discussion followed.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 6:52 PM; seconded by Mr. Dixon; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

Approved the 26th day of June 2024

SELECT BOARD
JUNE 12, 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 5/13/2024 - Licensing & Petitions; draft minutes of 5/22/2024; draft minutes of 6/4/2024 Governance; draft minutes of 6/5/2024; draft minutes of 6/6/2024 open session

VIII. 1a. AIS re: Bond Sales; Vote of the Select Board; Series A BAN Municipal Purpose Loan; Series A BAN Municipal Purpose Results; Series B BAN Municipal Purpose Loan; Series B BAN Municipal Purpose Results; Series C BAN Municipal Purpose Loan; Series C BAN Municipal Purpose Results; Grant Anticipation Note Municipal Purpose Loan; Grant Anticipation Note Municipal Purpose Results

VIII. 1b. AIS re: Clean Water Trust; Vote of the Select Board

VIII. 2. Committee membership/applicant list; SB appointment considerations; committee applications

IX. 1. Strategic Plan Update: Healthy Communities presentation

X. 1. DiSibio Open Meeting Law complaint; Bonnet Open Meeting Law complaint; Oliver Open Meeting Law complaint; draft Open Meeting Law Complaints response

X. 3. SB committee reps 2023-2024; draft SB committee reps 2024-2025

X. 4. Citizen Warrant Articles list; A) Charity Benz STR Zoning; B) Pamela Perun STR General Bylaw; C) Gillian Bloise Sewer District – 42 Monohansett Rd; D) Steven Cohen STR Zoning; E) Steven Cohen STR General Bylaw; F) Matthew Peel STR General Bylaw; G) Grant Sanders STR Zoning; H) John Copenhaver Saltmarsh Center Purchase; I) Mary Bergman Zoning Bylaw-Demolition; J) Hillary Hedges Rayport HRP-NPEDC; K) Steven Cohen Zoning-Apartments; L) Stephen Maury Sewer District – 44 Skyline Dr; M) Stephen Maury Zoning 44 Skyline Dr; N) Stephen Maury Sewer District – 13 & 13a Woodland Dr; O) Stephen Maury Zoning 13 & 13a Woodland Dr