Town and County of Nantucket
Select Board • County Commissioners

Brooke Mohr, Chair
Thomas M. Dixon
Matt Fee
Dawn E. Hill Holdgate
Malcolm W. MacNab

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE
SELECT BOARD
AUGUST 21, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
https://youtube.com/live/XIsrTC6BqdU

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_1HchNiJLRJ-VyKQdH8Plvg

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

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

2. Introduction of New Director of Public Health and Human Services: Roque Miramontes.

3. Announce Applications Received for Conservation Commission Vacancy; Appointments on September 25, 2024 per Select Board Committee Appointment Process.

4. No Select Board Meetings on Wednesday, August 28, 2024; Wednesday, September 4, 2024 (Summer Schedule); Next Meeting Wednesday, September 11, 2024.

5. Town Offices will be Closed Monday, September 2, 2024 in Observance of Labor Day.

6. 3rd Sewer Force Main Project to Start on Liberty Street, Winter Street, Pine Street, Silver Street, Pleasant Street – Monday, September 9, 2024; Road Restoration and Paving of Sea Street, Step Lane, Center Street, Lily Street, Liberty Street, Atlantic Avenue and Surfside Road – October 2024.

7. Select Board Announcements/Comments.

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

1. Update on Vineyard Wind Turbine Blade Failure Website, Q&A and Communications.

*V. PUBLIC COMMENT**

*VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 23, 2024 at 12:00 PM; July 29, 2024 at 3:00 PM; July 29, 2024 at 4:00 PM; August 7, 2024 at 5:30 PM; August 8, 2024 at 9:00 AM; August 12, 2024 at 11:00 AM.

2. Approval of Payroll Warrants for August 18, 2024.

3. Approval of Treasury Warrants for August 14, 2024; August 21, 2024.

4. Approval of Pending Contracts for August 21, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. PROJECTS

1. Surfside Area Transportation Improvements Project Update.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Applicant Introduction/Review of Applications and Appointments to Capital Program Committee; Council on Aging; Cultural Council; Nantucket Historical Commission; Real Estate Assessment Committee; Town of Nantucket Scholarship Committee, Pursuant to Select Board Committee Appointment Policy.

2. Select Board Strategic Plan Update: Housing Focus Area (Tabled from July 17, 2024).

3. Housing Office: Affordable Housing Trust Quarterly Report (Tabled from August 7, 2024).

4. Update on Baxter Road Alternative Access Project.

5. Siasconset Beach Preservation Fund (SBPF):
   a) Discussion of Notice of Intent Progress and Request for Change in Construction Sequencing for Town and Siasconset Beach Preservation Fund (SBPF) Baxter Road and Sconset Bluff Stabilization and Coastal Resiliency Project.

   b) Request for Select Board Approval/Town Manager Signature on Notice of Intent to Conservation Commission for Coir Terrace Maintenance Project at 59-83 Baxter Rd DEP File No. 48-3759.

X. TOWN MANAGER'S REPORT

1. Select Board Strategic Plan Update: Efficient Government Focus Area.

2. Review of 2024 Annual Town Meeting Survey Results.

3. Monthly Town Management Report.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Status Update Regarding Vote on Article 36 of 2024 Annual Town Meeting (Non-Binding Appropriation for Independent African Meeting House Vandalism Investigation), Including Discussion of Scope of Services for the Investigation.

2. Committee Reports.

XII. ADJOURNMENT

**Identified on Agenda Protocol Sheet*

AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts (herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

Conservation Commission Vacancy Applicants:

Conservation Commission

1 Seat Available, 2 Applicants

1 Seat Term Ends 2026

Current Committee Members:

Seth Engelbourg	2025
Michael V. Misurelli	2025
Joseph W. Plandowski	2025
Tim Braine	2026
VACANT	2026
Linda Williams	2027
John M. Schafer	2027

Applicants:

RJ Turcotte

Grant Sanders

As of 8/16/2024 at 1:15:18 PM

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED
AUG 16 2024
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: RJ Turcotte **Home Phone:** _____

Mailing Address: 6 Ash Ln, Apt. 2, Nantucket, Ma 02554 **Alternate Phone:** 508-981-7908

Email Address: rturcottejr@gmail.com **Date Submitted:** 8/16/24

REQUESTING APPOINTMENT TO: Nantucket Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

1) I've attended Concom continuously from 2019-2024.
2) I'd like to use my training and expertise to protect and improve the community I love.
3) Yes.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

BS, Marine Biology, U. of Rhode Island (2015); extensive professional experience in ecological restoration, water quality testing, and natural resource protection; Extensive experience in permitting in Commonwealth of Massachusetts; Certified by the Massachusetts Association of Conservation Commissions (October 2022).

I'd like to volunteer my scientific expertise to leave Nantucket better than I found it.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Bicycle & Pedestrian Advisory Committee, Vice Chair (2021-present)
Nantucket Waterkeeper, Nantucket Land & Water Council, (2019-present)*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No.

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*With assistance of Legal counsel, I have drafted a disclosure of Appearance of Conflict of Interest as legally required by G.L. c. 268A, §23(b)(3). I look forward to discussing this further throughout the appointment process.

RECEIVED
AUG 16 2024
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Grant Sanders **Home Phone:** 508.826.1334

Mailing Address: 14 Dennis Drive 02554 **Alternate Phone:**

Email Address: grant@caffeinated.com **Date Submitted:** 8/16/24

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have attended a few ConCom meetings over the years but not as many as other meetings. I'm applying because a few people who care about the island who always put Nantucket first asked me to apply. I see an opportunity to bring some unity to the commission. I can commit to any meeting schedule necessary to do the people's work.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I bring a love of the island and a scientific mind to the process. I am also a good communicator and I have the ability to work with anyone.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Zero conflicts

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
August 21, 2024 - AMENDED August 21, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Revenue Agreements						
Grant Agreement	Health & Human Services	Massachusetts Council on Aging	($7,500)	For Nantucket Memory Café to expand services for memory impairment sufferers	N/A	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Health & Human Services	Massachusetts Council on Aging	($8,000)	For Saltmarsh Senior Center to improve Wheelchair Access	N/A	Jul 1, 2024 - Jun 30, 2025
Agreement	Public Works	CMRK, Inc.	(.5 cents/pound for clothing/textiles) (.2 cents/pound for books)	Recycling books & clothing/textiles from Take It or Leave It (TIOLI)	N/A	Jul 1, 2024 - Jun 30, 2025
No Funding Agreements						
Contract Amendment	Natural Resources	Arcadis US, Inc.	N/A	Increase scope to include public meetings to get feedback on Harbors Dredge Plan & extension of contract	N/A	Nov 1, 2023 - Mar 31, 2025
Contractual Services						
Town Contracts for Health & Human Services	Health & Human Services	The Warming Place	$33,333.33	Allocation as approved per 2024 Annual Town Meeting	Article 9 2024 ATM $825,000 (total appropriation)	Jul 1, 2024 - Jun 30, 2025
License Agreement	Human Resources	HRlogics ACA	$12,845.72	Renewal contract for Sync-Stream SaaS for Affordable Care Act reporting	Human Resources budget - Professional Services	Jul 1, 2024 - Jun 30, 2025
Professional Services Agreement	Our Island Home	E.F. & Associates, Inc	$198,000	Renewal agreement for Nursing Home Administrator Services	OIH Budget - Professional Services	Jul 1, 2024 - Jun 30, 2025
Professional Services Agreement	Our Island Home	E.F. & Associates, Inc	$41,600	Renewal agreement for Program Management	OIH Budget - Professional Services	Jul 1, 2024 - Jun 30, 2025

Professional Services Agreement	Our Island Home	E.F. & Associates, Inc.	$166,400	Renewal agreement for Operational Oversight/Consulting for Our Island Home	OIH Budget - Professional Services	Jul 1, 2024 - Jun 30, 2025
Collective Bargaining Agreement	**Select Board**	LiUNA 1249 **(Deputy Police Chief)**	Varies by year **& category**	**Ratification of Agreement**	**Various Town Budgets**	July 1, 2024 - Jun 30, **2026**
Purchase Agreement	Police	McGovern MHQ, Inc.	$52,099.25	Purchase of fully equipped unmarked replacement Ford Explorer XLT	Police Department Budget – Operating & Police Forfeiture Fund	May 1, 2024 - Apr 30, 2027
Purchase Agreement	Police	Colonial Ford, Inc.	$60,408.66	Purchase of fully equipped unmarked replacement 2023 Ford Police Interceptor Utility Vehicle	Police Department Budget – Operating & Police Forfeiture Fund	May 1, 2024 - Apr 30, 2027
Contract Amendment	Sewer	Weston & Sampson Engineers, Inc.	$70,300	Increased scope of services for Surfside WWTF membrane installation	Article 12 2017 ATM	Apr 21, 2023 - Apr 30, 2025
Professional Services Agreement	Sewer	National Water Main Cleaning Co.	$347,900	Catch basin & lateral drain line cleaning	Article 20 2024 ATM	Sep 1, 2024 - Aug 31, 2025
Professional Services Agreement	Town Admin.	CDM Smith, Inc.	$194,000	Town-wide Water Distribution Model Calibration & Consulting in connection with PFAS Soil Investigation	Article 18 2022 ATM	Jul 24, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Preservation Institute Nantucket	$50,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Preservation Institute Nantucket	$60,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Maria Mitchell Association	$167,060	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Historical Association	$240,949	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025

Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Historical Association	$938,751	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Landmark House	$305,580	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Atheneum	$12,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	South Church Preservation Fund	$55,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	St. Mary Our Lady of the Isle Church	$259,475.81	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	St. Mary Our Lady of the Isle Church	$718,991.50	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	ReMain 58, LLC on behalf of Folger Block Condominium	$11,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	The Hospital Thrift Shop	$21,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Cemetery Commission	$150,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Interfaith Council Rental Assistance Program	$360,000	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Racquet Sports Association	$356,507.69	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025
Grant Agreement	Town Admin/Community Preservation Committee	Linda Loring Foundation	$93,685	FY 2025 Community Preservation Act Funding	Article 34 2024 ATM	Jul 1, 2024 - Jun 30, 2025

SURFSIDE AREA TRANSPORTATION ENHANCEMENTS

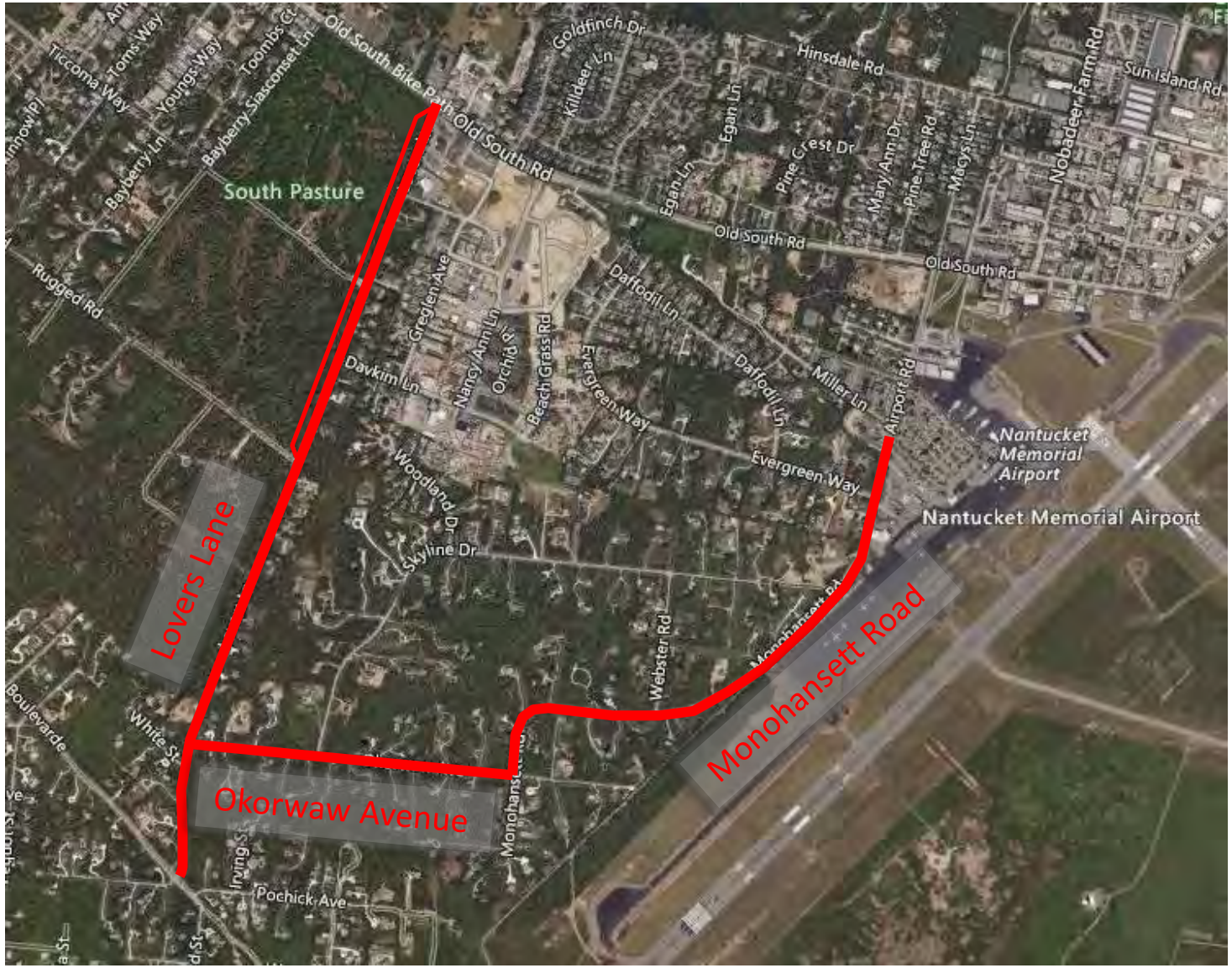
Project Update Meeting

August 14, 2024

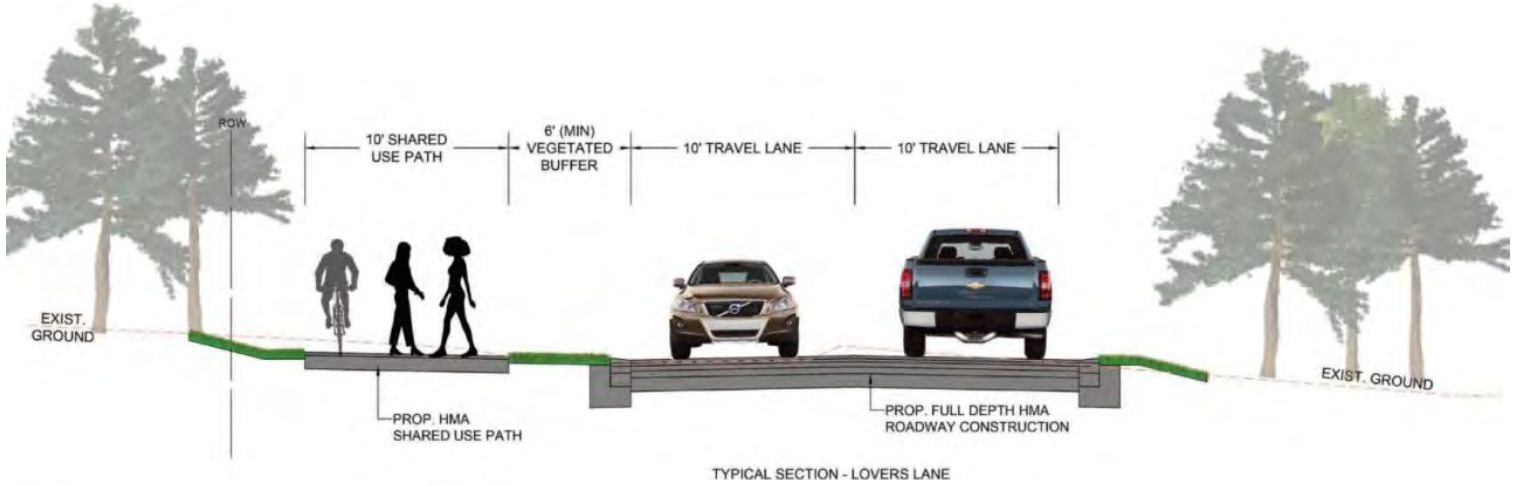
GPI Engineering | Design | Planning | Construction Management

Project Overview

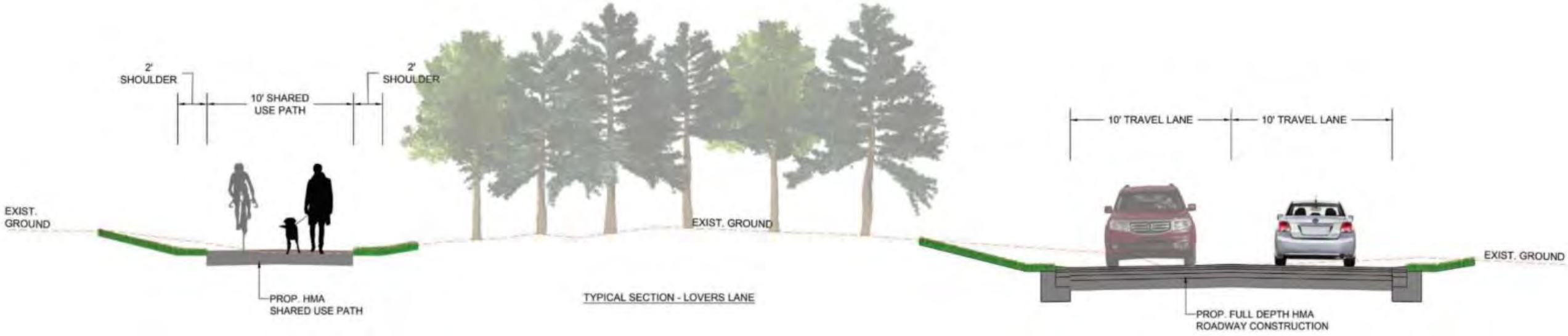
- 6,000 ft of Lovers Lane Reconstruction
- 2,400 ft of Okorwaw Ave Reconstruction
- 4,200 ft of Monohansett Road Reconstruction
- Side-paths for entire length, including Trail through State Forest
- Closed Storm Drain System
- Relocation of Existing Utilities
- Stormwater Infiltration Chambers



Typical Section - Lovers Lane



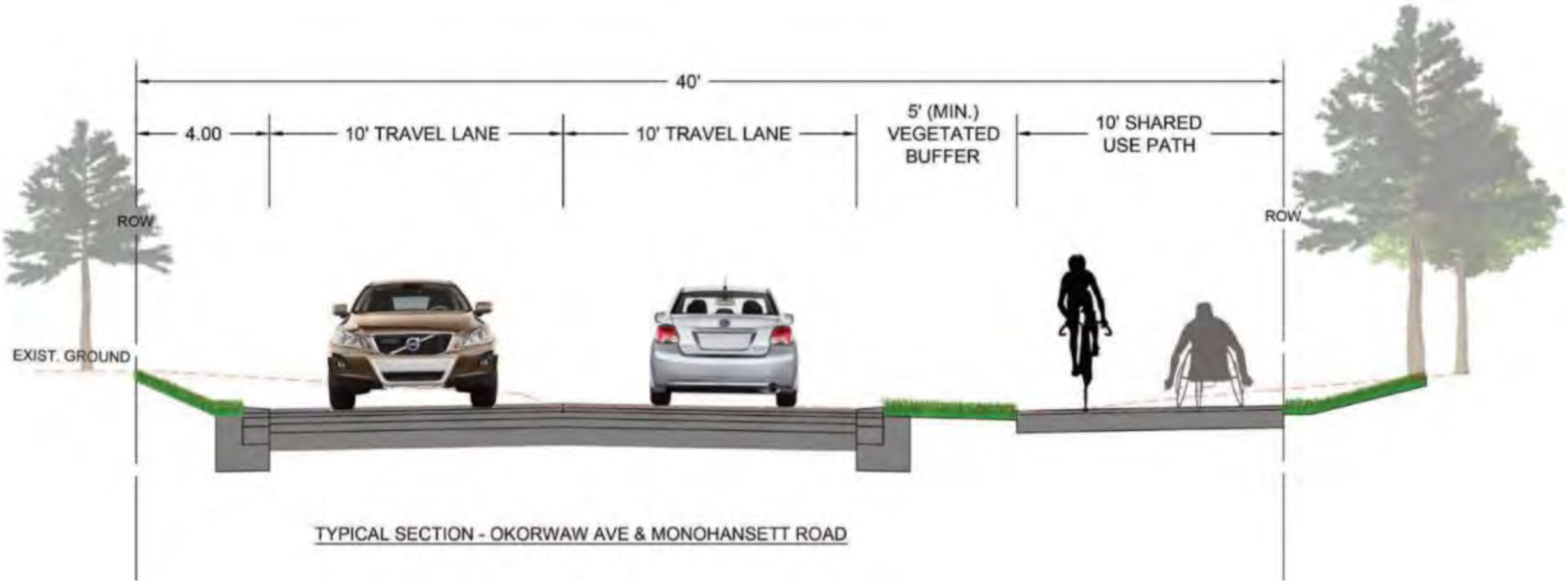
TYPICAL SECTION - LOVERS LANE



TYPICAL SECTION - LOVERS LANE

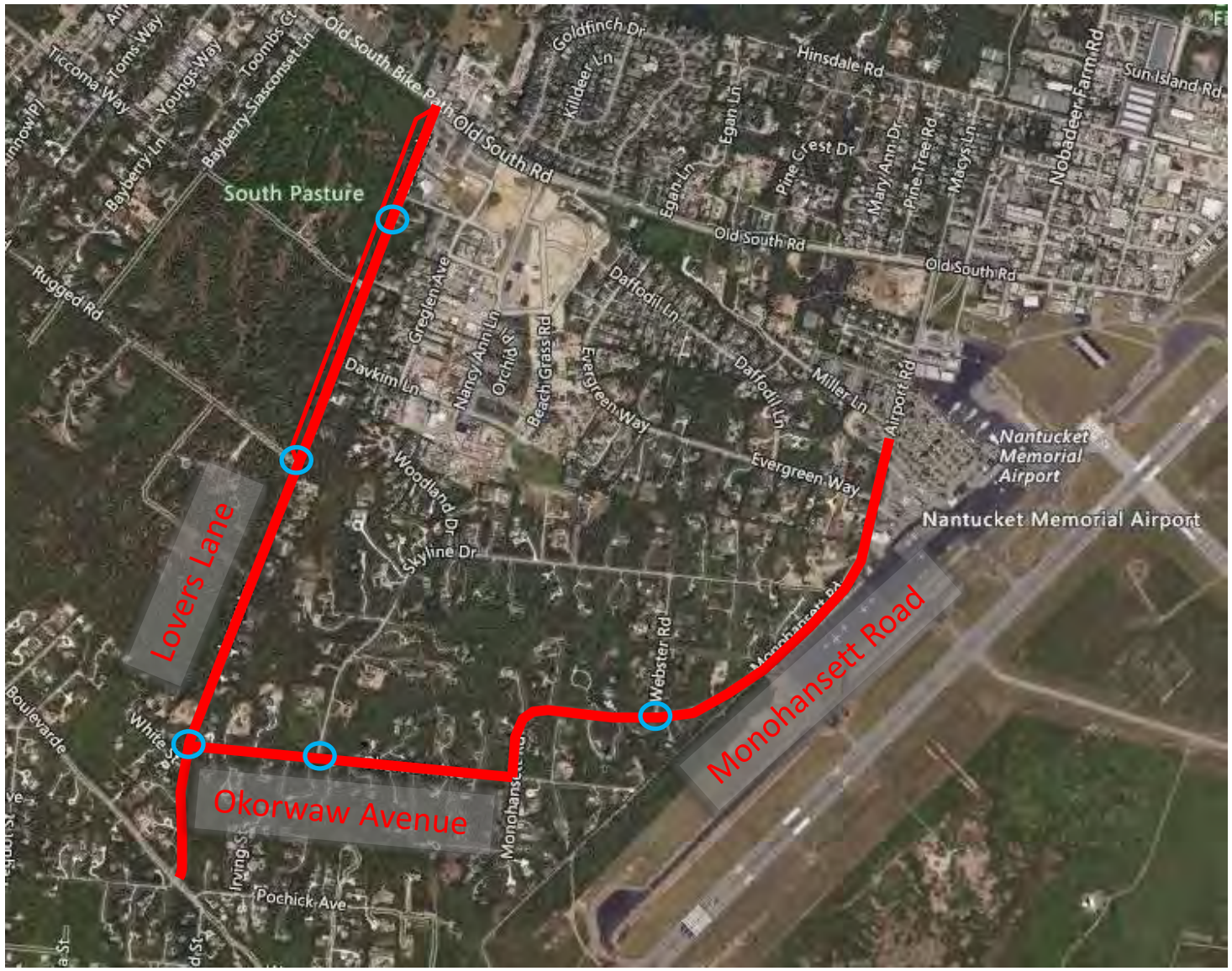
GPI

Typical Section - Okorwaw Avenue & Monohansett Road



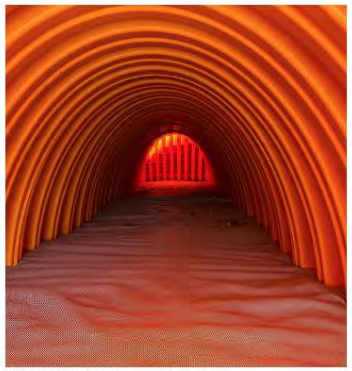
Design Elements - Traffic Calming

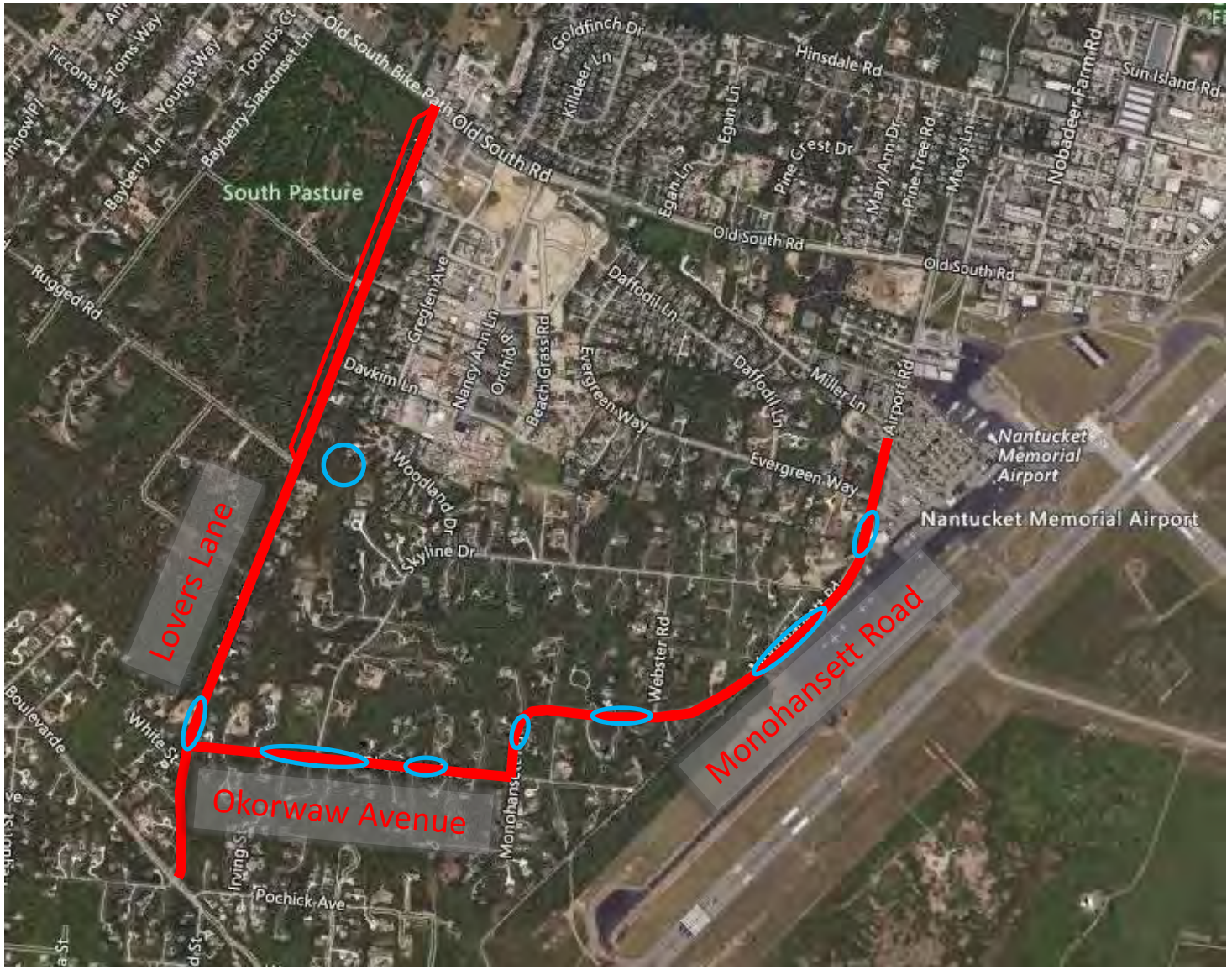
- Raised intersections at
  - Lovers Ln & Okorwaw Ave
  - Lovers Ln & Rugged Rd
  - Okorwaw Ave & Skyline Dr
  - Monohansett Rd & Webster Rd
- Median Island near Nancy Ann Ln



Design Elements - Stormwater Management

- New Closed Drainage System
- Subsurface Stormwater Infiltration Systems throughout Project Limits





Design Elements- Contaminated Soil Management

- Known PFAS Contaminated Soil on Monohansett Road Adjacent to Airport
- Close Coordination with Airport for Handling and Removal of Contaminated Soil
- All Contaminated Soils Encountered to be Handled and Disposed per DEP Requirements
- Proper Specifications and Procedures included in Construction Contract Documents

Updates

Right of Way

- Easement Takings Authorized to be Acquired at 2023 Special Town Meeting
- Temporary and Permanent Easement Acquisitions in Progress

Permitting

- Massachusetts Historical Commission (MHC) - Approval issued November 14, 2022
- Massachusetts Endangered Species Act (MESA) - Approval issued December 7, 2022
- DCR Permit and Memorandum of Agreement - Approval issued January 19, 2024
- Massachusetts Environmental Policy Act (MEPA) - Approval issued February 16, 2024

Updates

Design
- Design Plans (100%) submitted August 1, 2024
- Final review by Town in progress

Utility Relocation
- Coordination with utility companies ongoing

Construction Phasing
- To be determined
- Special Town Meeting - May be sewer work that we need to coordinate with off Monohansett

Tentative Project Timeline

Design (100%) Submitted August 2024

Project Advertisement Fall 2024

Construction Begins Winter/Spring 2025

Construction Ends 2027

Design Rendering - Okorwaw Avenue

Existing

Proposed

Questions?

- **For project information, please visit our website: https://nantucket-ma.civilspace.io/en/c/surfside-area-water-transportation-enhancements**

2024 Committee Vacancy Applicants – Round 2

Capital Program Committee

1 Seat Available; 2 Applicants

1 Seat Term Ends 2027

Current Committee Members:

Stephen Welch (At-Large)	2025
Christy Kickham (At-Large)	2026
Howard Matz (At-Large)	2026
VACANT (At-Large)	2027
Dawn Holdgate (SB Rep)	2025
Jill Vieth (Fin Com Rep)	2025
Barry Rector (NP&EDC Rep)	2024

Applicants:

Peter T. Kaizer – incumbent

Joseph W. Plandowski – new applicant

Council for Human Services

1 Seat Available; 0 Applicants

1 Seat Term Ends 2027

Current Committee Members:

Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025
Sarah Wright	2026
Claudia Valle	2026
Kelly Steffen	2026
Sue Mynttinen	2027
Veronica Bolcik	2027
VACANT	2027

Applicants:

None

Council on Aging

2 Seats Available; 1 Applicant

1 Seat Term Ends 2026

1 Seat Term Ends 2027

Current Committee Members:

Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025
Mary Anne Easley	2026
Rocky Fox	2026
VACANT	2026
Linda Williams	2027
Lisa Sherburne	2027
VACANT	2027

Applicants:

Arlene O'Reilly – incumbent

2024 Committee Vacancy Applicants – Round 2

Cultural Council ^

2 Seats Available; 1 Applicant

1 Seat Term Ends 2026
1 Seat Term Ends 2027

Current Committee Members:

Sarah C. Ellis (Term 1)	2025
Bethany Oliver (Term 1)	2025
Barbara Tibbitts (Term 1)	2025
Michael Kopko (Term 2)	2026
VACANT	2026
Tony Wagner (Term 1)	2027
VACANT	2027

Applicants:

Jack Bulger – new applicant

^ *Pursuant to the Massachusetts Cultural Council's Local Cultural Council Program Guidelines, "The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms."*

Nantucket Historical Commission

2 Seats Available; 3 Applicants

2 Seats Terms End 2027

Current Committee Members:

Abby De Molina	2025
Clement Durkes	2025
Rita Carr	2026
George Butterworth	2026
Angus MacLeod	2027
VACANT	2027
VACANT	2027

Applicants:

Linda Williams – new applicant
Diane Coombs – new applicant
Sarah Noelle McLane – new applicant

Real Estate Assessment Committee

2 Seats Available; 1 Applicant

1 Seat Term Ends 2026 (Real Estate Professional)
1 Seat Term Ends 2027 (At-Large)

Current committee Members:

Lee W. Saperstein (Local Resident At-Large)	2025
Nathaniel Lowell (Real Estate Professional)	2026
VACANT (Real Estate Professional)	2026
John B. Brescher, Esq. (Real Estate Professional	2027
VACANT (Local Resident At-Large)	2027

Applicants:

Thomas Barada – incumbent

2024 Committee Vacancy Applicants – Round 2

Scholarship Committee

3 Seats Available; 2 Applicants

3 Seats Terms End 2027

Current Committee Members:

Rebecca Woodley-Oliver	2025
Jeanne Miller	2025
Jana Starr Duarte	2026
Rocky Fox	2026
VACANT	2027
VACANT	2027
VACANT	2027

Beth Hallett (School Superintendent)

Applicants:

Jacqueline McGrady – new applicant

Anne E. Broadus – new applicant

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Peter T. Kaizer **Home Phone:** 508-560-8625

Mailing Address: 18 Toms Way, Nantucket, MA **Work Phone:** 508-560-8625

Email Address: PTKaizer@Gmail.com **Date Submitted:** 7/3/24

REQUESTING RE-APPOINTMENT TO: Capital Program Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Have been a member of CapCom for three consecutive terms with very good attendance and accountability. The board has quite a bit of turnover from representative members, so I feel as though it's important to have some continuity to offset.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

History on the board. Professional experience locally in real estate and banking. Was born and raised on the island which is less common than it use to be.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? None

RECEIVED
JUL - 3 2024
NANTUCKET TOWN ADMINISTRATION

Endorsed by the Select Board April 26, 2006.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED
JUL 18 2024
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joseph W. Plandowski **Home Phone:**

Mailing Address: 10 Thistle Way, Nantucket **Alternate Phone:** cell 847-840-3077

Email Address: jwpmail@gmail.com **Date Submitted:** July 18, 2024

REQUESTING APPOINTMENT TO: CAPITAL PROGRAM COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
  - No to attendance, but follow its Agenda
  - Understand the time commitment involved
  - ConCom Commissioner and Member of Cannabis Advisory Committee
  - Goal is to apply common sense to decisions affecting Nantucket taxpayers

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Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?
  - Over 40 years managing, owning and co-owning several different businesses
  - Experience as a Member of ConCom and Cannabis Advisory Committee
  - Mechanical Engineering and MBA degrees from State University of New York
  - Previously licensed as a Professional Engineer in New York State
  - Former Director of Acquisitions – over 50 acquisitions closed
  - A year-round Nantucket resident

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  - Member of the Town's Cannabis Advisory Committee
  - Member of the Town's Conservation Commission
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
  - No

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Arlene O'Reilly **Home Phone:** _____

Mailing Address: 43 Miacomet Ave. **Work Phone:** 508 325-7163

Email Address: _____ **Date Submitted:** 4/4/24

REQUESTING RE-APPOINTMENT TO: Council on Aging.

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? – 100%
- Why do you want to continue serving on the committee/board/commission? –

I am deeply invested in helping, advocating + understanding the needs of our Senior Community.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I Keep the minutes of the meetings & often Refer back to previous meetings when Needed for the Council to stay informed – Accurately.
I help the council w/ my professional skills in communicate + technology.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

~~I~~ the NCEA is my client. | Friends of our Island Home – I'm a board member.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO.

Endorsed by the Select Board April 26, 2006.

RECEIVED
JUN – 6 2024
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jack Bulger **Home Phone:** 508 221 0829

Mailing Address: PO Box 436 Siasconset 02564 **Alternate Phone:**

Email Address: eckjackjoe yahoo com **Date Submitted:** 6/10/24

REQUESTING APPOINTMENT TO: cultural council

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Have viewed several meetings on Town YouTube site
Interested in "giving back" to Town, interested in areas this council serves
Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Active in the arts (theatre, film, vocal performing, etc)
Broaden access to the arts here.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

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- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

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RECEIVED
JUN 10 2024
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board
Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

RECEIVED
JUL - 3 2024
NANTUCKET TOWN ADMINISTRATION

Name: *Linda Williams* **Home Phone:** *508-228-4556*

Address: *PO Box 1446, Nantucket, MA 02554* **Alternate Phone:** *508-221-0432*

Email Address: *czarinalinda@comcast.net* **Date Submitted:** *07/01/2024*

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Yes by zoom

- Why are you interested in this committee/board/commission? Have been interested in historic preservation for decades. Many of the matters I dealt with as a member/staff member of the Zoning Board of Appeals, the Historic District Commission and Planning Board involved preservation issues in some form. In addition to my life-long love of the Island. I am a policy/rules/regulations "wonk". There are very few, if any, parts of the island as well as history that, after 68 years here, I have not some familiarity with.

- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
  An experienced perspective, see attached. In addition, I have a deep understanding of the role the HDC and the Historical Commission must play on Nantucket and the distinction between the two entities that may be getting blurred lately. Almost 20 years on the HDC and in my private practice as a land use consultant appearing before the HDC every week, I am well versed in historic preservation matters. I also work closely with Holly Backus, the Town's Historic Preservationist, when working on a history of a structure. Her contribution to the HDC is invaluable.

- What would you hope to accomplish on the committee/board/commission?
  A fair consideration of preservation matters and appropriate behavior and involvement in matters within the Commission's jurisdiction without personal bias or pre-prejudice using my extensive experience in the arena. In addition, I do not bring any hidden agenda to the deliberations nor am I a member of any advocacy group that would impact any decision I would make. I am a stickler for open meeting law and ethics adherence.
  I understand the Commission's mission is to work within the state mandated rules and regs and render support for preservation efforts in a fair and reasoned manner. I have a great capacity for, and history in, applying applicable laws from 25 years at the ZBA and 10 at the Planning Board. The HDC has a bit more room for interpretation. For this board I would offer another objective voice, firmly anchored in and guided by the language of the applicable laws, not the emotion surrounding a given issue.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  See attached
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Name: Linda Finney Williams

Children: Aryn (45), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (37) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.
Years on Nantucket: 50 year-round, 18 years summers prior to that
Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.
Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian, German.

Recent Work Experience: Former Town of Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator/ad support for *Nantucket Independent* newspaper 2009-2010 and reporter for 21years of features and sports articles; independent land use/permit consulting business 2007-present.

Current Volunteer Experience:
Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; Conservation Commission; Chairman of the Harbor Update Committee, event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Council on Aging; Contract Review Committee; various volunteer activities, Nantucket Comedy Fest, House Manager, etc.

Past Volunteer Experience:
Planning Board Member-chair (elected); Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); EMT with Nantucket Fire Department; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 32-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes; Board of Directors Sherburne Commons.
Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman); Government Study Committee; Madaket Advisory Committee;

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JUL 22 2024

TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Dane Coombs (Cell) **Home Phone:** 617-803-8382

Mailing Address: 44 Union St **Alternate Phone:**

Email Address: d.woodyatt44@gmail.com **Date Submitted:** 7/20/2024

REQUESTING APPOINTMENT TO: Nantucket Historic Commission -

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

If have attended many meetings for The Nantucket Historic Comm. I am interested in this Commission because it is involved in the heart & of the Island & I have lived here for 55 years and have been on more boards & commissions and study groups. I am certainly ready to commit the meeting schedual for the Commission. I believe that I have been involved with Town government long enough that this application is very important to me. This Island is very important to me and follow my Dr. Mess as the town

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have been on the BOS. This give you great experience in the health of the town I was on the BOS for 20 yrs, pretty good insite to the needs of the town. I know how to look at new ideas and deal with them as I'm under standing of both historic & modern. That is important to be global for more both sides of the issue with fairness to applicants & the Island. That is what I would like to bring to the table we have a Island that needs answers to both

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. I have been on Too many groups over the years to mention - but no non profit organizations.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? my grandson works for the DPW - Peter McColl -

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

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JUL 22 2024
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Sarah Noelle Mclane **Home Phone:** (Cell) 917-612-4235

Mailing Address: P.O. Box 1580 Nantucket, MA 02554 **Alternate Phone:** ~~Alternate Phone:~~

Email Address: Snmclane@gmail.com **Date Submitted:** July 22, 2024

REQUESTING APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? yes
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? yes

→ I am passionate about preserving the fabric of our past. With out thoughtful stewardship, I feel "progress" may undermine the character of our rich history here on the Island.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

→ Currently hands-on preservation/restoration/rehabilitation of 1780's residential structure in town (5yr project)
10 years past board member Stowe Historical Preservation commission (Stowe, VT)
6 yr. Board Chair
→ To use my experience to help the Town stakeholders accomplish their goals in preserving our heritage.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Thank you for your consideration,

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MAY 23 2024
TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Thomas Barada **Home Phone:** 508-901-1626

Mailing Address: P,O, box 1077, 02554 **Alternate Phone:**

Email Address: baradaservices@comcast.net **Date Submitted:** 5/16/24

REQUESTING APPOINTMENT TO: REAC

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

*Founding Committee member,

* Interested in getting property onto the tax rolls while having applicants pay full costs to acquire and not put it on the town to pay all costs for little return of the tax earned

* have been to over 95% of meeting since being formed

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

* was a catylst to fornm this board to get the return for the town and oversigth to not allow loss of access that has been utilized for years

* With the assistance of the town to get a full accounting of years pasts cost for staff and town lawyers for various parcel sales and determine if the cost per sq foot need s to be substantial adjusted to meet current market and labor costs

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

  * None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

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MAY 23 2024
NANTUCKET TOWN ADMINISTRATION

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jacqueline McGrady **Home Phone:** 508-228-1891

Mailing Address: 44 A Somerset Lane **Alternate Phone:** N/A

Email Address: mcgradyja@comcast.net **Date Submitted:** 5/14/24

REQUESTING APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have not attended a meeting of the Committee. I did not know the meetings were open to the public. I am very interested in the health and welfare of Nantucket's young people and have particular interest in higher education. I am fully prepared to commit to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have recently guided two Nantucket High School graduates through the scholarship process with successful results. I also have personal experience in successful scholarship applications. I have years of experience in professional writing and editing. I hope to assist the committee in making good recommendations.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
  I am not aware of any potential conflicts
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? My father is a court officer.

TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Name: Anne E. Broadus **Home Phone:** 410-800-8499

Mailing Address: 12 Milk Street, Nantucket, MA 02554

Email Address: annebroadus16@gmail.com **Date Submitted:** 7/11/24

REQUESTING APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- **Have you ever attended a meeting of the committee?** No
- **Are you prepared to commit to the meeting schedule of the committee?** Yes
- **Why are you interested in this committee?**

My husband and I moved here full time last year (June 2023) after spending 25 summers on the island as a family (longer for my husband who grew up coming here with his parents). In addition to my ongoing work as an educator, I am interested in continuing to become more involved in the greater Nantucket community.

As a professional educator, I have dedicated my life to supporting students and their families. This support can take many different forms and I see serving on this committee as one way to do that. I am so glad that the Town of Nantucket has funds set aside for residents who hope to continue their education past the high school level as I am well aware of the rising costs of school tuitions. These scholarships are serving a critical need in our community as we must do all that we can to encourage, support, and assist our graduating high school seniors, as well as adults hoping to return to the classroom, as they continue to pursue an education. Whether the recipient returns to Nantucket or finds a home elsewhere, the gift of education that a scholarship provides will have a ripple effect as that one person uses his/her skill and knowledge to contribute to his/her community. Scholarships such as these are an investment in the future and I am excited at the prospect of being a part of this process.

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NANTUCKET TOWN ADMINISTRATION

Relevant Experience

- **What experience, skills or insights would you bring to the committee?**
- **What would you hope to accomplish on the committee?**

I have worked as an elementary school teacher and administrator for the past 29 years. The majority of my career was spent at The Bryn Mawr School in Baltimore, MD; currently I am the Head of Lower School at Nantucket New School. (Resume attached.)

I have had the pleasure of watching hundreds of children grow into the amazing adults they have become, each with different strengths, challenges, interests, and paths. I think it is important to consider the whole person as some of the best qualities do not show up on report cards. Qualities such as honesty, resilience, generosity and kindness are harder to quantify than correct answers on a test, but equally, if not more, important. Someone with these intangible qualities, paired with academic success and intellectual curiosity, should be able to continue their education, regardless of their ability to pay tuition. I think my experience in the classroom as well as in the role of administrator will be an asset to this committee. Ultimately, it is my hope to rely on these years of experience with students and their families to be able to assist the committee in choosing the most worthy recipients of the town's scholarship(s).

Potential Conflicts of Interest

- **Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you are a member or your immediate family are current members.**
    - I serve on the Education Committee of the NHA.
    - My husband and I are members of St. Paul's Church.
    - I work at Nantucket New School.
    - My husband sits on the Nantucket Cottage Hospital Advisory Board.

- **Are you or any member of your family employed by, or receive financial consideration from, the Town of Nantucket?** No

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JUL 11 2024
NANTUCKET TOWN ADMINISTRATION

Anne Eggleston Broadus
12 Milk Street
Nantucket, MA 02554
annebroadus16@gmail.com
(410) 800-8499

Work Experience

Nantucket New School — **Nantucket, MA**

2024 - present — *Head of Lower School* - oversee all aspects of daily running of the division; foster relationships with teachers, families and students and support the academic, social, and emotional needs of students; work with teachers to manage curriculum changes/updates, using a DEIB lens; cover classes as needed; teach one section of math.

2023 - 2024 — *Lower School Director of Teaching and Learning* - supported teachers and students in all aspects of learning; worked with faculty to create curriculum maps including overview of K-8 curriculum; taught math; covered classes as needed.

The Bryn Mawr School — **Baltimore, MD**

2013 - 2023 — *Lower School Assistant Director* – assisted Lower School Director with the daily running of the division and stepped in for Director in Director's absence. Served as Interim Lower School Director May/June 2023.

2021 – 2022 — *Mentor to Dorothy Clayborne Aspiring Teachers of Color Fellow* - mentored a first year teacher through all aspects of being a 4th grade homeroom teacher.

2010 – 2013 — *Math teacher* – taught 2nd, 3rd, 4th, and/or 5th grade math.

2008 – 2010 — *5th grade homeroom teacher* – taught history, science, math and writers' workshop; advised 5th graders; communicated with parents; served as faculty advisor to Lower School Student Council.

2005-2008 — *Math Coordinator, 4th & 5th grades* – coordinated math program for 4th and 5th grades, taught 4th grade math, 5th grade math and science.

2001- 2005 — *5th grade math and science teacher/special projects* –taught 5th grade math, science and Discover! (an optional seminar offered for 5th graders twice a week to enrich the regular curriculum). Other duties included faculty editor of the Lower School magazine, faculty advisor to Lower School Student Council, service learning coordinator.

1995 - 2001 — *3rd and 5th grade homeroom teacher* - taught language arts, social studies, science and math. Created an American History curriculum with co-teachers implemented in 1999-2000. Member of the Lower School Teaching and Learning Committee.

Chicago Children's Museum — **Chicago, IL**

1992 - 1995 — *Development/Special Projects Assistant to the Director* - assisted in all aspects of a $14.5 million capital campaign to support a large-scale museum expansion. Coordinated special projects including annual report, campaign brochure and video production. Served as liaison to the museum's Board of Directors and provided administrative support to the Executive Director.

Education

Goucher College — **Baltimore, MD**

1996 - 1999 — Masters in Arts of Teaching, Elementary Education (K-8)

Northwestern University — **Evanston, IL**

1988 - 1992 — Bachelor of Science, Interdisciplinary Studies

1976 – 1988 — **The Bryn Mawr School** — **Baltimore, MD**

Selected Activities/Awards

	Eudowood Board	**Baltimore, MD**
2013 - 2023	Non-profit organization operating exclusively for humanitarian, scientific, and charitable purposes by making contributions to Johns Hopkins University and Johns Hopkins Hospital. Served as Secretary and Chair of the Bauernschmidt Committee.	
	Courageous Conversations	**Baltimore, MD**
2019, 2020	Participated in two part workshop specifically designed for educators focused on engaging in, sustaining and deepening interracial dialogue.	
	Responsive Classrooms Leadership Conference	**Cambridge, MA**
2017	Attended two day conference designed specifically for administrators.	
	Recipient, Blair D. Stambaugh Award	**Baltimore, MD**
2017	Award given annually to a member of the faculty or staff who has contributed the most to the overall welfare and well-being of the Bryn Mawr School community.	
	Recipient, Distinguished Alumna Award	**Baltimore, MD**
2013	Awarded annually to an alumna of The Bryn Mawr School.	
	The Bryn Mawr School	**Baltimore, MD**
2005 - 2007	Member of the Buildings and Grounds Committee of the Board of Directors.	
	Recipient, Ella S. Colhoun & Elizabeth A. Reynolds Fund	**Baltimore, MD**
2004	Award recognizing teachers who make significant contributions to the Bryn Mawr School outside the classroom, recognizing a quality that typifies independent school teaching at its best: a dedication to young people as whole human beings beyond the limited scope and measurements of classroom performance.	
	AIMS Advisory Committee	**Baltimore, MD**
1997 - 1999	Member of 25 person committee responsible for speaker selection, coordination, and evaluation of the Association of Independent Maryland Schools annual conference.	

From:	Hillary Hedges Rayport
To:	Erika Mooney
Cc:	Libby Gibson; Brooke Mohr; Angus MacLeod; Matt Fee
Subject:	Historical Commission Appointment
Date:	Friday, August 16, 2024 3:18:45 PM
Attachments:	SB letter 2023 with link[1].docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erika,

I'm writing regarding the applicants for appointment to the Nantucket Historical Commission.

Diane Coombs and Sarah McLean have applied and are qualified to serve on the Historical Commission, by virtue of their long experience with historic structures and Nantucket. Neither of them currently serve on other boards.

Linda Williams is unqualified for appointment by virtue of conduct unbecoming a Commissioner. Please see attached my code of conduct complaint against Linda Williams, which demonstrates how she used her position on the Community Preservation Commission in bad faith. I filed this complaint with the Select Board on June 5th 2023 and the Board has not yet taken it up.

Please also see my complaint made July 21, 2021, which is on file with the Town Manager, and includes copies of online harassment and name calling from Ms. Williams against three people, including me. While the Town Manager responded that the language is free speech, online harassment should not be rewarded. Beyond being unkind, the statements meet the definition of liable, because Linda knew some of these statements were wrong when she made them.

Additionally, there is the matter of fairness. Linda currently serves on the Housing Authority, Conservation Commission, Community Preservation Commission, Harbor Plan Work Group, and Human Services Contract review committee. How many boards should one person be appointed to? Fortunately, there are two other qualified applicants for the NHC who would like to serve.

In summary, appointing Linda to the Historical Commission over McLean and Coombs will inevitably bring a greater level of chaos to the Historical Commission, and for what purpose?

Please appoint McLean and Coombs, because of their experience, and the purely selfless spirit in which they are applying to serve.

Thank you for your consideration.

Kind Regards,
Hillary

Hillary Hedges Rayport
89 Main Street
Nantucket, MA 02554

June 5, 2023

Dear Members of the Nantucket Select Board:

Last August our Town Manager determined she was not inclined to discipline Linda Williams for conduct unbecoming a Town official, as described in the Code of Conduct complaint I filed on July 21, 2022. The reason was that per Town Counsel, William's toxic and harassing statements cited in the complaint occurred outside of official duties. The Town Manager deferred to the Select Board regarding any action on the complaint.

I'm writing to add additional information to the complaint, showing Williams' Code of Conduct violations during her service on an official board.

The violation concerns a CPC grant application from The Nantucket Historical Commission, which I chaired at the time. The joint NHC/Commission on Disability grant application sought funding for a historic sidewalk rehabilitation plan. The application was signed by Town Manager Libby Gibson and came with letters of support from Jason Bridges, Holly Backus, Chuck Larsen, Nantucket Preservation Trust, and Tree Warden Dave Champoux.

Williams violated the Town Code of Conduct when she lied to her colleagues and misrepresented statements of the Town Manager. This lie convinced her colleagues to dismiss the grant application.

The grant team presented the proposal to the CPC on October 5, 2021 and received generally positive remarks about the importance of the project. The CPC had one follow up request which was for a letter from the Town Manager addressing whether the Town would fund the project (in lieu of the CPC funding). The applicants forwarded the attached email from the Town Manager to the CPC, which says that while she couldn't answer their question without going through a budgeting process, a historic rehabilitation plan is something the Town would typically seek grant funding for.

During the Q&A on October 5th, Williams aggressively opposed the project, scolded the applicants, and sowed baseless doubt. But the real problem came on October 12, 2021 when she intentionally misled the Committee. Williams made a motion to dismiss the project. A member asked if the Town had responded to the funding question, because he had not seen the email. Williams summarized, falsely, that Town Manager said the project wasn't a priority. Needless to say, nowhere in the Town Manager's email does she say the project is not a priority.

This is a clear violation of the Town Code of Conduct. Given the strength of Williams' negative attitude towards me, which she has continued to express through public personal attacks, it certainly seems she put her personal vendetta ahead of the truth when she falsely characterized the Town Manager's statement in order to kill the NHC/COMDIS grant application. While not every CPC application will be funded, the CPC deserves to have correct information when evaluating which grants to dismiss out of hand.

Furthermore, Select Board members should be aware that as of September 2022, Town Administration reported they have no signed Code of Conduct statement in hand from Williams (per Maureen Coleman).

Citizens have a right to be obnoxious but obnoxious citizens don't have a right to be appointed to office. Williams has continued her uncalled for toxic and personal attacks in the community and engaged in divisive behavior that is propped up by her status as a Town Official. I hope you will support civility and truth by ensuring all appointed and elected officials sign the Town Code of Conduct, and denying commission appointments to applicants who engage in public toxic behavior, intimidation, and misleading colleagues during deliberations.

Thank you for your consideration.

Kind Regards,

STRATEGIC PLAN UPDATE

HOUSING

Dawn Hill Holdgate – Select Board Liaison

Kristie Ferrantella – Focus Area Leader & Housing Director

Stakeholders: Employee Housing Focus Group & Affordable Housing Trust Fund

Housing
Aspirational Statement

Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs.

Year-round housing is achievable for everyone who works on the Island, and the various tiers of affordable housing make year-round living comfortable, stable, and inclusive.

Our seasonal workforce is able to find safe and secure housing. Homes on Nantucket are well-constructed and integrated into the character of the Island.

Housing

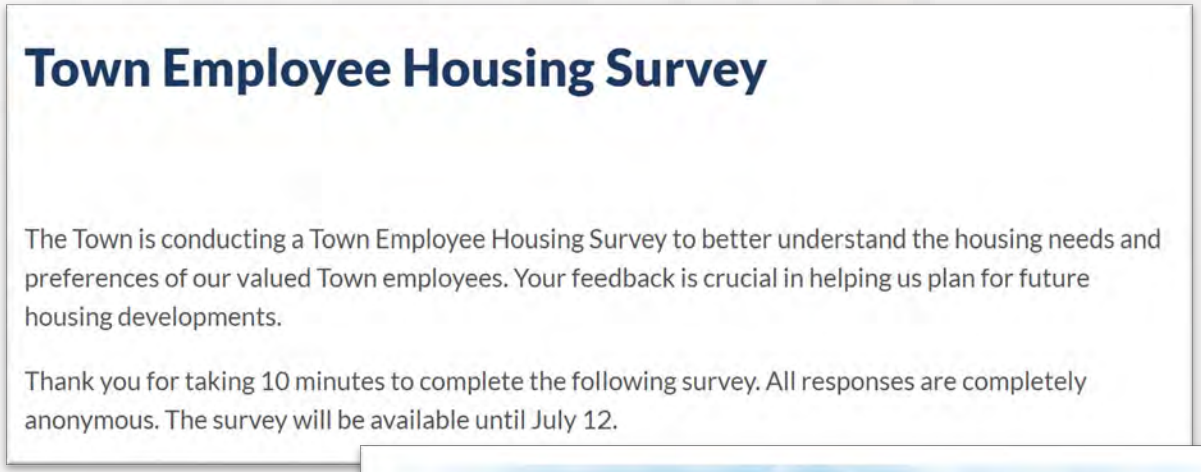
Goal 1: Prioritize the housing needs of Town and school employees, including unit development, maintenance, and management.

Goal 2: Evaluate the potential for a coordinated housing effort for public employees across municipal operations

Housing

Goal 1 & 2 Strategy Update

- Successes:
  - Formed an Employee Housing Focus Group
  - Created and distributed an Employee Housing Needs Survey
  - Hired a Rental Property Manager to facilitate municipal housing placement
  - Awarded RFP to construct Waitt Drive seasonal dormitory to address seasonal housing challenges
  - Developed waitlist for employees in need of housing
  - Secured 6 Units of municipal employee housing at Wiggles Way



- Challenges
  - Funding for development of Town employee housing
  - Awaiting approval from EOHLC on Special Municipal Local Preference on SHI-listed affordable housing developments
  - Prioritizing and managing waitlist for employee housing

Housing

Next Steps for Goals 1 & 2:

- Review employee housing survey responses for detailed information on the need of employee housing across departments
- Development of capital request for FY26 funding for construction of municipal housing on Waitt or Ticcoma Drive

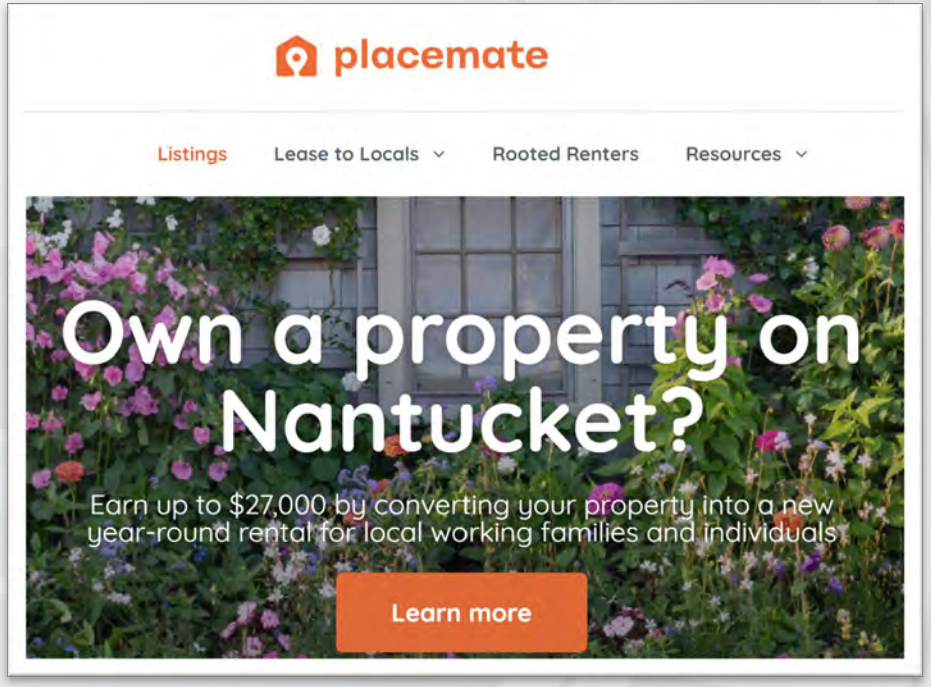
Housing

Goal 3: Explore incentives to encourage year-round rentals.

Housing

Goal 3 Strategy Update

- Affordable Housing Trust is exploring below programs to expand year-round rental opportunities:
  - Lease to Locals program
  - Local Option Opt-in for Good Landlord Tax Exemption
  - RFPs to develop vacant land owned by AHT



- Status: Ongoing

- Stakeholders
  - Affordable Housing Trust Fund members

Housing

Goal 3 Action Steps

- Lease to Locals funding of $450,000 approved at 7/9 AHT meeting and 8/7 SB meeting
- ATM 2025 review of Good Landlord Tax Exemption
- Launch RFPs by fall 2024

Housing

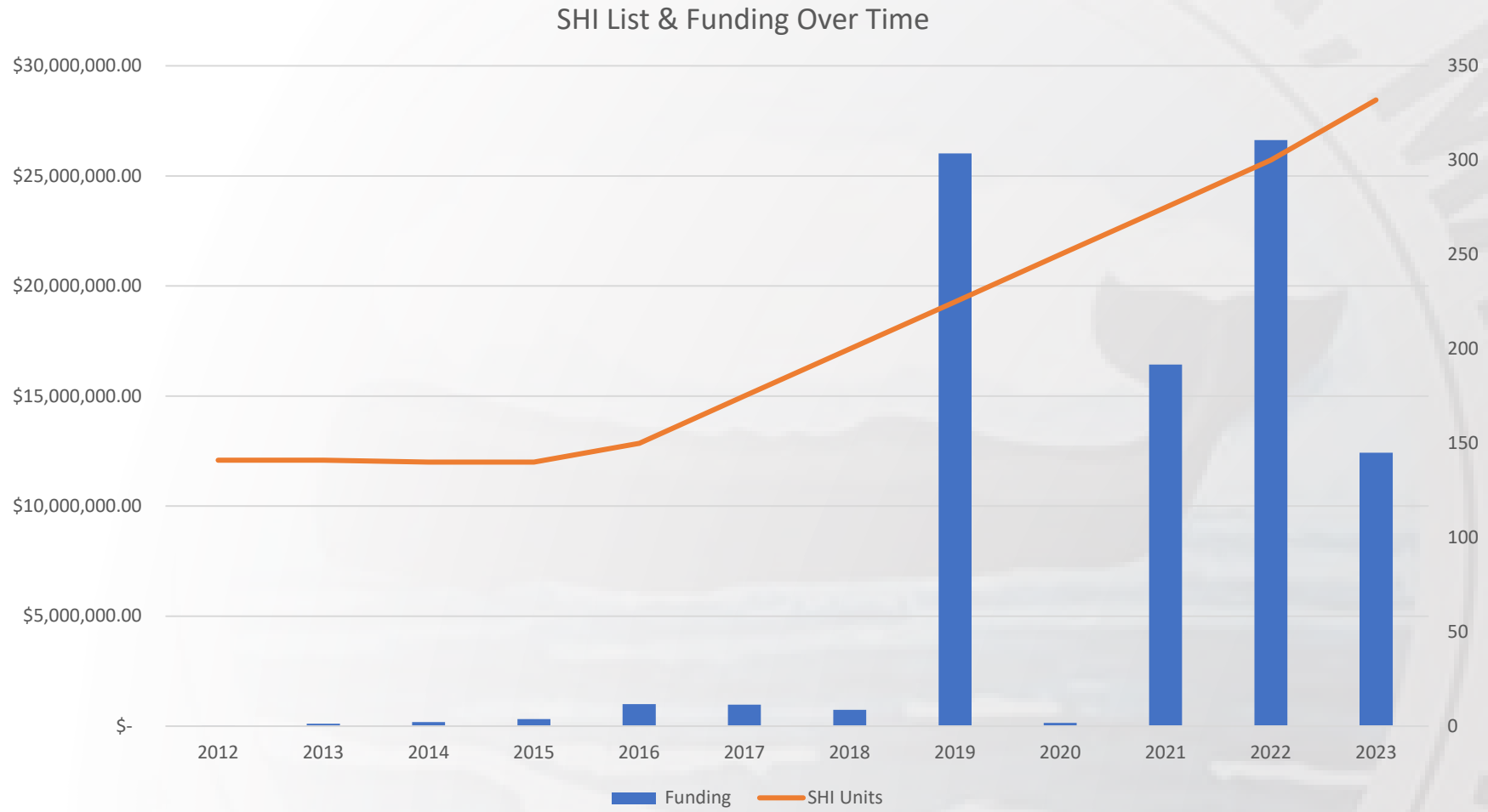
Goal 4: Achieve and maintain Safe Harbor status under Chapter 40B to maintain local control over affordable and attainable housing initiatives.

Housing

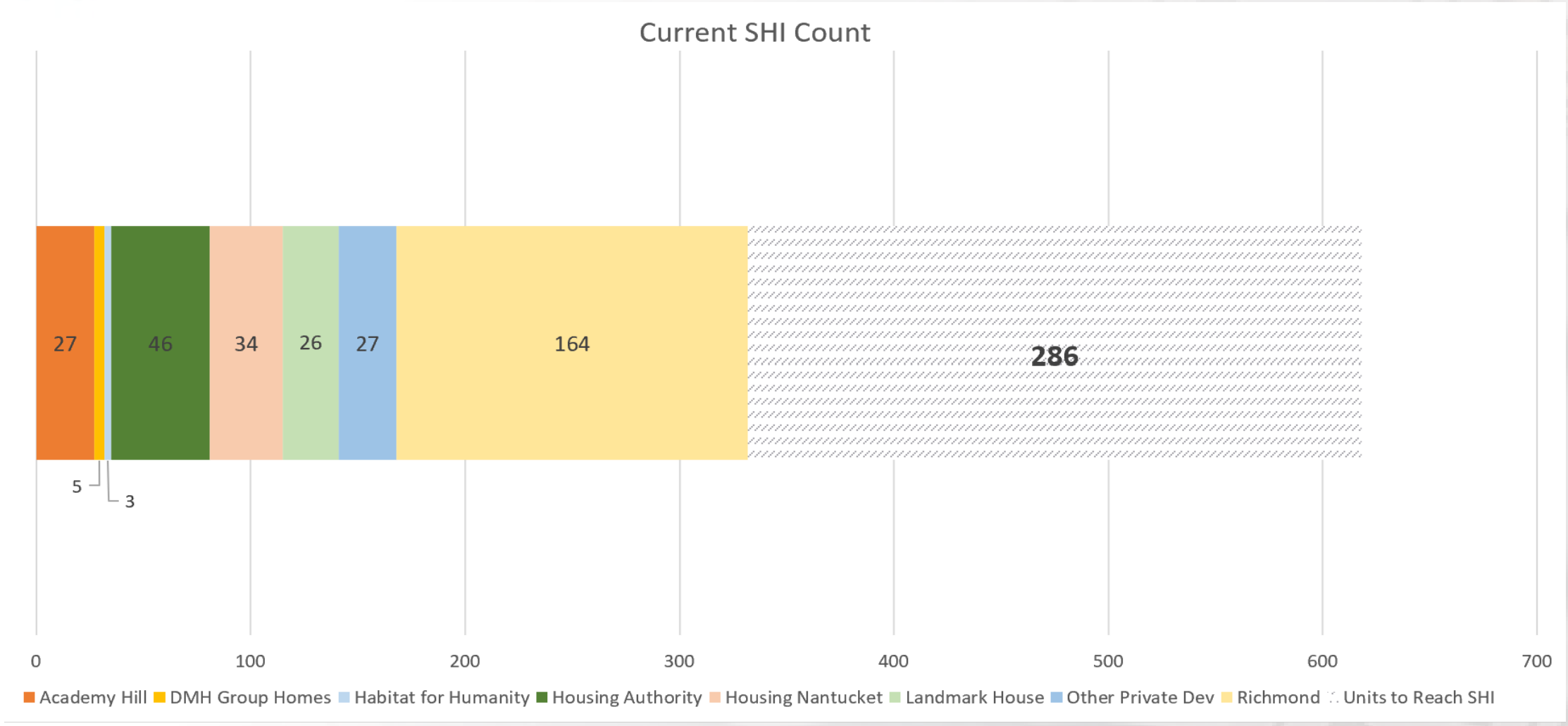
Goal 4 Strategy Update

- Every Decennial Census sets our year-round housing stock. The State's 40B law sets target of 10% of YR housing stock to be affordable to prevent unfriendly 40B developments
  - 2020 Census updated our target Subsidized Housing Inventory (SHI) list from 490 units to 618 units
- Current SHI list has 332 units – 5.37% (as of January 2023)
- Nantucket has maintained Safe Harbor status continually since 2019
  - Current 2-year period of Safe Harbor expires December 11, 2024
  - For new period of safe harbor, we need to create:
    - 31 units for one (1) year
    - 62 units for two (2) years
  - Plan A: Ticcoma Green – 64-unit rental development on Waitt Drive
  - Plan B: Richmond Gooseberry Place – 55-unit rental development off OSR + 4 Habitat for Humanity Homeownership units at Waitt Drive + 3 homeownership units at Sandpiper Place II

Housing


SHI List & Funding Over Time
$30,000,000.00
$25,000,000.00
$20,000,000.00
$15,000,000.00
$10,000,000.00
$5,000,000.00
$-
350
300
250
200
150
100
50
0
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
Funding
SHI Units

Housing


Current SHI Count
27
5
3
46
34
26
27
164
286
0
100
200
300
400
500
600
700
Academy Hill
DMH Group Homes
Habitat for Humanity
Housing Authority
Housing Nantucket
Landmark House
Other Private Dev
Richmond
Units to Reach SHI

Housing

Current and Forecasted Projects for Inclusion on the SHI List

Estimated SHI List Count	2023	2024	2025	2026	2027
Starting Balance	**332**	332	461	502	566
Sandpiper II (Richmond) [O]		6			
Ticcoma Green (6 Fairgrounds Road) [R]		64			
Scattered rentals (Housing Nantucket) [R]			1	1	1
Scattered ownership (Habitat for Humanity) [O]		4	2	2	2
135 + 137 Orange Street [R]			32		
Richmond Meadows II (Gooseberry Place) [R]		55			
7 Amelia Drive [R]			3		
Vesper Lane [R]				17	
Bartlett Road [R]				12	
Potential					
Potential Development [R + O]			3		22
Potential Buydown [R]				32	
TBD					27
Subtotal net additional units =	**0**	**129**	**41**	**64**	**52**
Ending balance	**332**	**461**	**502**	**566**	**618**
Units potentially eligible to count toward Safe Harbor =		129	41	64	52
Minimum Safe Harbor deficit =		0	0	0	0
	5.4%	7.5%	8.1%	9.2%	10.0%

[R] denotes Rental units; [O] denotes Ownership units

Notes: If Surfside Crossing is ultimately permitted at 156 units, it will at a future point add 39 units to our SHI list, 24 of which may be eligible toward a future Safe Harbor period.

Housing

Goal 4 Action Steps

- Finalizing RFPs for development of vacant land at 7 Amelia Drive, 135 & 137 Orange Street, 16 Vesper Lane, and 12 & 12R Bartlett Road
- Developing an RFP with the Finance Department to explore opportunities for existing dwelling conversion or new development

Housing

Goal 5: Through a variety of approaches, promote affordable and attainable home ownership opportunities for the year-round community, which will meet housing needs at all income levels and lessen the burdens of government.

Housing

Goal 5 Strategy Update

- Development of a Year-Round Deed Restriction Pilot Program
- Issued an RFP and awarded the vacant lots at 5, 7, and 9 Waitt Drive to Habitat for Humanity for the development of homes for homeownership
- Richmond Properties short term loan of $3.1M to accelerate construction of homes for homeownership in Sandpiper Place II
- Habitat for Humanity Nantucket $4m grant for construction of homes for homeownership

Housing

Goal 5 Action Steps

- Launch Year Round Deed Restriction Pilot Program in fall 2024
- Develop RFP with the Finance Department to explore opportunities for homeownership conversion or development
- Explore opportunities for homeownership development at 8 White Street (AHT property)
- Continue to advocate for Real Estate Transfer Fee to provide a stable funding source for Attainable Housing

Housing

Summary

- Housing initiatives are all in progress
- Funding needed for municipal housing goals

Affordable Housing Trust Fund (AHTF)

Housing Department

Kristie Ferrantella

8/21/2024

Quarterly Report to Select Board

For April to June 2024

Highlights From the Quarter

- Closing Cost Assistance awarded to four families
- Advocacy efforts to advance the Affordable Homes Act with a Real Estate Transfer Fee (failed) and a Seasonal Communities Designation (still in review)
- Housing Advocacy Day at the State House in partnership with Cyrus Peirce Middle School Civics Class
- 2024 Dr. Howard Dickler Housing Advocacy Awarded to Richard Hussey

Affordable Homes Act

- Gov. Healey introduced the Affordable Homes Act in October of 2023, a comprehensive bill to increase housing production.
- This is a $4.1b bond bill that includes several policy options for housing
- Included an option for a real estate transfer fee and a seasonal communities designation
- The final bill removed the transfer fee but included the seasonal communities designation
- Governor Healey signed the $5.16b act into law on August 6, 2024

Affordable Homes Act – Seasonal Communities Designation

- Establishes a year-round housing trust fund without the home rule process.
- Allows year-round housing occupancy restrictions to support the development of a middle-income year-round housing market.
- Allows towns to acquire and develop housing units specifically intended for public employees and artists.
  - Includes use of federal LIHTC funds
- Increases the residential property tax exemption up to 50% for primary homes of year-round residents.
- Towns may adopt bylaws or ordinances enabling the construction of tiny houses and units on undersized lots, designated as year-round housing.

Housing Advocacy Day – April 11

- Organized a Housing Advocacy day with MV and GBIO
- Brought nearly 40 islanders to the State House in Boston to advocate for affordable housing, include students from the 8th grade civics course

Annual Town Meeting Results

- Article 79 at 2024 Annual Town Meeting was approved by voters. This Home Rule Petition would allow for a real estate transfer fee of 0.5% on real estate transactions over $2m

- Article 80 at 2024 Annual Town Meeting was approved by voters. This Home Rule Petition would allow the Town to secure year-round deed restrictions in perpetuity
  - The Seasonal Communities Designation now allows for this

2024 Dr. Howard Dicker Housing Advocacy Award

- The Nantucket Affordable Housing Trust created an annual citizen's award, as a tribute to the late Dr. Howard Dickler.
- This award honors a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and fearless willingness to share ideas
- The 2024 Dr. Howard Dickler Award winner is **Richard Hussey**
- Mr. Hussey serves as the Construction Committee Chair and has developed relationships with subcontractors and the Town of Nantucket to accelerate the construction of Habitat homes, allowing Habitat to build 1-3 homes per year versus one home taking over two years to complete.

Year-Round Deed Restriction Pilot Program

- The program would establish a permanent deed restriction, which would limit properties to year-round residency.
- This initiative aims to enhance housing affordability and accessibility for the year-round community while establishing a permanent inventory of year-round housing.
- Judi Barrett held info sessions with the community in the Fall and has developed the pilot program.
- Select Board approved initial funding of $2m
- Launching soon.

Status: Construction and Land Acquisition: Developments in Progress

Developer	Location	Status	Potential Unit Count	R/O
Habitat for Humanity Nantucket	Waitt Drive	In Progress; Lottery completed; Building Completion Date: Fall 2025	6	O
Richmond Development	Gooseberry Place	In Progress; Completion Date Fall 2024	55	R
Richmond Development	Sandpiper Place II	In Progress; Completion by December 2024	6	O
HallKeen Development	6 Fairgrounds	Building permits in 12/2024	64	R
Housing Nantucket	31 Fairgrounds	Lottery completed; Completion by October 2024	22	R

Status: Construction and Land Acquisition: Vacant Land Developments

Vacant Land	Status	Potential Unit Count	Rent/Own
135 and 137 Orange Street	Bundled RFP being released soon	32	R
16 Vesper	Bundled RFP being released soon	17	R
12 and 12R Bartletts Rd	Bundled RFP being released soon	12	R
7 Amelia	RFP to be released soon	3	R
8 White Street	RFP to be developed by AHT	3	O

AHT Grants and Loans

- Approved a $6.725m grant to Richmond Development for the buydown of market rate units at Gooseberry Place
  - 55 rental units with 17 units at 80% AMI, 5 units at 110% AMI, 5 units at 120% AMI, and 28 market rate units
  - Town of Nantucket will hold a master lease for 10 market rate units for municipal employee housing
  - This is ‘Plan B’ for maintaining Safe Harbor after December 11th expiration

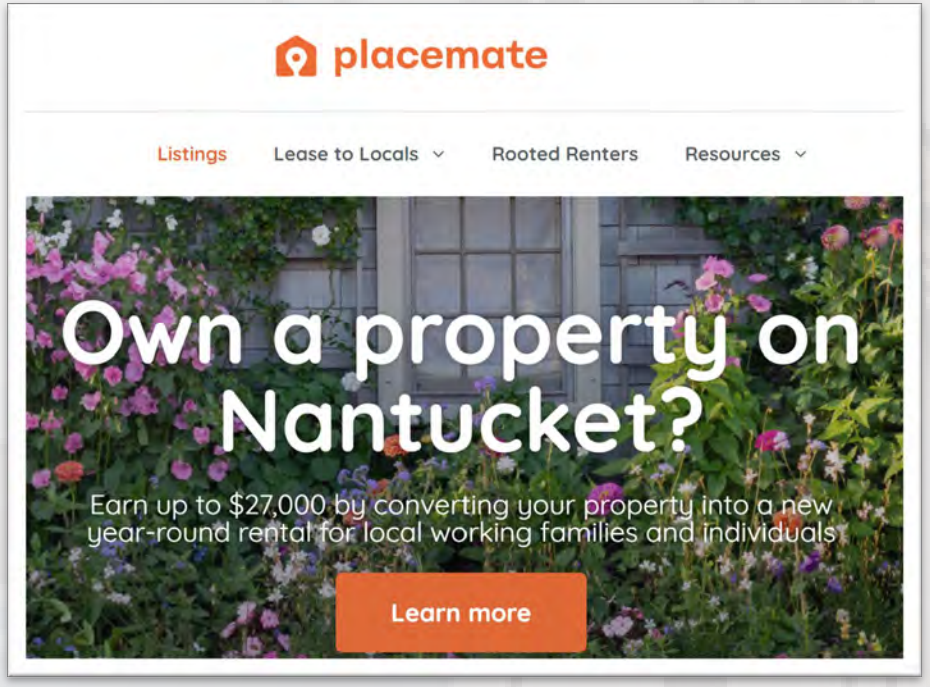
AHT Grants and Loans

- Approved a $450,000 grant to Housing Nantucket for their House Recycling Program
  - Moving a 1 BR house from Dukes Road to Pochick Ave and converting it into a 2BR rental

Photo courtesy of Housing Nantucket

AHT Grants and Loans

- Approved $450,000 grant to Housing Nantucket for re-launch of the Lease to Locals Program
  - Program would provide a 50% subsidy to existing homeowners in the program and attract up to 22 new homeowners to convert their underused housing into a year-round rental
  - AHT funds would implement a rental cap by bedroom size and an AMI restriction for qualified tenants



Steps to Safe Harbor

Current and Forecasted Projects for Inclusion on the SHI List

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SHI Goal:
618 Units

[R] denotes Rental units; [O] denotes Ownership units

Notes: If Surfside Crossing is ultimately permitted at 156 units, it will at a future point add 39 units to our SHI list, 24 of which may be eligible toward a future Safe Harbor period.

On the Horizon

- Issuing RFPs for vacant land development
- Exploring “Good Landlord Tax Exemption”
- Advocating for EOHLC approval of special municipal local preference
- New website for housing projects and initiatives

Kristie Ferrantella
Kferrantella@nantucket-ma.gov

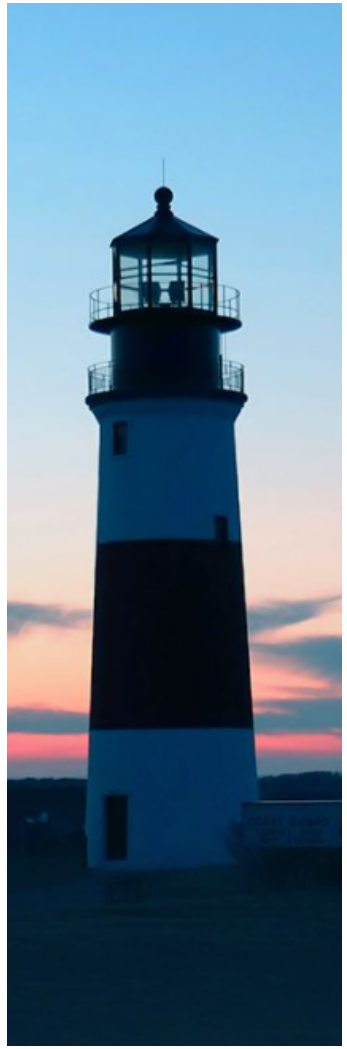
Alternative Access and Utility Relocation for Continuity of Services for Baxter Road Residents

Select Board Meeting – Project Updates

August 21, 2024

Photo courtesy of Florencia Rullo 12/10/21

Agenda



1. Introductions
2. Goals for Tonight
3. Emergency Readiness Plan
4. Alignment Changes and Project Amendment
5. Project Schedule
6. Questions & Discussions

Introductions – Project Team

C. Elizabeth Gibson

Town Manager

Vincent Murphy

Sustainability Programs Manager

William D. Casey, Jr., PE

Project Manager

Jennifer Kelly Lachmayr, PE, BCEE

Project Director

Kathryn Edwards, PE

Public Outreach Lead

Andy Elderbrock, PE

Project Engineer

Kelly Ernst, EIT

Project Engineer

Goals for Tonight

1. Review Project Updates
2. Update Select Board on next steps

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Baxter Road Emergency Readiness

Progress Update

Photo courtesy of Florencia Rullo 12/10/21

Goals of the Emergency Readiness Plan

Provides a course of action for Baxter Road in the event of a breach in the Sconset Bluff (prior to alternative access).

Photo courtesy of Florencia Rullo 12/10/21

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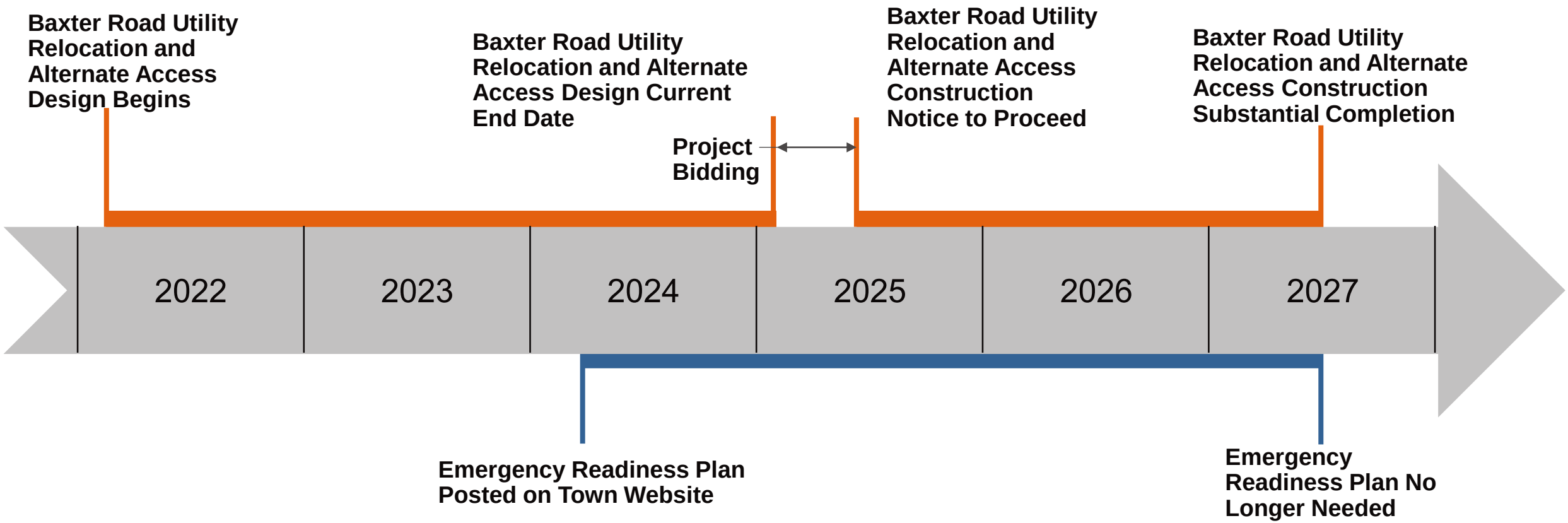
Baxter Road Alternative Access and Emergency Readiness Timeline



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Breach Definition and Locations

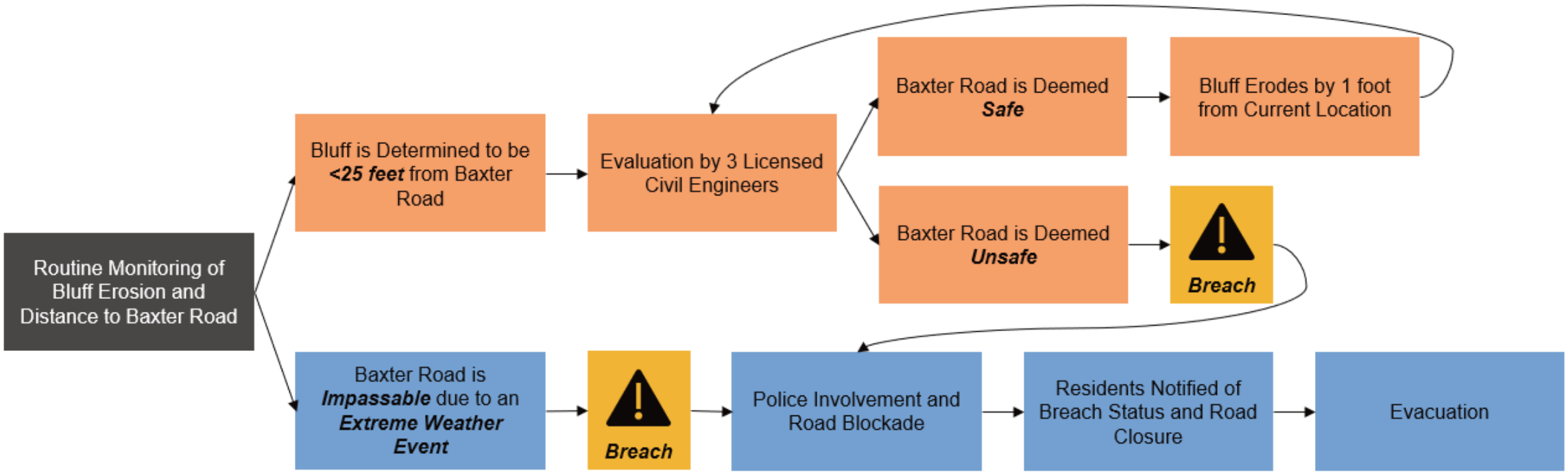
- A **breach** in the Sconset Bluff shall be defined as:
  - The point when Baxter Road is no longer passable as determined by the majority of three licensed Massachusetts Civil Engineers.
  - Likely to occur when the bluff is approximately 25 feet or less from Baxter Rd
- Bluff-to-roadway measurements have been taken periodically along Baxter Road at nine locations since 2018.
- The two most likely breach locations are defined in the Plan based on proximity to the bluff and rate of erosion.
  - Breach Location #1 (Sampling Location #1): 105 Baxter Rd
  - Breach Location #2 (Sampling Location #5): 85 Baxter Rd

Historical Measurements

ARCADIS

Measurement Location	A	1	2	3	4	5	6	7	8
Street Address	109	105	101	91	87/Way	85	71/Way	67	61/Way
6/2/18		39	35	56	66	63			
10/4/18	67	39	35	56	66	63	144	192	163
1/30/19	67	39	35	56	66	63	144	192	163
8/24/20	67	38	35	56	66	63	144	191	163
3/3/21	67	38	35	56	65	57	144	191	163
8/9/21	67	37	35	56	65	57	144	191	163
11/5/21	65	37	35	56	65	57	144	190	163
11/18/21	65	37	35	56	65	57	144	190	163
1/7/22	65	37	35	56	65	56	144	190	162
2/16/22	65	36	35	56	65	56	144	190	162
4/28/22	65	36	35	56	65	56	144	190	162
11/8/22	65	36	35	56	65	56	144	190	162
12/22/22	65	36	35	56	65	55	144	190	162
1/27/23	65	36	35	56	65	55	144	190	162
3/13/23	65	36	35	56	65	55	144	190	162
9/14/23	65	36	35	56	65	55	143	190	162
10/27/23	65	36	35	56	65	54	143	190	162
12/1/23	65	36	35	56	65	54	143	190	162
12/19/2023	65	36	35	56	65	54	143	190	162
1/8/24	65	36	35	56	65	54	143	190	162
1/12/24	65	36	35	56	65	54	142	190	162
2/21/24	65	36	35	56	65	54	142	190	162
4/9/24	65	36	35	56	65	53	142	190	162
7/11/24	65	36	35	56	65	53	142	190	162

Decision Tree Flow Chart



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Town Responsibilities

Emergency Conditions

- **In emergency conditions, the Town's Public Safety Official shall make an immediate determination if the road should be closed.**
- Baxter Road shall be barricaded immediately with emergency vehicles and lights if the road is deemed impassable.
- Town to notify all affected residents of road closure via existing emergency communication procedures and direct contact.
- Town to strive to provide access, water and sewer in the event of a breach. There is no guarantee that services can be re-established.

Breach (Non-Emergency)

- The determination of unsafe conditions by the majority of three civil engineers trigger the steps shown in the flow chart.
- Baxter Road shall be barricaded with concrete jersey barriers.
- Town to notify all affected residents of road closure via existing emergency communication procedures and direct contact.
- Town to strive to provide access, water and sewer in the event of a breach. There is no guarantee that services can be re-established.

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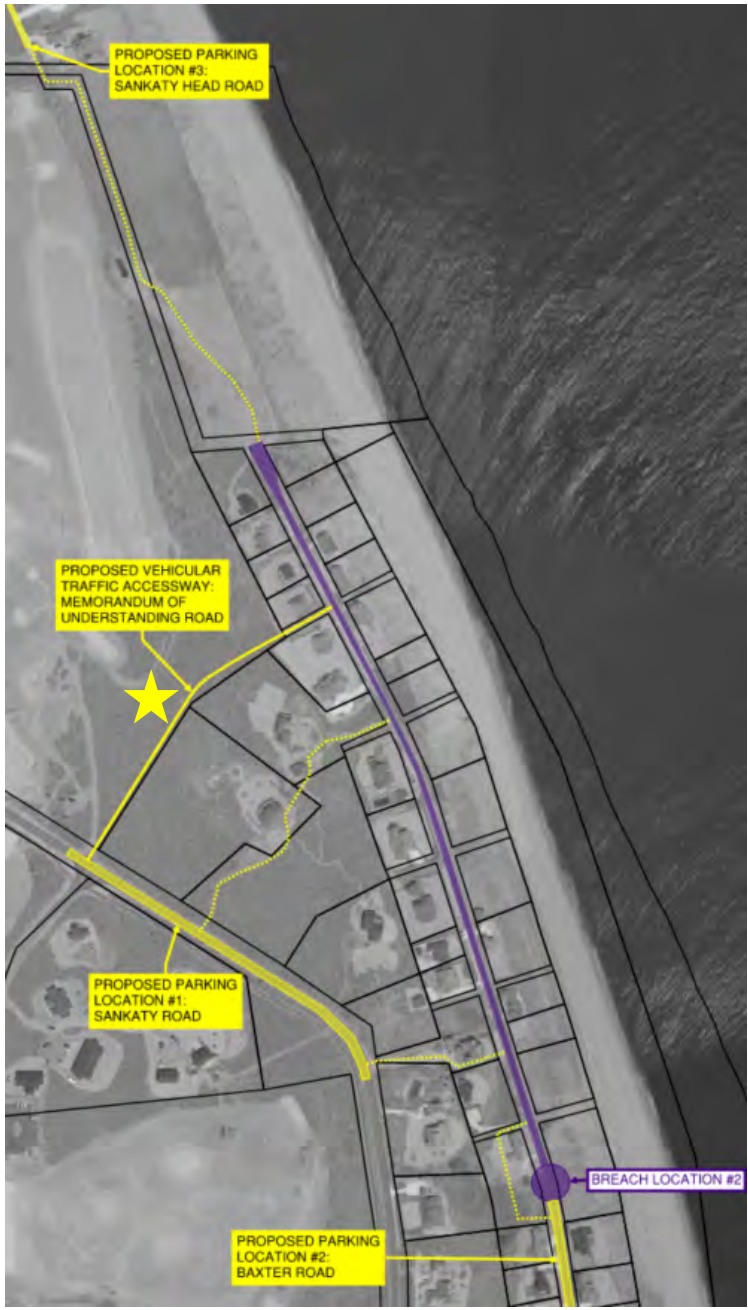
Alternative Access and Parking

Vehicular access to Baxter Road is key for emergency access and installation and maintenance of temporary utilities.



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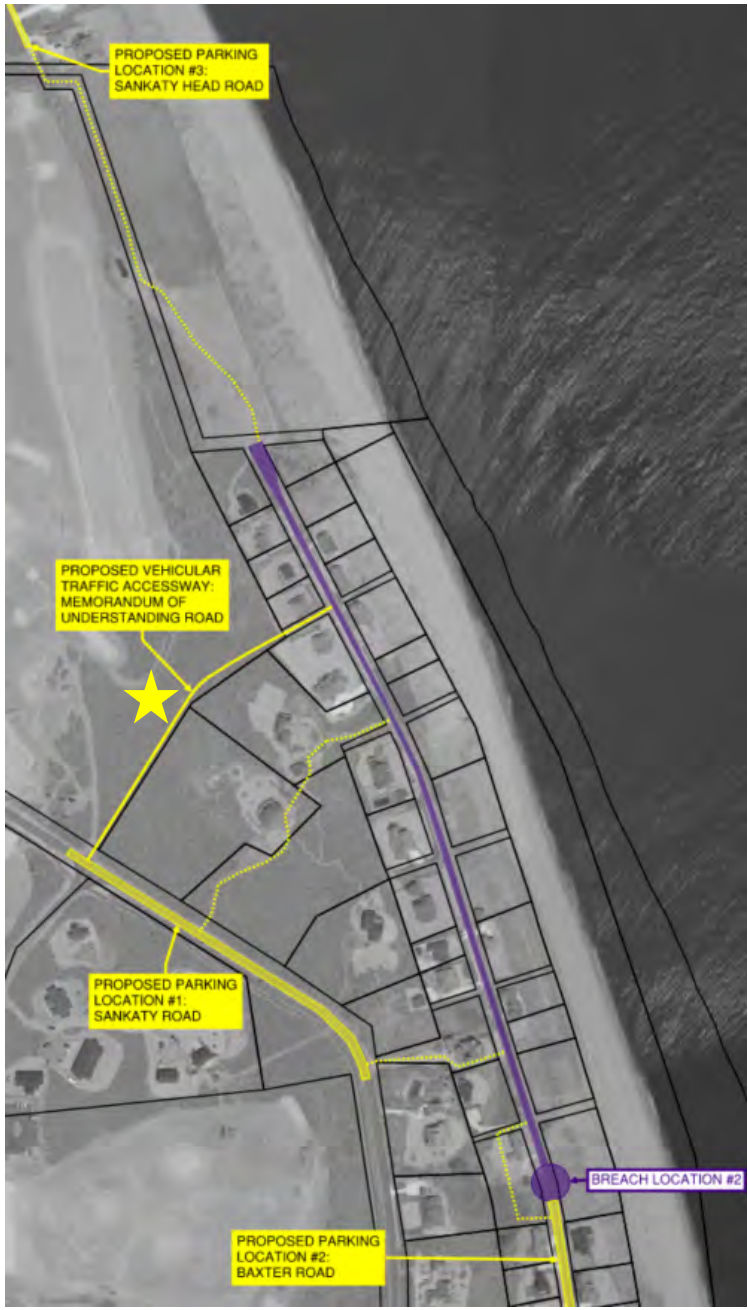
Alternative Access and Parking

- **Vehicular access (emergency and non-emergency)**
  - ★ Primary: MOU accessway (rough cut)
  - Alternate: Sankaty Head Road via lighthouse path
  - Pedestrian access (if vehicular access is not constructed)
    - Neighborly agreements with private landowners required



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House Occupancy

Utility Access

- All habitable buildings are required to have a supply of potable water and means of disposing of sewage (248 CMR 10.00, Uniform State Plumbing Code).

Structural Integrity

- If the Building Inspector deems a structure unsafe to inhabit, he can require the building be repaired to abate the unsafe condition or taken down and removed (780 CMR Section 116.0).

Board of Health

- The Board of Health of the Town of Nantucket formally adopts 105 CMR 410.000, Minimum Standards of Fitness for Human Habitation, as a local regulation of the Nantucket Health Department. Occupancy of a residence must comply with this Code.

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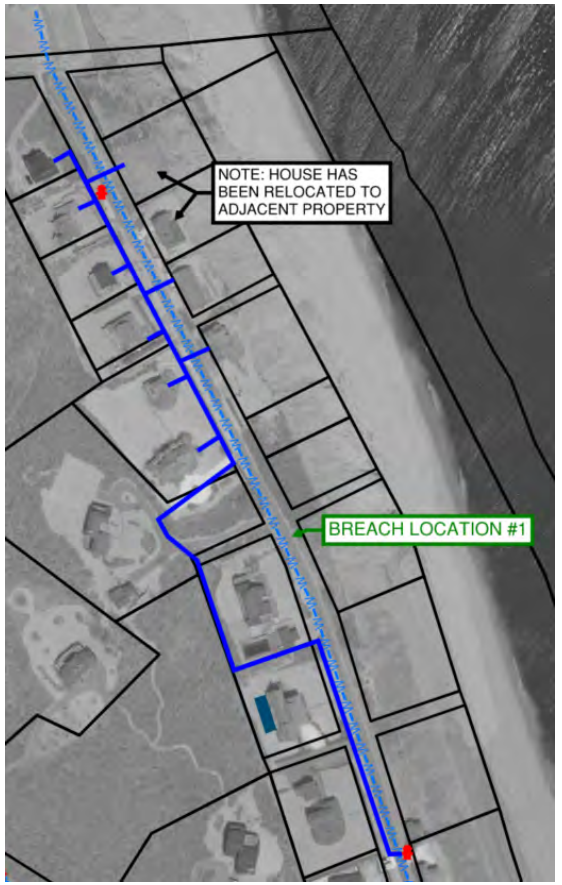
Water

Immediate Action

- Immediately, the Town should provide bottled water to affected residents.

Medium-duration Option

- Temporary service can be provided through connection to the nearest active fire hydrant with temporary water piping.
- The Town should provide temporary water service as quickly as possible to ensure that all houses have fire protection.



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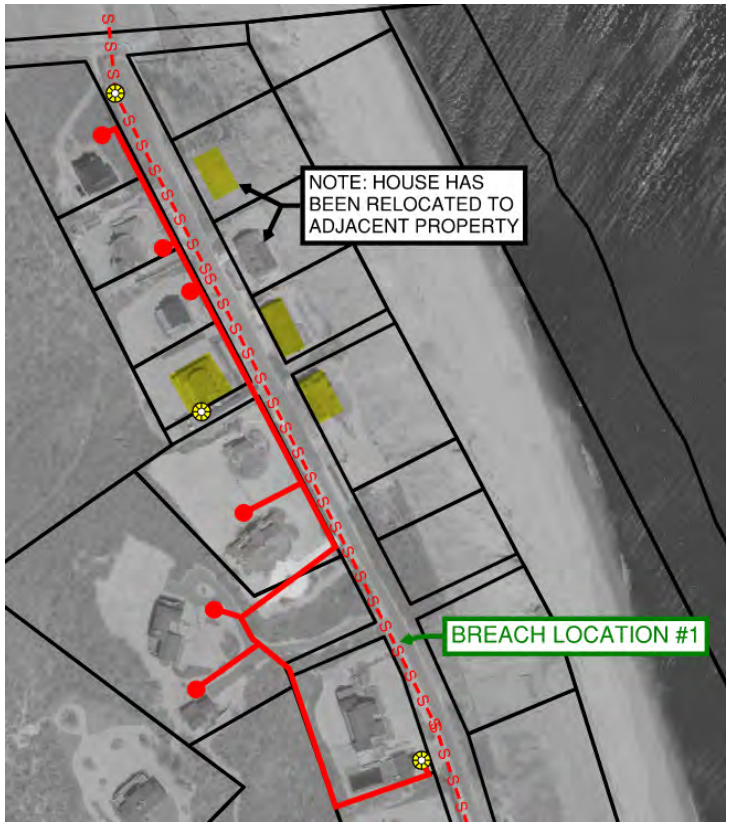
Sewer

Immediate Action

- Portable toilets
- Storage in grinder pump wet wells

Medium-duration Options

- Storage in above-ground tight tanks via grinder pump discharge lines
- Storage in below grade tight tanks via gravity
- Above-grade temporary low-pressure sewer system connecting the existing pump discharge piping to a temporary small diameter sewage force main that ultimately discharges to the nearest active sewer manhole



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Private Utilities

- Private utility owners shall be contacted following a breach for restoration of service or provision of temporary services to Baxter Road residents.
- In the event of a breach, adequate vehicular access will be required for propane trucks and utility maintenance vehicles to supply affected houses. Clearing of a vehicular accessway should be prioritized by the Town prior to a breach.

Utility Category	Utility Name	Contact Phone Number
Electric	National Grid	508-325-8000
Cable	Comcast	800-266-2278
Telephone	Verizon	877-597-4954
Propane	Island Energy Services	508-228-0725

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Prioritization and Sequencing

Occupied / Seasonal Occupancy

- Recommended that the Town first determine which residences are occupied at the time of the breach because many residences are seasonal in nature.
- Residences that are occupied at the time of the breach should be prioritized for immediate temporary provisions, and all others should be scheduled for temporary provisions based on when the residents plan to return.

Demolition/Cleanup Provisions

- Town will be responsible for clean up of public property including roadways (i.e. asphalt surface, water mains and sanitary sewer mains).
- Private property owners are responsible for damage on their private property. Private property owners are also responsible if their property litters the public beach or waters.

Permanent Solutions

- The Town is working towards implementing the Baxter Road Alternative Access and Utility Relocation Plan, which will provide permanent alternative access and utilities to residences along Baxter Road north of the breach locations described in the Plan.

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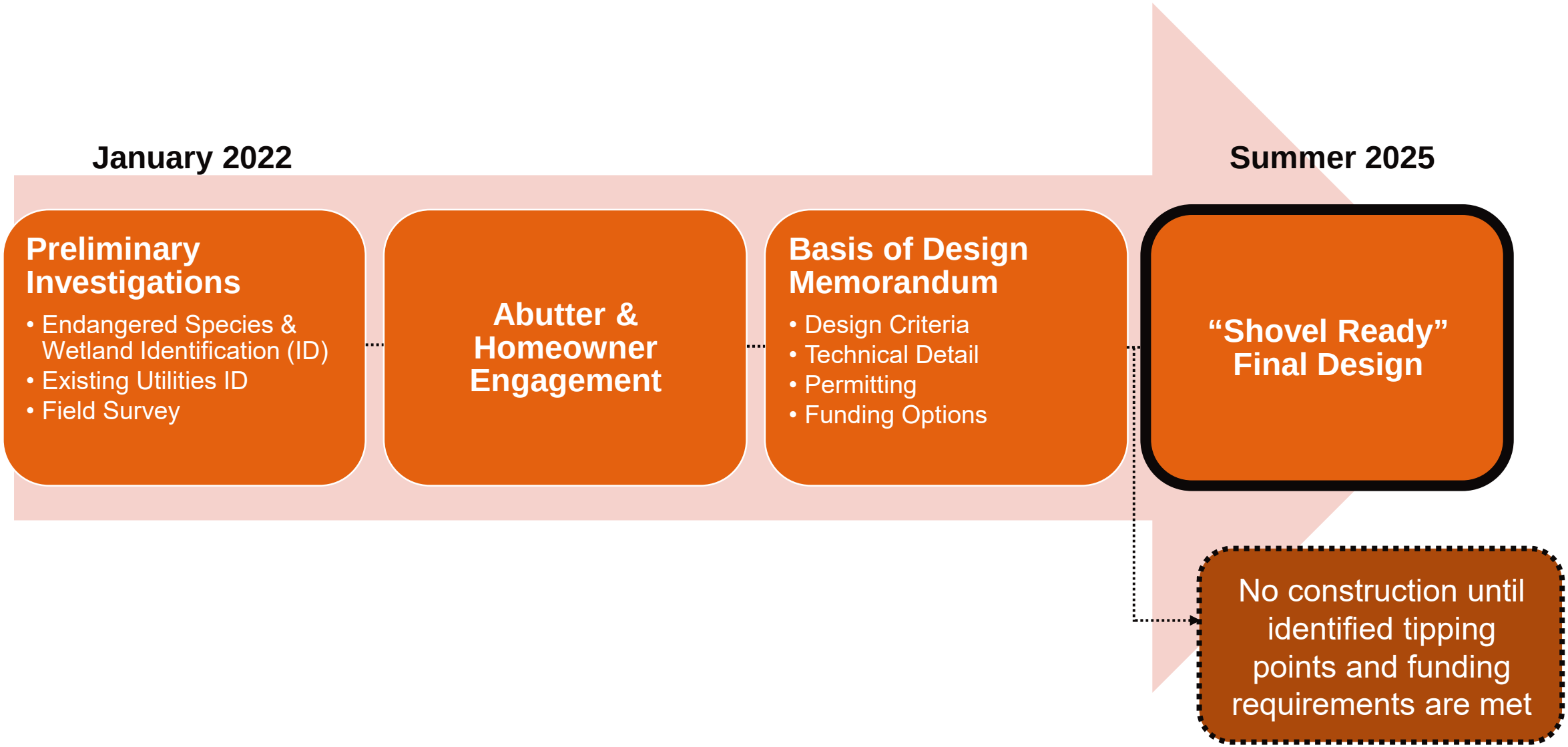
Baxter Road Alternative Access Alignment Changes

Progress Update

Photo courtesy of Florencia Rullo 12/10/21

Scope of Work



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Project Update

- Progress since Select Board update on February 21, 2024
  - Alignment Adjustment Requests from an Abutter (Post 90% Design Submittal)
  - Design Contract Amendment
    - Time extension to June 2025
    - Design revisions due to alignment changes
    - Permitting revisions/resubmittals - Massachusetts Historical Commission (Archeological Survey Report), Natural Heritage and Endangered Species (NHESP), Conservation Commission

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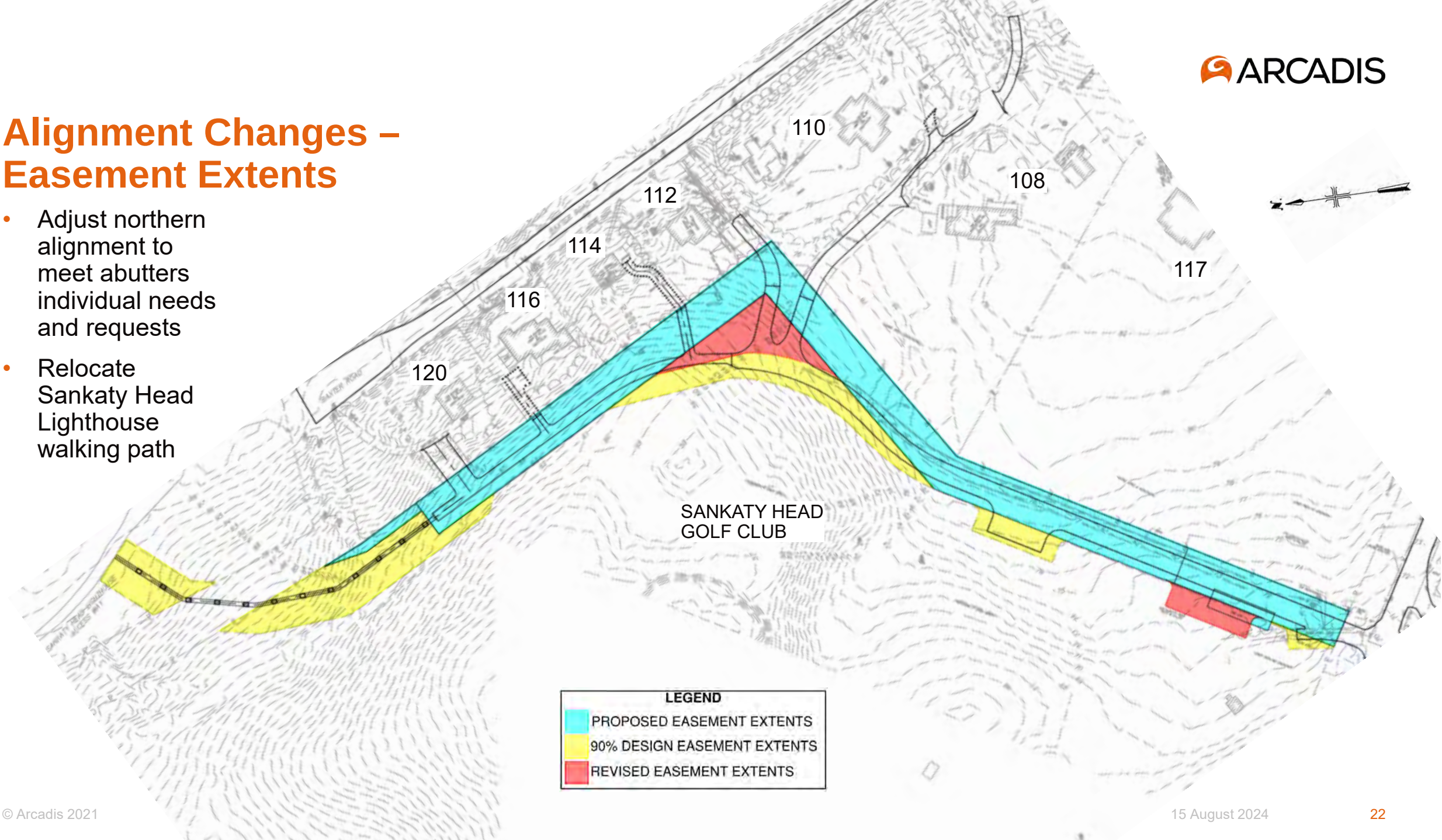
Alignment Changes – Easement Extents

- Adjust northern alignment to meet abutters individual needs and requests
- Relocate Sankaty Head Lighthouse walking path



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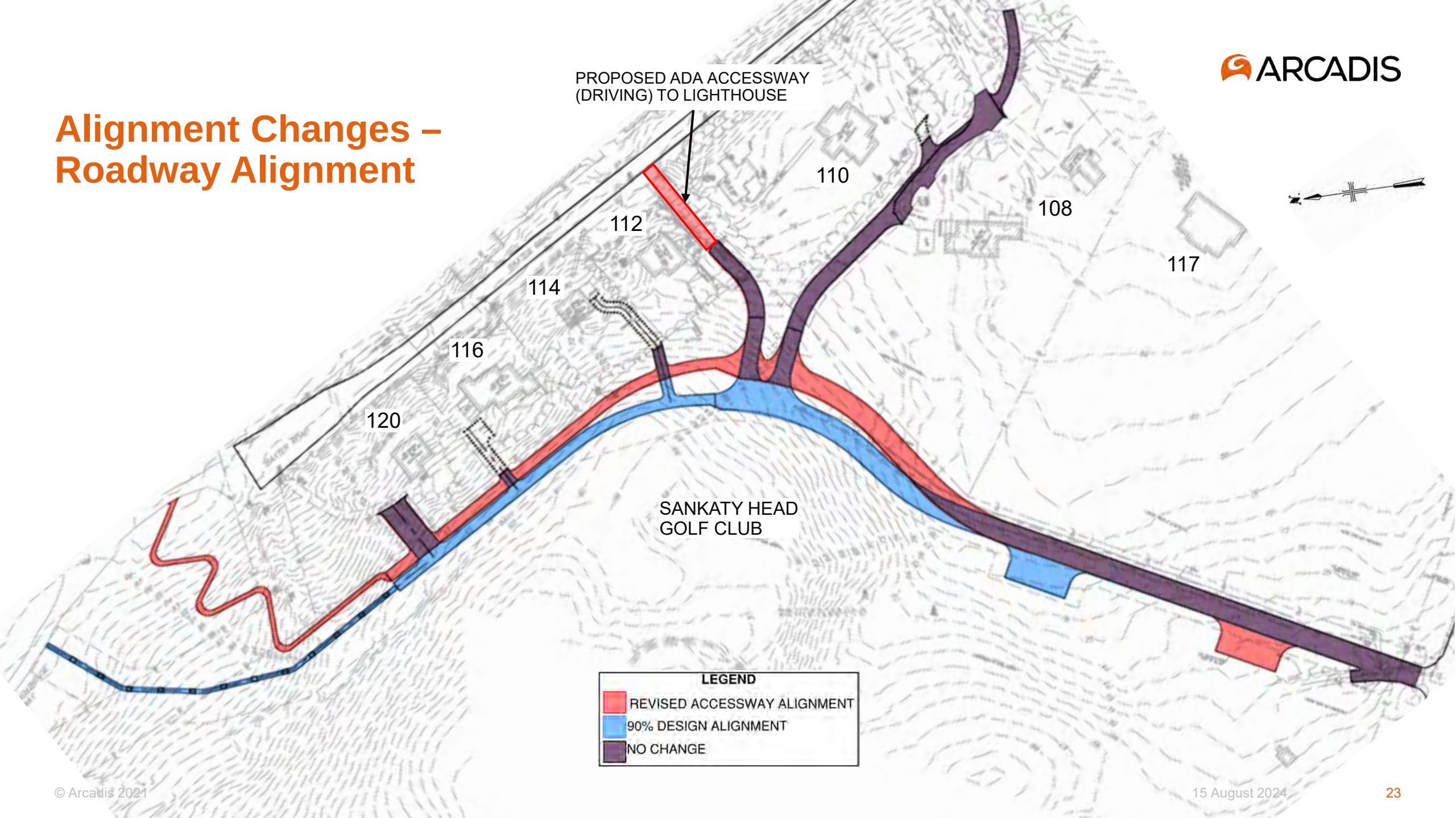
Alignment Changes – Roadway Alignment



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Project Schedule

- 100% Design
  - Complete Winter 2025
- Funding
  - Fall 2024 - Prepare for Spring 2025 Town Meeting
  - Betterments
- Permitting
  - Ongoing throughout 2024 – Complete Winter 2025
- Appraisals & Easements
  - Complete Fall 2024 once 100% Design is complete
- Public Bidding (pending funding approvals)
  - Post Town Meeting
- Award of Construction Contract
  - Summer/Fall 2025
- Construction
  - Approximately 2 years from Construction Contractor Award to Project Completion

90% Cost Estimate

Last updated 1/19/2024

Earthworks and Demolition Subtotal	$4,379,400
Potable Water Service Subtotal	$1,085,900
Low Pressure Sanitary Sewer Subtotal	$861,000
Stormwater Subtotal	$40,000
General Requirements Subtotal	$7,826,800
Phase 1 Construction Total	$14,194,000
Other Phase 1 Costs (Easements, Legal, Construction Oversight, Private Grinders, Private Service Connections)	$11,068,000
Phase 1 Project Total	$25,262,000
Phase 2 Estimated Cost	$11,200,000
Phases 1 and 2 Project Total	$36,462,000
AACE Class 2 Cost Estimate – 15% Low	$31,000,000
AACE Class 2 Cost Estimate + 20% High	$43,760,000

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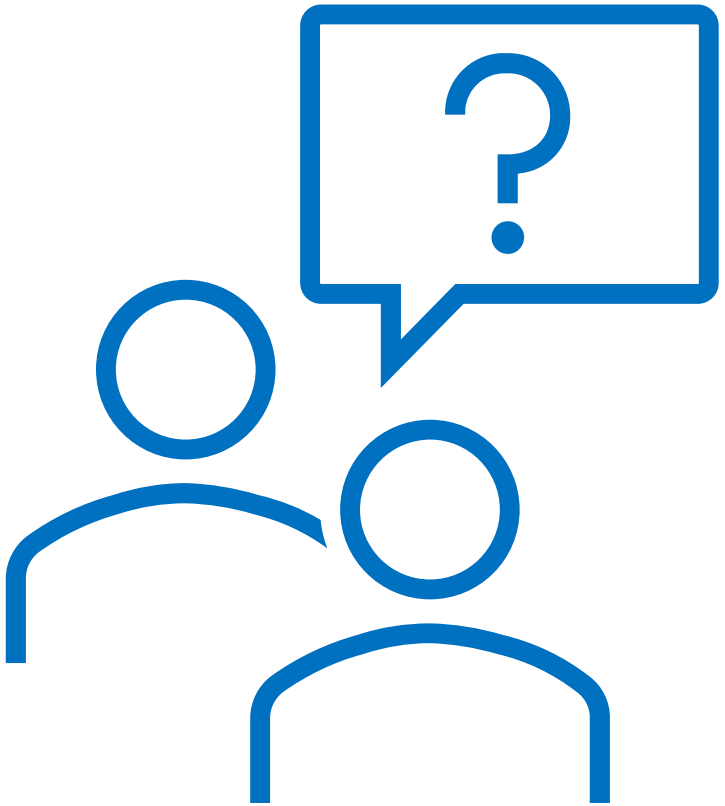
QUESTIONS & DISCUSSION



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Thank You!

William D. Casey Jr., PE

Project Manager

Jennifer Kelly Lachmayr, PE

Project Director

https://www.bostonglobe.com/metro/2014/09/28/battle-over-bluff-nantucket/L41admApMtz3ZGqsO8XITI/story.html

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SIASCONSET BEACH PRESERVATION FUND

PO BOX 2279
NANTUCKET, MA 02584

August 14, 2024

Via Email & 1st Class Mail

Brooke Mohr, Chair
Town of Nantucket Select Board
16 Broad Street
Nantucket, MA 02554

Re: Siasconset Beach Preservation Fund; Geotube; NOI SE-48-3736; Reach 1

Dear Chair Mohr and Members of the Select Board:

Siasconset Beach Preservation Fund ("SBPF") writes today with respect to the status of the Notice of Intent for the extension of geotubes on Sconset Beach (the "NOI"). We thank the Select Board for its support of the Project. As you recall, nearly three years ago, after Arcadis completed their assessment of the geotube project in September 2021 at your request, SBPF and the Town of Nantucket joined forces to propose the next steps for protection of the coastal bank, the homes and infrastructure along Baxter Road. This resulted in the joint filing of a Notice of Intent for an expanded geotube project including establishing a sand management plan, a requirement that a sustainable sand supply – assumed to be off shore sand mining and storage in the vicinity of the old Sconset sewer beds-- must be located in order to proceed with Phase II, an enhanced oversight of the project through an Operation and Maintenance Plan, including monitoring of shoreline. All of this is aimed at finding a way to protect the Baxter Road community and its infrastructure and access to Sankaty Light House, thereby avoiding a costly

new roadway and related infrastructure and the eventual termination of Sankaty access. The Select Board in October 2023 authorized the Town's representative to finalize and file the joint NOI. The Town's representative has provided important support for the NOI during the public hearing process over the past 8 months. We now approach our 9th month of the Conservation Commission review process, with the storm season fast approaching, the Commission started to deliberate on a draft Order of Conditions to approve the project and allow for the recovered sand and geotubes to proceed.

One of the draft conditions being debated by the Commission requires the area at the north end of the Project known as Reach 1 to be constructed before any other portion of the project can be constructed. While performing work for Reach 1 is a priority as referenced in the NOI, insisting that it must be built before any other portion of the Project, will have the unintended consequence of severely delaying the Project, at the very least. We are afraid that extensive delay will have unintended impacts on the viability of the Project. SBPF is writing to the Board as its partner to propose a joint approach to extend the Conservation Commission flexibility on this condition, if they so determine. We are learning from the past and asking for our partner's support now rather than accepting an unrealistic conditions that creates unnecessary rigidity in the construction process.

You may recall that SBPF explained to the Town during the NOI development process that including the protection of the northern portion of Baxter Road in the project would require

funds well in excess of what could reasonably be raised privately from the impacted property owners. SBPF and Town discussed state and federal grant programs and the need for other philanthropic engagement. The project costs of construction and ongoing maintenance requiring large volumes of sand mitigation that mimics the erosion process are substantial. To date, SBPF's members have expended in excess of $18 million dollars for the protection of the Sconset Beach bluff through the pilot project. Including the northern section in the project given the advanced state of erosion impact requires a separate fundraising campaign involving private as well as public sources. That will take a substantial, cooperative Town/SBPF effort, as described in the NOI document.

There is an opportunity to get started and to build positive momentum which is invaluable for the entire Project, including Reach 1. This request will create an opportunity for the public to see progress as soon as this fall if the construction sequencing can be flexible and we can start moving forward with construction planning in the coming weeks before the upcoming storm season. Thus, we are asking you to allow the Conservation Commission to take a more pragmatic approach in phasing the project.

Further, there are sound reasons of constructability sequencing to allow this flexibility. As noted in the Notice of Intent, Reach1 will require a significant fundraising campaign and as it is not presently funded. Given the extended time that it has taken from the start of the "Pilot" project commenced a decade ago through many years of uncertainty which continues today, it

simply has not been feasible to undertake this funding effort until all approvals are obtained. At this point, many people understandably will only re-engage once the Project is approved and work can commence.

In addition, this requested adjustment to the sequencing will assist in potentially meeting the needs of the upcoming storm season with regard to the existing "Pilot" as well as incorporating a more efficient construction process (by building out Reach 3 at the same time as maintaining Reach 2). We believe that getting a shovel in the ground and protection on the toe will feed positive momentum that can make raising the funds needed for Reach 1 more possible. Continuing to insist that no work be carried out until Reach 1 is built places an extraordinary hurdle in front of the project ensuring that no work will happen through the coming storm season.

The Order of Conditions for this Project is unlike a building permit that requires the sequence of foundation, utilities, framing, roofing and interior work. There is no requirement under the performance standards of the Wetlands Act or the Nantucket Bylaw that one Reach has to be built before another; but we are informed that the prior Select Board placed a condition on its' representative that he must support Reach 1 being installed before any other Reach. Indeed, at last week's ConCom meeting there seemed to be a reasonable level of interest, subject, of course, to the Town agreeing to support this flexibility in the NOI application and sequencing.

For all these reasons and given the critical timing, we are asking the Board, in your executive role to allow this reasonable approach to prevail and help us accomplish this long pursued goal. Please provide clarity to your representative to defer to the Commission and allow phasing of Reach 2 and 3 to occur before Reach 1. Reach 1 remains a priority, but removes the obligation to construct Reach 1 before Reaches 2 and 3. To the extent that Reach 1 is required to proceed first, funds must be found thus delaying maintenance of the existing pilot project. We thank the Select Board for its support of the Project and request the flexibility in our joint application to pursue Reach 2 and Reach 3 prior to Reach 1. SBPF will not abandon Reach 1, but with the proposed sequence we believe we can gather momentum for the additional funding and that in fact Reach 1 can be accomplished in its appropriate construction sequence sooner than it might otherwise occur. In short, we ask, given the long delays and difficulties over so many years, that we not to be forced to bite off more than we can reasonably chew.

We look forward to the meeting with the Select Board on August 21, 2024 and thank the Board in advance for its courtesies and consideration.

Sincerely,

Meridith Moldenhauer

cc: Richard A. Nylen, Jr., Esq.
Steven Cohen, Esq.
SBPF, Inc.

From: Libby Gibson
To: Brooke Mohr; Matt Fee
Subject: FW: ConCom 8/8/2024 update
Date: Friday, August 9, 2024 3:48:21 PM
Attachments: SE48-3736 SBPF TON positive findings v2.pdf

This is a bit muddled but I think Vince could probably explain it. Seems like we should put it on the 8/21 SB agenda? If Vince is available I could have him come on to the agenda meeting next week to review this with us.

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

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From: Vincent Murphy <vmurphy@nantucket-ma.gov>
Sent: Friday, August 9, 2024 10:08 AM
To: Libby Gibson <LGibson@nantucket-ma.gov>
Cc: Jeff Carlson <JCarlson@nantucket-ma.gov>
Subject: ConCom 8/8/2024 update

Good morning Libby,

Last night at the Conservation Commission meeting the Geotube project was on the agenda. That portion of the hearing took about 2 hours and most of that time was taken up discussing points in the Draft Order Of Conditions. One of the Point in Draft OOC says "*The Commission finds that Reach 1 shall be constructed first*." See the draft attached and it is Point 20a, second sentence. Earlier in the day I spoke with SBPF representatives about this issue as they wanted it changed or removed. I said that this was not something I could agree to due to the imminent risk in that area, and as it is not in the best interests of the Town, and was more in the Select Boards arena. We agreed that it would be taken back to Select Board to see if the Board were willing to change their minds on, that's up to the SB. The request from SBPF to SB would have been to allow Reach 3 to be built first. The point being that they do not have the funds to build Reach 1 first as fewer people live in that area. SBPF have never liked that point of Reach 1 first, but agreed to it when the NOI was submitted. Seems now the funders have had a change of opinions as they see this close to finishing (it's not close to finished, likely a several more hearings, and they keep saying a Town meeting vote is not needed).
Instead, Chip Nylan, Attorney for SBPF requested to ConCom that the sentence be removed

from the draft OOC. This went against the agreement of SBPF sending it to SB to decide this policy. I was left in the awkward position of having to say that this needs to go to Select Board as Reach 1 first is in the best interests of the Town, and removing that language is not. I had no choice but to speak up.
Instead, now I am making the request. The request is that the SB consider the issue of Reach 1 being first, or not.
I will work with the SB decision, either way, but please understand that from a resilience perspective, and for Town's best interest, this is not a decision I could make, rather looked like something that would have to go to SB.

The relevant part to Reach 1 is from 1 hour, 37 mins to 1 hour and 53 mins.
https://www.youtube.com/watch?v=e77RYXQcZVc

Please review and send to the Select Board for their consideration as you see fit.

Vince.

Vincent Murphy
Sustainability Programs Manager
Natural Resources Department
Town Of Nantucket
131 Pleasant Street, 2nd Floor
Nantucket, MA 02554
Office (508) 228 7200 Ext 7608
Mobile (520) 955 2179

FINDINGS and ADDITIONAL CONDITIONS
Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)
Town of Nantucket Wetlands Bylaw (Chapter 136)

Address:	41-119 Baxter Road
Assessor's Map and Parcel:	See attached list
Property Owner:	See attached list
Applicant:	Siasconset Beach Preservation Fund and Town of Nantucket
DEP File Number:	SE48-3736
Filing Date:	December 21, 2023
Date Hearing Closed:	Insert Date
Date Orders Issued:	Insert Date
Plan of Record Information:	Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Permit Drawings (6 sheets), 10-26-2022, prepared by W.F. Baird & Associates Coastal Engineers Ltd.

Permit Overview:
This order permits the maintenance of an existing geotube array, installation of new geotubes, installation of coir terraces, and coastal dune nourishment.

Additional Findings:

1. The Commission finds that the areas subject to regulation are coastal beach, coastal dune, coastal bank, land subject to coastal storm flowage, land under the ocean, bordering vegetated wetland and their associated buffer zones.
2. The Commission finds that the property is partially located within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as defined by the Massachusetts Natural Heritage and Endangered Species Program.
3. The Commission finds that coastal beach is determined to be significant to storm damage prevention, flood control and protection of wildlife habitat as defined by the Commonwealth of Massachusetts Wetlands Protection Act (MGL Chapter 131§40) as those definitions are made applicable to this Order of Conditions by section 390-2 of the Nantucket Wetlands Protection Regulations.
4. The Commission finds that coastal bank is determined to be significant to storm damage prevention, and flood control because it supplies sediment to the coastal beach as defined by the Commonwealth of Massachusetts Wetlands Protection Act (MGL Chapter 131§40) as those definitions are made applicable to this Order of Conditions by section 390-2 of the Nantucket Wetlands Protection Regulations.
5. The Commission finds that coastal bank is determined to be significant to storm damage prevention, and flood control because it is a vertical buffer to storm waters as defined by the Commonwealth of Massachusetts Wetlands Protection Act (MGL Chapter 131§40) as those definitions are made applicable to this Order of Conditions by section 390-2 of the Nantucket Wetlands Protection Regulations.
6. The Commission finds that the coastal beach is significant to the protection of the following interests: flood control, erosion control, storm damage prevention, fisheries, shellfish, wildlife, recreation and wetland scenic views as defined by the Town of Nantucket Wetlands Protection Bylaw (Chapter 136).
7. The Commission finds that coastal dune is determined to be significant to storm damage prevention, flood control and the protection of wildlife habitat as defined

by the Commonwealth of Massachusetts Wetlands Protection Act (MGL Chapter 131§40) as those definitions are made applicable to this Order of Conditions by section 390-2 of the Nantucket Wetlands Protection Regulations

8. The Commission finds that the coastal dune is significant to the protection of the following interests: flood control, erosion control, storm damage prevention, prevention of pollution, wildlife and wetland scenic views. (Chapter 136)
9. The Commission finds that the coastal bank is significant to the protection of the following interests: flood control, erosion control, storm damage prevention, wildlife, and wetland scenic views as defined by the Town of Nantucket Wetlands Protection Bylaw (Chapter 136).
10. The Commission finds that the land subject to coastal storm flowage is significant to the protection of the following interests: flood control, erosion control, storm damage prevention, wildlife, and water quality as defined by the Town of Nantucket Wetlands Protection Bylaw (Chapter 136).
11. The Commission recognizes this particular coastal beach, coastal dune and coastal bank exist in an integrated system of resource areas in a highly dynamic coastal environment and that that coastal bank is comprised of mixed glacial till material with locally perched groundwater.
12. The Commission recognizes that the coastal bank is subject to significant erosion due to wave action, overland storm water erosion and groundwater flow/discharge.
13. The Commission finds that the Project is proposed to protect pre-1978 buildings and essential public infrastructure providing access and utilities for such.
14. The Commission finds that the Project is water dependent because direct access to the coastal bank and coastal beach is required to achieve the purpose of the Project, which is to stabilize the coastal bank, provide erosion control, storm damage prevention and flood control, which cannot be done outside of the coastal bank and coastal beach resource areas.
15. The Commission finds that these dwellings and infrastructure are in danger, due to erosion of the coastal bank.
16. The Commission finds that the existing portion of this Project was undertaken as an emergency project followed by a regular Order of Conditions (SE48-2824) to protect public health and safety.
17. The Commission finds that the existing structure as permitted by SE48-2824 was not maintained in compliance with previous permits and was ordered removed. This Order shall replace the removal Order.
18. The Commission finds that the project is being proposed as a phased project and segmented into reaches as described in the project narrative and plan of record.
19. The Commission finds that the Reaches shall be defined by address as follows:
    a. Reach 1: 109-119 Baxter Road
    b. Reach 2: 85-107A Baxter Road
    c. Reach 3: 71-83 Baxter Road
    d. Reach 4: 61-69 Baxter Road
    e. Reach 5: 41-59 Baxter Road
20. The Commission finds that Phase 1 includes the following:
    a. Geotube maintenance and expansion to cover the area from 71-117 Baxter Road, including returns. The Commission finds that Reach 1 shall be constructed first.
    b. Coir terraces from 61 to 71 Baxter Road

c. Dune monitoring within Reach 5

21. The Commission finds that Phase 2 includes the following:
    a. Geotube extension within Reach 4
    b. Construction of a sacrificial dune within Reach 5.
22. The Commission finds that all nourishment shall be done in compliance with the adaptive sand management strategy as proposed by the applicants.
23. The Commission finds that the project's sand years shall run from April 1 – March 31 of the following year.

In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, waiver requests and protocols.

General project conditions:

19. Notice of work commencement shall be given to the Nantucket Conservation Commission ("NCC" or the "Commission") and the Massachusetts Department of Environmental Protection ("Department") at least 48 hours prior to the commencement of work.
20. This Order of Conditions shall be recorded against the title of all assenting property owners. With proof of recording provided to the Commission.
21. The staked position of the MHW line shall serve as a limit of work throughout the duration of construction. No work is allowed seaward of the MHW line under this OOC. The MHW mark shall be staked out prior to any further maintenance work.
22. All sand used for mitigation or to fill and cover the Geotubes shall be imported from an off-site source and shall be compatible with the existing bank and beach sediments.
23. All sand delivered to the site shall be logged by truck trip and include the original sand source in any reporting.
24. The applicants shall be responsible for the retrieval and proper disposal of all geotextile products associated with this project in the event wave action and erosion destroys or otherwise causes damage to the Geotube system.
25. All construction refuse shall be removed from the site and disposed of in compliance with all local, State, and Federal laws and regulations.
26. All access for construction or maintenance vehicles along the beach to the project area shall be from the Hoick's Hollow access to the South. That access shall be blocked off and always maintained to prevent other vehicles from entering the beach area. The applicant shall get a written sign off from the Natural Resources Department on a bi-weekly basis from April 1st to September 15th to use vehicles on the beach. The sign-off will serve to confirm the presence or absence of any protected species within the project area or route of travel to and from the project area. That gate shall be repaired within 48 hours of any damage.

27. The use of small vehicles, such as a beach buggy, to inspect or repair the Geotubes and sand cover is permitted, provided the Natural Resources Department sign-off described herein is obtained.

28. A list of all sand sources currently being used shall be provided to the Commission. Should an additional source be added or change a sieve analysis demonstrating compatible material shall be provided to the Commission for review and approval prior to the installation of any material.
29. All surveyed elevations shall be shown in the NAVD 88 datum plane to match the datum of the current FEMA flood mapping, or a conversion factor shall be provided from the published data to the NAVD 88 datum plane.
30. All raw survey data and technical specifications of any equipment used to collect data shall be made available to the Commission and public.
31. To qualify for Phase 2 the applicant must have received all partial COC's related to Phase 1 and be granted permission by vote of the Commission at a regularly scheduled public meeting.

Prior to the start of construction, the applicants shall meet the following conditions:

32. The applicant shall submit final stamped design plans showing all resource area locations and ground conditions no greater than 90 prior to submission for review and commission approval at a public meeting of the Commission.
33. The applicants shall provide the executed license with the Town of Nantucket authorizing the work on Town property.
34. The applicants shall provide an executed contract for all monitoring requirements for the current sand year.
35. The applicants shall provide executed contracts demonstrating that all nourishment material has been purchased for the current sand year.
36. The applicants shall provide an updated operation and maintenance manual with current project contacts for all aspects of the project.
37. The applicants shall provide a removal plan for all aspects of the project that includes all abutting property owners assent to allowing the removal of the project should be it be necessary or ordered by the Commission. This removal plan shall include a cost estimate for removal with that funding held by the Town for the duration of the project.
38. The applicants shall provide a final construction methodology and sequence for approval.
39. The applicants shall provide a plan for Commission approval to supply all nourishment sand not provided under SE48-2824 following those nourishment requirements to date of this Order of Conditions.
40. The applicants shall apply for a partial Certificate of Compliance (COC) for the specific conditions and shall be allowed to begin construction upon its issuance.

Post initial construction, the applicants shall meet the following conditions:

41. An as-built of the structure, water lines and cover volumes shall be provided within 30 days of completion of the structure. The applicants shall apply for a

partial certificate of compliance for the as-built to be accepted by the Commission. This shall be done on a reach by reach basis.

Prior to the start of Phase 2:

42. The applicant must have received all partial COC's related to Phase 1 to date.
43. The applicant shall apply to amend the existing Order of Conditions. This application shall include the following:
    a. The applicant shall submit final stamped design plans showing all resource area locations and ground conditions no greater than 90 prior to submission.
    b. The applicants shall provide sign off from the Town of Nantucket authorizing the application for work on Town property.
    c. The applicants shall provide an updated monitoring plan.
    d. The applicants shall provide an approved sand source for Phase 2.
    e. The applicants shall provide an updated operation and maintenance manual with current project contacts for all aspects of the project.
    f. The applicants shall provide a removal plan for all aspects of the project that includes all abutting property owners assent to allowing the removal of the project should be it be necessary or ordered by the Commission. This removal plan shall include a cost estimate for removal with that funding held by the Town for the duration of the project.
    g. The applicants shall provide a final construction methodology and sequence for Phase 2.
    h. The applicants shall provide a copy of the amendment request to NHESP, if work is proposed within mapped habitat, and MassDEP for review upon filing the amendment request.

For maintenance and monitoring, the applicants shall meet the following conditions:

44. The ongoing beach monitoring/survey program currently conducted by the Woods Hole Group shall continue. The monitoring program shall be conducted on a quarterly basis for the first 3 years in order to timely identify beach impacts that may be attributable to the Geotubes and to assess whether the mitigation program is adequate. Beach profiles shall be taken on a quarterly basis along the 44 proposed profile lines. Beach profiles shall be taken from the top of the coastal bank, coastal dune or Geotube seaward to the -5 foot MLW contour. Beach profile data and analysis shall be submitted to the Department and the NCC within 30 days of completion of the quarterly survey. Following 3 years of quarterly surveys, SBPF may request to amend the Order of Conditions to alter the monitoring program.
45. As proposed, offshore (bathymetric) profiles shall be taken each spring and fall. GPS locations shall be taken along each transect with the coordinates provided. These transects shall be reused for each survey to cover the same areas. Offshore profiles shall be taken out to the -25 foot to -35 foot MLW92 contour or 2,000 to 3,000 feet offshore, whichever is greater. The bathymetric survey transects shall overlap the beach profiles (no gaps) and the tide gage used during the survey shall be surveyed into the same datum as the beach profiles. Bathymetry profile

data and analysis shall be submitted to the Department and NCC within 30 days of completion of the survey. Photographs and/or video shall be taken along the transects within the project area and the area directly adjacent to the project area. The underwater video shall be able to characterize the bottom sediments, species present and relative abundance including the calculating of the percent cobble where appropriate.

46. Post-Storm monitoring reports shall be submitted following all significant storms. A storm will be considered "significant" if there are sustained winds over 40 mph over at least a 6-hour period according to NOAA's National Climate Data Center, Nantucket Memorial Airport station. The post-storm monitoring report shall include, at a minimum, photo-documentation of the condition of the Geotubes and nourishment sand within the project area, estimate of the volume of sand lost from the sand template, estimate of the beach level in front of the Geotubes to determine if replenishment is needed, estimate of volume of sand (if necessary) and schedule for delivery, identification of the location of any exposed geotextile or of any repair required to the geotextile, and visual observation of the ends of the Geotubes to determine if flanking is occurring. Such reports shall be submitted to the Department and the NCC as soon as possible following all significant storms but no later than 7 days from the end of the storm.
47. By June 1st the applicants shall provide an annual report detailing all activities related to maintenance in the previous year, a current as-built of the structure including sand volumes, beach width and water lines for Commission review. This report shall, at a minimum, provide an analysis of beach changes including volumetric changes between surveyed transects, assess location of the top of coastal bank and estimate bank retreat over the previous 12 months and calculate bank volume loss in the project area and 300 feet to the north and south.
48. Should the structures become exposed the applicants shall have 14 days to recover the structures unless granted an extension by the Commission. This must be by written request detailing why the 14 days cannot be met.
49. By June 1st the applicants shall provide a written update and current executed copies of all current contracts/agreements to the items in Special Conditions 32, 33,34,35, and 36.
50. Should properties in the project area change ownership the applicants shall have 90 days to update the removal plan consent documents.
51. The applicants shall provide a quarterly report detailing the weekly inspections of the structure that includes photographs and details any debris removed from the site.
52. The applicants shall file all annual reports and updates as a partial COC request and will be discussed as part of a public meeting of the Commission.
53. Any proposed change in monitoring or maintenance shall require the filing of an Amended Order of Conditions request.

54. Failure of SBPF to conduct the actions set out in subsections (a) to (f) herein shall constitute a project failure ("failure criteria") if not performed within the stipulated timeframes or within such other reasonable periods of time as

determined by the Commission in the event of a delay in performance outside the control of SBPF, or if there are unmitigated adverse impacts from the project. The ”failure criteria" include:

a. Failure to provide the sand mitigation as required herein.
b. Failure to conduct the shoreline monitoring and post-storm monitoring as required herein.
c. Failure to repair and/or replace damaged geotextile tubes in a timely manner. If repair or replacement cannot be accomplished within 30 days from the date of the damage, SBPF shall notify the Department and the NCC before 30 days have elapsed and provide a repair schedule for Department review and approval.
d. Excessive loss in updrift or downdrift beach cross section that can be attributed to the project. If the quarterly monitoring program identifies excessive loss to the adjacent shoreline (compared to historical data) that may be attributable to the project, then SBPF shall provide notice to the Department and the NCC within 30 days of the completion of the quarterly survey. Upon such notice the procedures set forth in the SOC for such circumstances shall apply.
e. Failure to maintain adequate beach width in front of the Bank. If the beach in the project area erodes so that the position of MHW migrates landward to the seaward edge of the second tier of geotextile tubes for any two consecutive quarterly surveys, then within 30 days of completion of the second quarterly survey SBPF shall provide notice to the Department and the NCC.
f. Failure to maintain a walkable beach in front of the Geotubes. It shall be a failure if the beach on the seaward side of the coastal bank is not passable by foot and has narrowed by a greater percentage in comparison to the widths of nearby and adjacent beaches up-drift and down-drift, including those beaches in front of other forms of erosion control, for the majority of two consecutive quarters, considering storms, tides, and similar conditions. It is understood that the portion of the beach in front of the geotubes is by definition narrower than nearby unprotected beaches because the geotubes and the sand template covers the back of the beach. In calculating whether the beach has narrowed disproportionately the distance will be measured from Mean High Water to the natural toe of the bluff which in some locations is buried behind the erosion protection system. Upon such a failure SBPF, shall provide notice to the Department and the NCC within 30 days.
g. Failure to maintain all required insurance, permits and licenses.
h. Failure to meet reporting requirements or good faith effort to provide required reporting.
i. Failure to clean up any debris related to the project.
j. Issuance of an Enforcement Order related to the operation of the project.

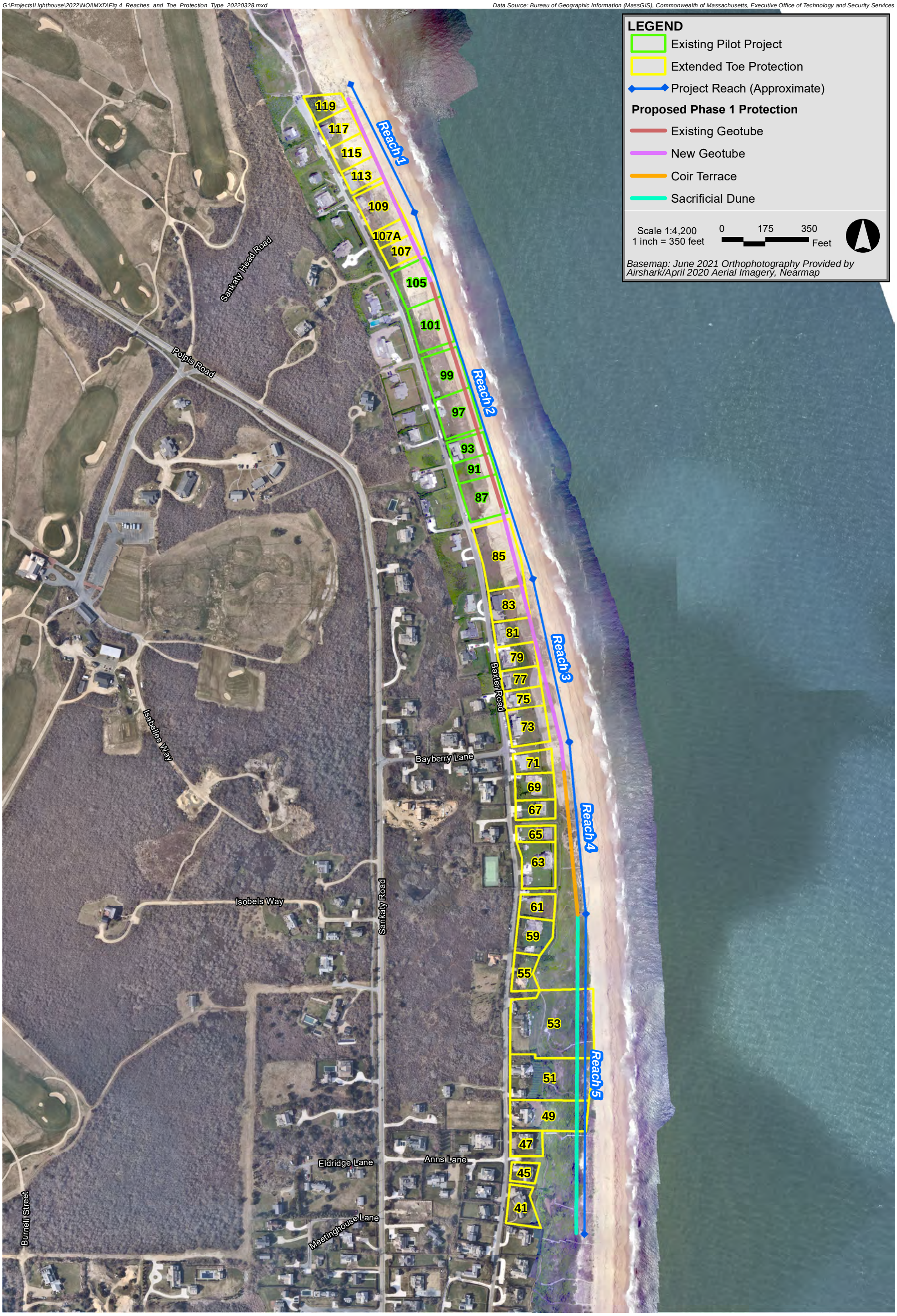
55. Should the applicants meet any of the failure criteria or be unable to be issued any of the required Certificate of Compliance the Commission will hold a public meeting at its next regularly scheduled meeting to discuss remedial action potentially including removal and revocation of the Order of Conditions.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS

Waivers are not required for this project as proposed.

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 4_Reaches_and_Toe_Protection_Type_20220328.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 3

Reaches and Toe Protection Types

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 2_Aerial_20220328.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon Associates Inc.

Figure 2
Aerial Locus Map

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 1 of 7

October 2021 (Google Earth) Existing Conditions Lots 109 to 119

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 2 of 7

October 2021 (Google Earth) Existing Conditions Lots 101 to 109

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 3 of 7

October 2021 (Google Earth) Existing Conditions Lots 87 to 99

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 4 of 7

October 2021 (Google Earth) Existing Conditions Lots 75 to 85

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 5 of 7

October 2021 (Google Earth) Existing Conditions Lots 63 to 73

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon ASSOCIATES INC.

Figure 5, Sheet 6 of 7

October 2021 (Google Earth) Existing Conditions Lots 53 to 61

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

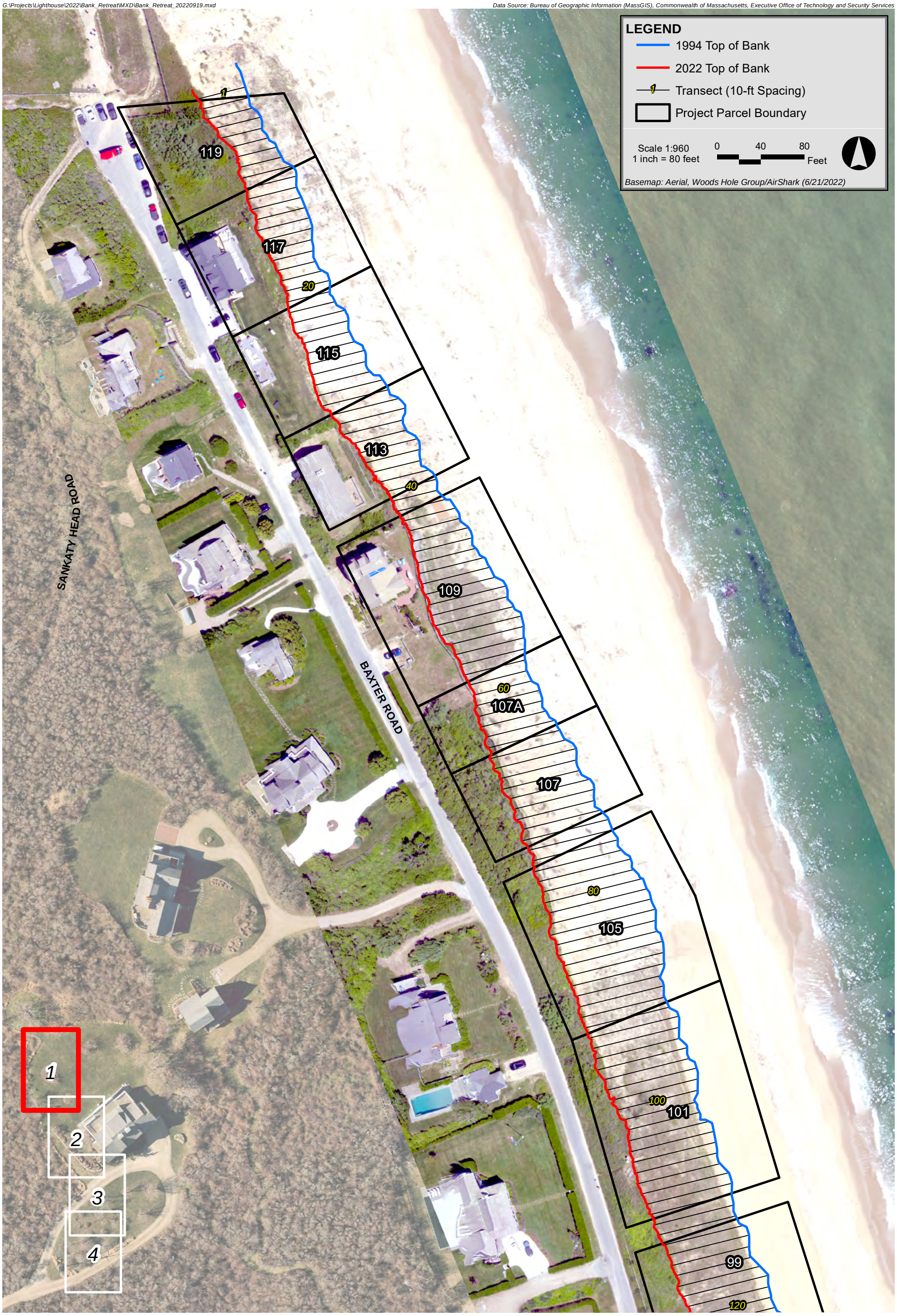
Epsilon ASSOCIATES INC.

Figure 5, Sheet 7 of 7

October 2021 (Google Earth) Existing Conditions Lots 41 to 51

G:\Projects\Lighthouse\2022\Bank_Retreat\MXD\Bank_Retreat_20220919.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 6 (Sheet 1 of 5)

Coastal Bluff Retreat, 1994 - 2022

G:\Projects\Lighthouse\2022\Bank_Retreat\MXD\Bank_Retreat_20220919.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 6 (Sheet 2 of 5)

Coastal Bluff Retreat, 1994 - 2022

G:\Projects\Lighthouse\2022\Bank_Retreat\MXD\Bank_Retreat_20220919.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 6 (Sheet 3 of 5)

Coastal Bluff Retreat, 1994 - 2022

G:\Projects\Lighthouse\2022\Bank_Retreat\MXD\Bank_Retreat_20220919.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 6 (Sheet 4 of 5)

Coastal Bluff Retreat, 1994 - 2022

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 7_Year_Built_20220908.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon Associates Inc.

Figure 7

Pre-1978 House Status

G:\Projects\Lighthouse\2022\NO\MXD\Fig 8_Setback_Survey_20220328_Sheet1.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

LEGEND

Setback
(Nearest Point on Lot to Nearest Point on Top of Bank)

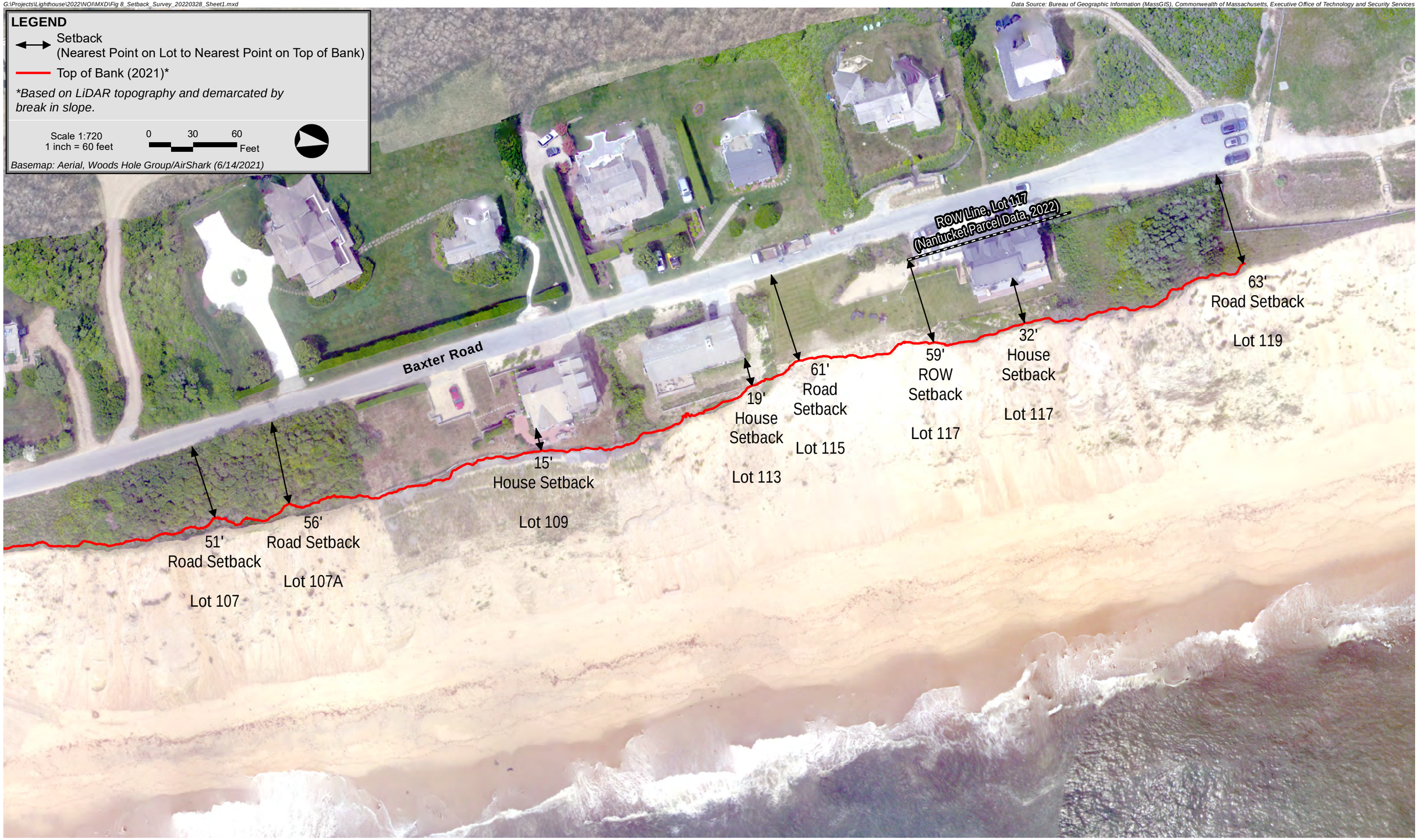
Top of Bank (2021)*

**Based on LiDAR topography and demarcated by break in slope.*

Scale 1:720
1 inch = 60 feet

0 30 60 Feet

Basemap: Aerial, Woods Hole Group/AirShark (6/14/2021)



Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 8, Map Sheet 1 of 6

Existing Conditions (June 2021): Lots 107 to 119

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

LEGEND

Setback
(Nearest Point on Lot to Nearest Point on Top of Bank)

Top of Bank (2021)*

**Based on LiDAR topography and demarcated by break in slope.*

Scale 1:720
1 inch = 60 feet

0 30 60 Feet

Basemap: Aerial, Woods Hole Group/AirShark (6/14/2021)

Baxter Road

2'
House Setback

Lot 93

12'
House Setback

Lot 97

14'
House Setback

Lot 99

31'
Road Setback

Lot 101

32'
Road Setback

Lot 105

51'
Road Setback

Lot 107

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon Associates Inc.

Figure 8, Map Sheet 2 of 6

Existing Conditions (June 2021): Lots 93 to 107

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

LEGEND

Setback
(Nearest Point on Lot to Nearest Point on Top of Bank)

Top of Bank (2021)*

**Based on LiDAR topography and demarcated by break in slope.*

Scale 1:720
1 inch = 60 feet

0 30 60 Feet

Basemap: Aerial, Woods Hole Group/AirShark (6/14/2021)

Baxter Road

71' House Setback

Lot 77

46' House Setback

Lot 79

56' House Setback

Lot 81

22' House Setback

Lot 83

46' Road Setback

Lot 85

53' Road Setback

Lot 87

56' Road Setback

Lot 91

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 8, Map Sheet 3 of 6

Existing Conditions (June 2021): Lots 77 to 91

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

LEGEND

Setback
(Nearest Point on Lot to Nearest Point on Top of Bank)

Top of Bank (2021)*

**Based on LiDAR topography and demarcated by break in slope.*

Scale 1:720
1 inch = 60 feet

0 30 60 Feet

Basemap: Aerial, Woods Hole Group/AirShark (6/14/2021)

Baxter Road

66' House Setback
Lot 61

32' House Setback
Lot 63

34' House Setback
Lot 65

48' House Setback
Lot 67

41' House Setback
Lot 69

68' House Setback
Lot 71

61' House Setback
Lot 73

39' House Setback
Lot 75

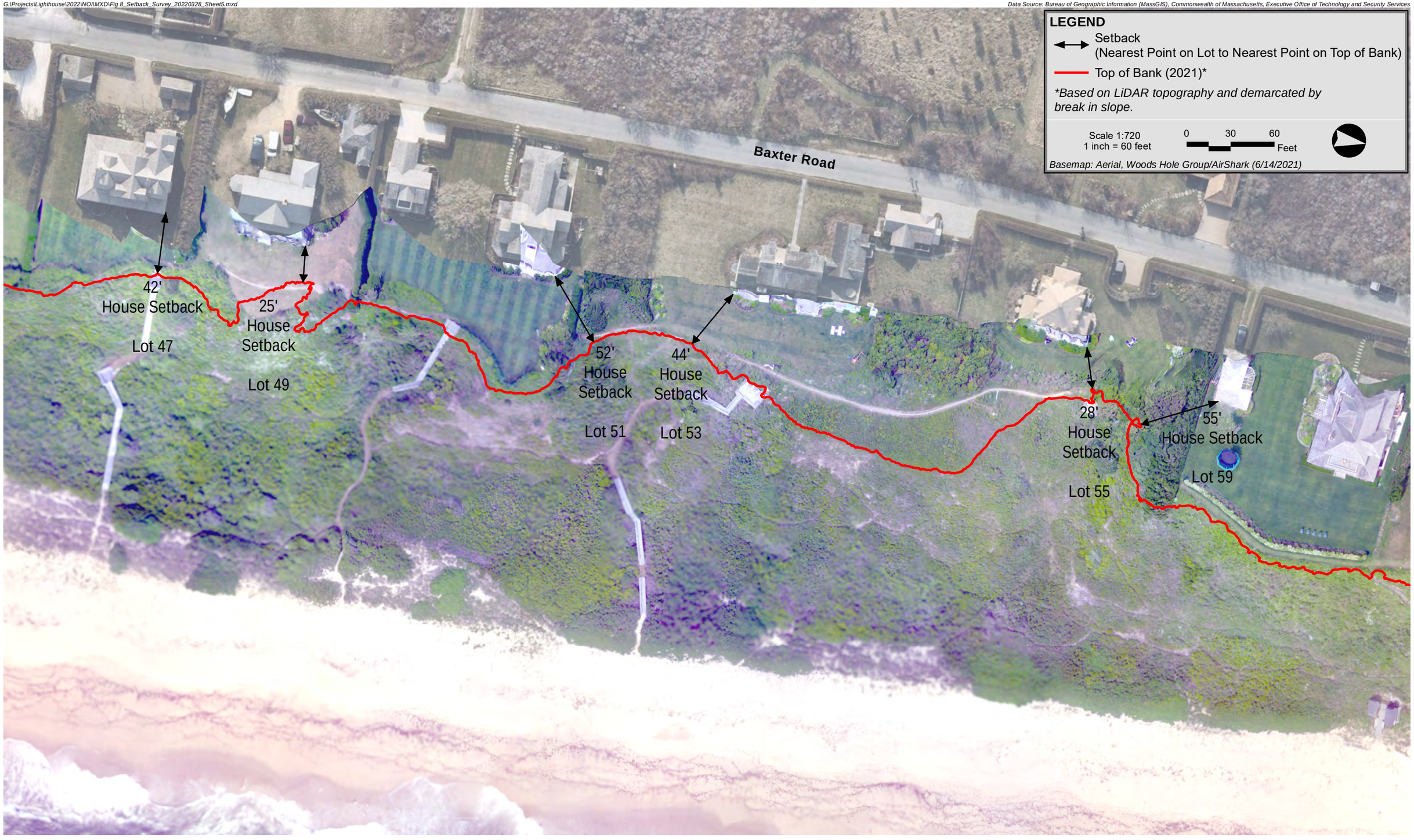
Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 8, Map Sheet 4 of 6

Existing Conditions (June 2021): Lots 61 to 75

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



G:\Projects\Lighthouse\2022\NOI\MXD\Fig 9_FEMA_Erosion_Hazard_20220328.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

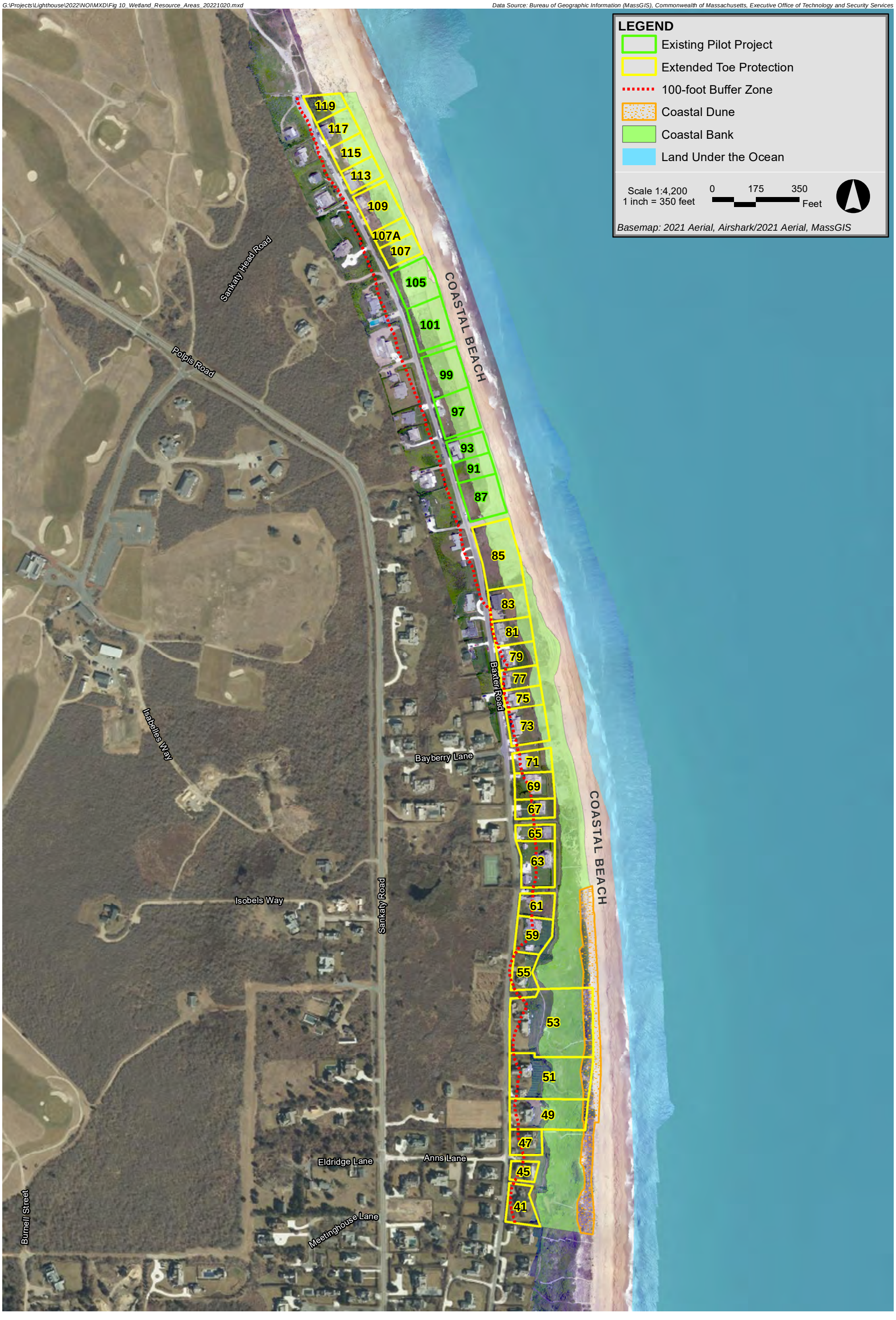
Epsilon Associates Inc.

Figure 9

FEMA Coastal Erosion Hazard Map

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 10_Wetland_Resource_Areas_20221020.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 10

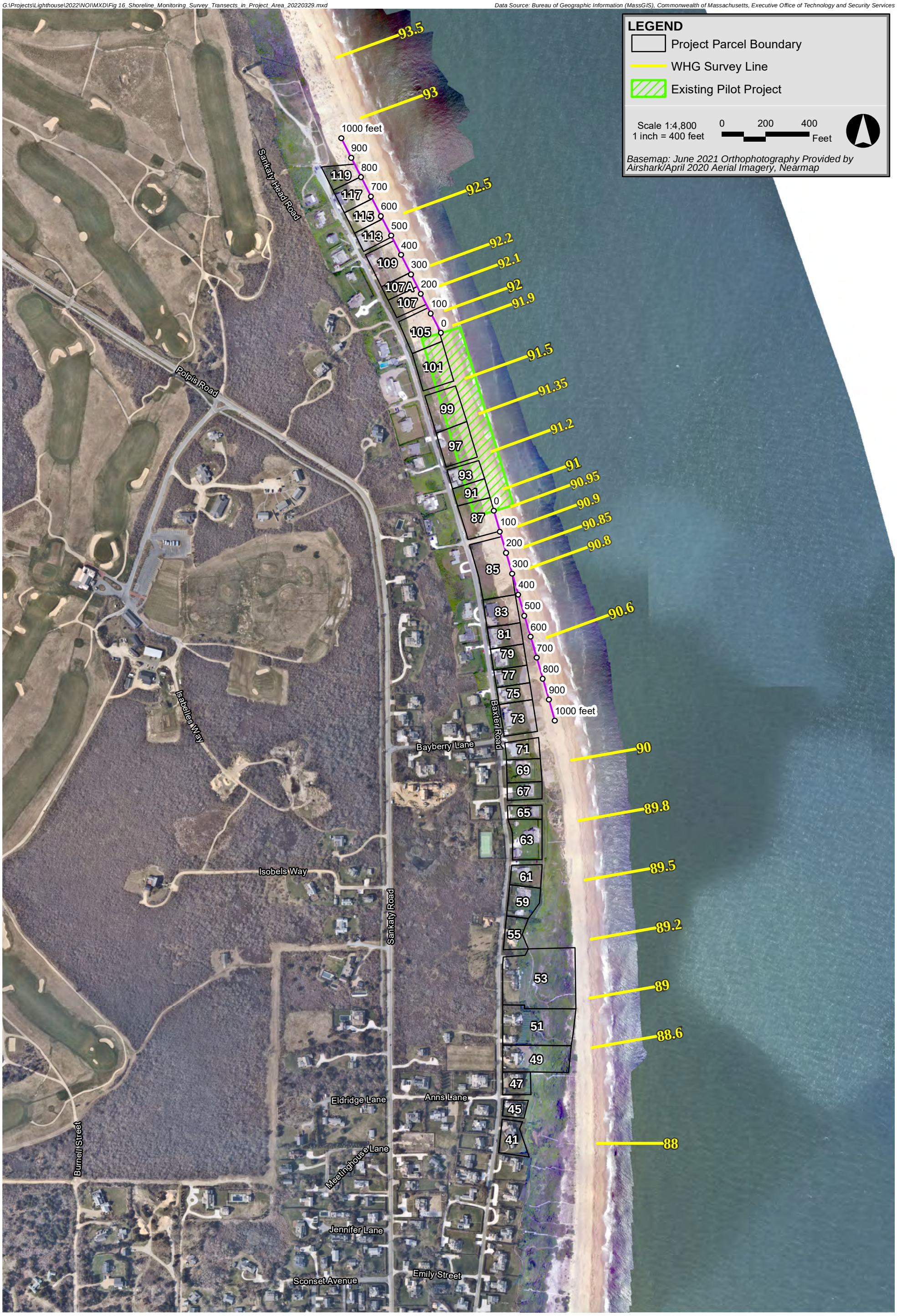
Wetland Resource Areas

Figure 15

Vegetation in Existing Pilot Project Area, June 2022

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 16_Shoreline_Monitoring_Survey_Transects_in_Project_Area_20220329.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project Nantucket, MA

Epsilon Associates Inc.

Figure 17

Shoreline Monitoring Survey Transects - Project Area

G:\Projects\Lighthouse\2022\NOI\MXD\Fig 18_Bluff_Geotube_Survey_Transects_20221110.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

Baxter Road & Sconset Bluff Stabilization and Coastal Resiliency Project **Nantucket, MA**

Epsilon Associates Inc.

Figure 18

Bluff and Template Survey Transects

From:	Vincent Murphy
To:	Erika Mooney
Subject:	Fwd: Coir NOI signature page for Town
Date:	Friday, August 16, 2024 4:07:48 PM
Attachments:	NOI Form Signature Page - TON unsigned.pdf

Hi Erika,

See below. Look to see if there is another letter.

Vince

Vince Murphy
Sustainability Programs Manager

From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Monday, July 22, 2024 4:51:36 PM
To: JGiorgio <JGiorgio@k-plaw.com>; George Pucci <gpucci@k-plaw.com>
Cc: Vincent Murphy <vmurphy@nantucket-ma.gov>; Jeff Carlson <JCarlson@nantucket-ma.gov>
Subject: FW: Coir NOI signature page for Town

John – first, typically, I seek SB authorization to sign things like this (that is correct, yes?)Secondly, does this sort of coastal erosion structure require a town meeting vote?

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Vincent Murphy <vmurphy@nantucket-ma.gov>
Sent: Friday, July 19, 2024 3:24 PM
To: Libby Gibson <LGibson@nantucket-ma.gov>; Jeff Carlson <JCarlson@nantucket-ma.gov>
Subject: FW: Coir NOI signature page for Town

Hi Libby & Jeff,

I received this request from Josh to forward to Libby seeking a signature. Please note that this is separate to the Geotube NOI. This is for Coir logs from 59 to 83 Baxter. I do not work on or advise on

this project. This is SBPF alone with no Town assistance. The coir logs that were in this location were destroyed this past winter in storms and they are rebuilding from near scratch and in a slightly different location that is further landward of the previous due to the erosion. This is somewhat of a competing project to the Geotube NOI which runs from 41 to 119 Baxter. The Coir NOI looks like a kind of backup plan to the geotube NOI. it could be helpful to them this winter, but makes the Geotubes NOI look less meaningful if they can use coir.
My only remaining question is if they need Town meeting approval under Chapter 67as this could be seen as a whole new project as it is a new NOI, beyond maintenance or replacement. I am not the expert on this, and only know enough to ask the question.

SBPF should have sent this to you themselves and I am only forwarding it as a courtesy, and do not wish to be involved in this NOI, unless otherwise directed. I am only tracking it as it relates to the Geotube NOI.

Vince.

Vincent Murphy
Sustainability Programs Manager
Natural Resources Department
Town Of Nantucket
131 Pleasant Street, 2nd Floor
Nantucket, MA 02554
Office (508) 228 7200 Ext 7608
Mobile (520) 955 2179

From: Josh Posner <jposner@risingtidellc.net>
Sent: Wednesday, July 17, 2024 11:01 AM
To: Vincent Murphy <vmurphy@nantucket-ma.gov>
Cc: Merideth Moldenhauer (meridith.h.moldenhauer@gmail.com) <meridith.h.moldenhauer@gmail.com>; Dwight Dunk <DDunk@epsilonassociates.com>; Nicole Perlot <nperlot@epsilonassociates.com>; Richard A. Nylen (rnylen@ldnllp.com) <rnylen@ldnllp.com>
Subject: Coir NOI signature page for Town

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vince- Can you get Libby to sign this for the Coir NOI? We have (or nearly have) all the other property owner signatures required and according to Jeff, we need these to complete the resolution of the technical matters on the temporary, interim coir terraces that are needed prior to the installation of the geotubes…

Thanks.

Josh Posner, President
Siasconset Beach Preservation Fund
PO Box 2279
Nantucket, MA 02584
617-549-3232
joshuacposner@gmail.com
www.sconsetbeach.org

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Nantucket, MA
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Town of Nantucket

1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:
Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:
If the applicant has checked the “yes” box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

STRATEGIC PLAN UPDATE

Effective and Efficient Town Government

Select Board Liaison-Tom Dixon

Focus Area Leader-Rick Sears

Focus Area Team-Amanda Perry, Drew Patnode, Mike Alvarez

August 21, 2024

Effective and Efficient Town Government-Aspirational Statement

The Town of Nantucket reflects the community value of fiscal responsibility in its operations

Governance is collaborative; and representation on Boards, Committees, and Commissions is reflective of the diversity of our community and engages the next generation of Nantucket leaders

Town employees provide vital municipal services that are valued by residents and visitors and are engaged members of our community. Town facilities and offices incorporate modern technology and are efficient in design, energy use and location

The Town is committed to planning for a resilient and sustainable community and maintaining and improving municipal infrastructure and assets

Effective and Efficient Town Government-Goal Summary

1. Support the experience of the municipal workforce, including a central municipal facility, a DPW facility, and employee housing
2. Continue to evaluate total compensation to support recruitment and retention efforts
3. Continue to make strategic investments in municipal facilities in alignment with the facilities master plan
4. Continue to invest in technology and cybersecurity
5. Increase diversity of municipal boards, committees and commissions, and streamline onboarding and orientation processes

Effective and Efficient Town Government

Goal 1: Support the experience of the municipal workforce, including a central municipal facility, a DPW facility, and employee housing.

Strategies:

1. Build new DPW facility in a logistically efficient and resilient location
2. Continue to develop programs to improve employee morale, inclusion, leadership and equity, by increasing professional development, employee engagement, and organizational collaborations
3. Engage stakeholders to develop programming and design of new OIH

Effective and Efficient Town Government

Goal 1: Support the experience of the municipal workforce

Strategy 1: Build new DPW facility in a logistically efficient and resilient location

- Status
  - Schematic Design (SD) complete for new facility at 1 Shadbush Road
    - Project update for Select Board tentatively scheduled for September 11, 2024
  - Coordination with Nantucket Hunting Association ongoing, including weekly meetings since March 2024
- Successes to Date
  - Extensive analysis of DPW Programming
    - Space needs analysis based on current and future growth of responsibilities, staff, industrial equipment, vehicles, and heavy equipment
    - Adjacencies thoughtfully considered for optimal efficiency and safety
- Challenges
  - Need to secure additional funding for Design Development (DD), bidding, and construction of the new facility
  - 2025 ATM: Supplemental appropriation for final design
  - 2025 STM: Construction Appropriation

Effective and Efficient Town Government, cont'd

Goal 1: Support the experience of the municipal workforce

Strategy 1: Build new DPW facility in a logistically efficient and resilient location

- Critical Paths
  - Permitting – MEPA & NHESP
  - Resolution of ongoing discussions with NHA
- Action Steps
  - Preliminary review of building elevations by HDC on August 29, 2024
  - Complete energy assessment in keeping with Stretch Energy Code and perform Lifecycle Cost Analysis (LCCA) for systems (HVAC, Plumbing, Electrical, Solar, Geothermal)
  - Identify and quantify potential grant opportunities - Inflation Reduction act (IRA) and Mass Save
- Also aligns with SBSP Focus Areas of Environmental Leadership

Effective and Efficient Town Government

Goal 1: Support the experience of the municipal workforce

Effective and Efficient Town Government

Goal 1: Support the experience of the municipal workforce

Strategy 2:: Develop programs to improve employee morale, inclusion, leadership and equity

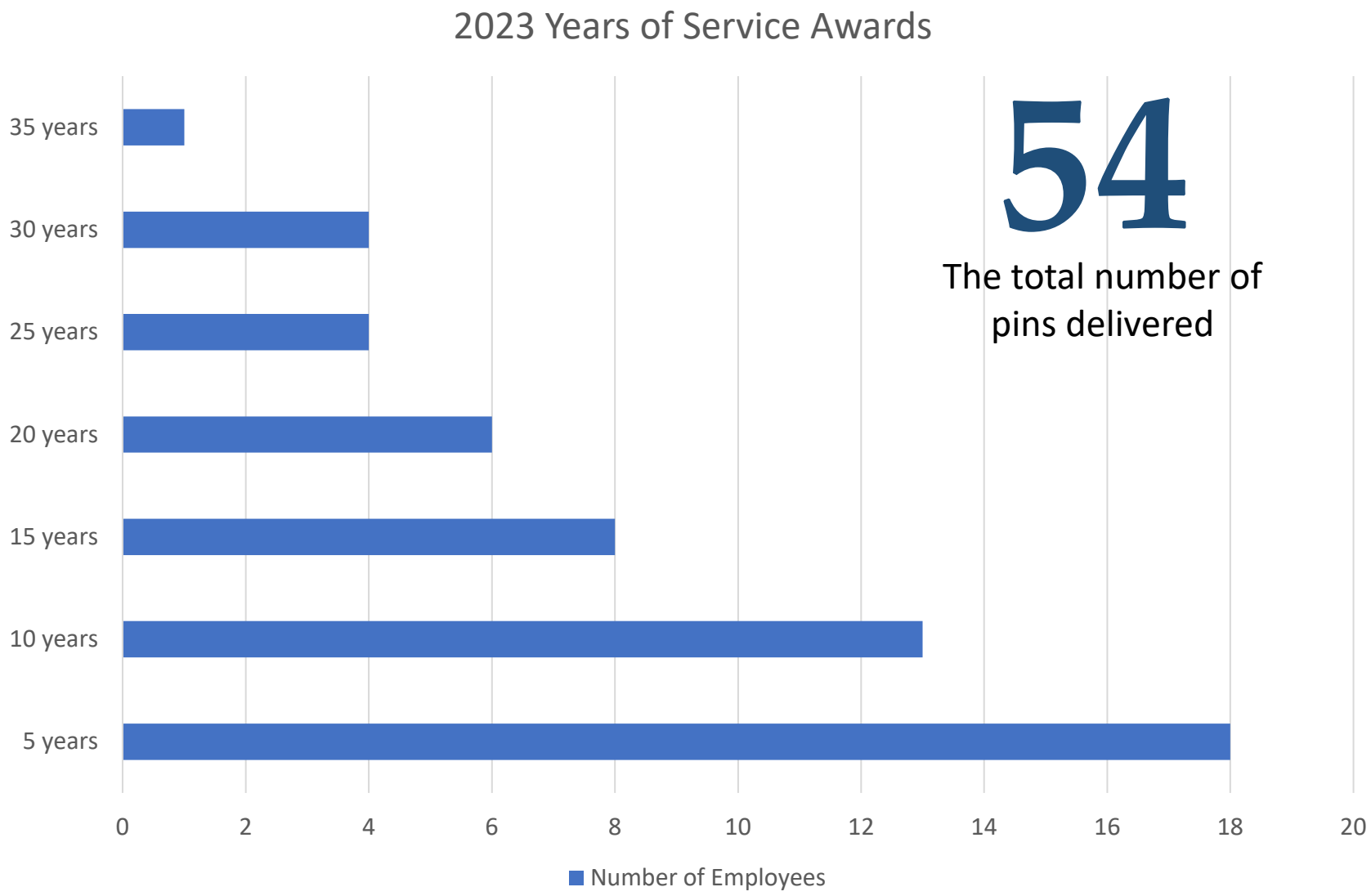
Successes to date:

- Professional Development & Training
- Monthly department updates to the Select Board
- Annual employee appreciation & years of service recognition
- Cabinet retreats
- Internal Employee Moral & Leadership Team
- Internal Diversity, Equity & Inclusion Committee

Challenges:

- Key position turnover

Key Projects: Employee Service Recognition



54

The total number of pins delivered

Key Projects: Recruitment & Retention

Key Positions Filled in FY24:

- Director of Public Works
- Chief of Police
- Deputy Procurement Officer
- Tax Collector
- Deputy Fire Chief of Operations
- Deputy Fire Chief of Administration
- Deputy Harbormaster
- Chief Wastewater Operator
- Storm Water Manager
- Municipal Housing Director
- Real Estate Specialist
- Rental Property Manager

Effective and Efficient Town Government

Goal 1: Support the experience of the municipal workforce

Strategy 3: Develop programming and design of new OIH

- Status: Will be seeking approval for construction funding at 2025 Annual Town Meeting
- Successes to Date:
  - "Construction Manager at Risk" selected,
  - Preliminary cost estimate complete,
  - Kitchen consultant, medical equipment and technology consultant, Passive House consultant, & energy rebate /grant assistance selected;
  - Design decisions (floorplan, basement configuration, geothermal, PV array) all complete
- Challenges: Sherburne Commons negotiation
- Critical Path: Sherburne Commons employee housing, ATM approval
- Action Steps: Public outreach and collateral development, addressing Sherburne Commons concerns, borrowing restrictions, complete construction documents.
- Construction Phase July 2025 to December2027

Bird’s-Eye Perspective

Effective and Efficient Town Government

Goal 2: Continue to evaluate total compensation to support recruitment and retention efforts.

Strategy:

1. Complete Classification and Compensation Study refresh using public and private data to ensure market competitive compensation.
2. Continue to establish initiatives designed to recruit and retain

Effective and Efficient Town Government

Goal 2: Evaluate total compensation to support recruitment and retention

Strategy 1: Complete Refresh Classification and Compensation Study

- Successes to Date
  - 2023-2024 market data collection that measures the Town's market position compared to other peer employers
  - Review of job descriptions when positions become vacant to ensure classifications are accurate and equitable

- Challenges
  - The Town has over 150 unique job titles; ~100 are union represented titles, and ~50 are non-union titles

Key Projects: Compensation & Classification

The *Segal Evaluator™* tool consists of eight (8) compensable factors that provide a **meaningful, measurable way of comparing jobs** at different levels and in different departments and workgroups across the Town:

Formal Education	Freedom to Act
Work Experience	Knowledge & Skills
Management & Supervision	Fiscal Responsibility
Human Collaboration Skills	Working Environment & Physical Effort

67

The total number of full-time new employees on-boarded and current employees promoted through Neogov

$82,844

The average salary of the 67 new hires & internal promotions in FY24

Effective and Efficient Town Government

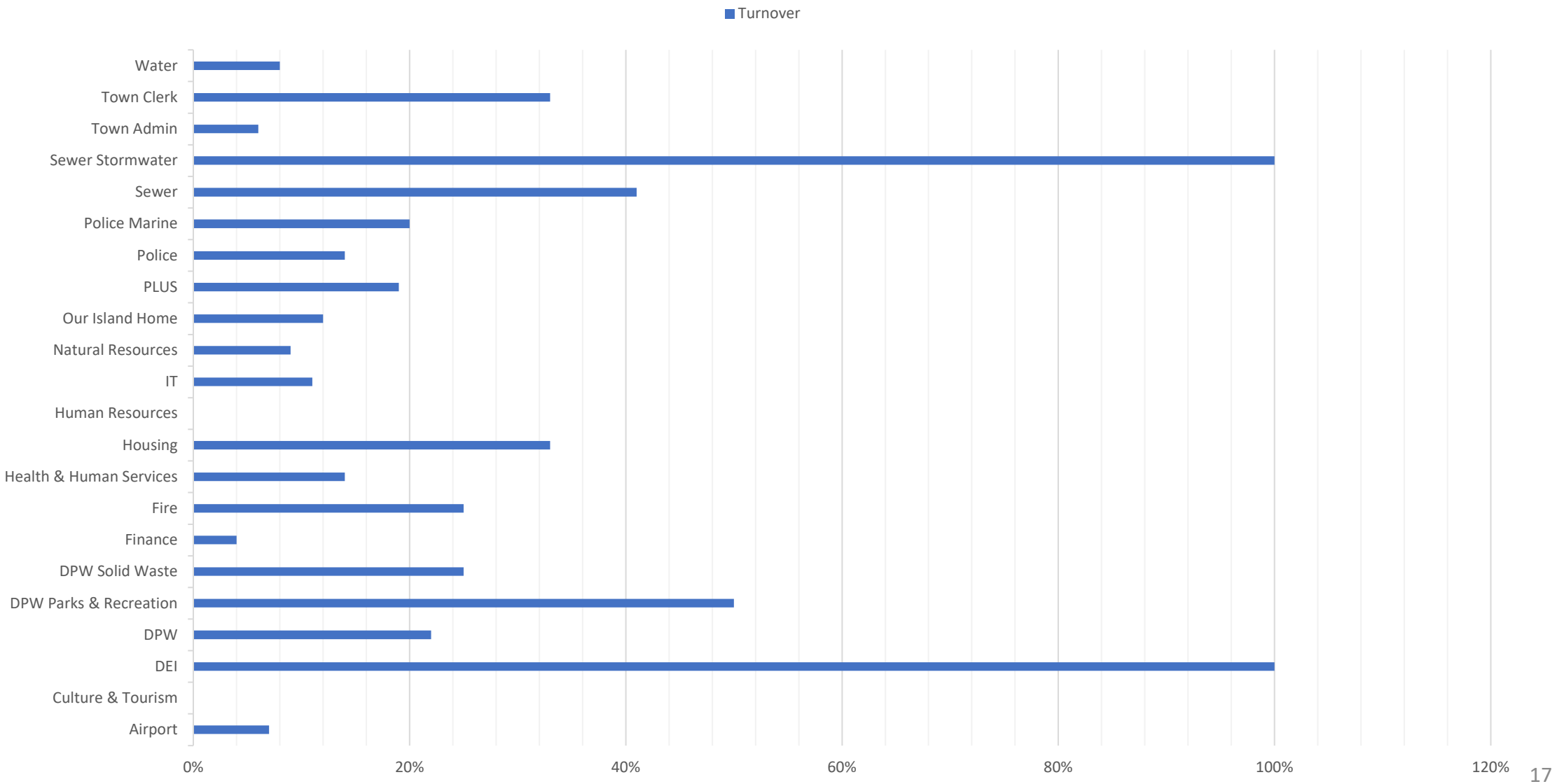
Goal 2: Evaluate total compensation to support recruitment and retention

Strategy 2: Establish initiatives designed to recruit and retain

- Successes to Date
  - Continued growth in the percentage of returning seasonal employees
  - Participation in local job fairs : Nantucket High School
  - Boys & Girls Club partnership : STEAM careers
  - Applicant tracking & recruitment technology investments
  - Job advertising in multiple medias (social, print, radio) and diverse industry specific publications

- Challenges
  - Employee housing

Key Projects: Recruitment & Retention



Effective and Efficient Town Government

Goal 3: Continue to make strategic investments in municipal facilities in alignment with the facilities master plan

Strategy:

1. Develop 3-year plan for building maintenance
   - Establish funding source
   - Commence program of sustainable improvements

Effective and Efficient Town Government

Goal 3: Make strategic investments in municipal facilities

Strategy 1: Develop 3-year plan for building maintenance

- Status
  - DPW Identified road map for constructing improvements at various Town-owned buildings and facilities
    - Phase 1: Systematic update of the 2015 Town-wide Facilities Assessment
      - Update of conditions assessments at buildings included in 2015 report
      - Perform assessments of buildings not included in 2015 report (omitted at the time of report or acquired by Town since)
    - Phase 2: Design, bid, and construct **building envelope** (exterior) improvements
    - Phase 3: Design, bid, and construct **systems improvements** (HVAC, electrical, plumbing, etc.)
    - Phase 4: Design, bid, and construct **interior improvements** (finishes, configurations, remediation, etc.)
  - DPW is in the process of drafting an RFQ for designer services
- Goals
  - Efficiency in assessing, designing, bidding, and constructing improvements at 40+ Town properties, including Town-owned employee housing units, concessions, offices, and more
  - Establish standardized specifications during the assessment and design phases for use throughout Town facilities
  - Work from the exterior to interior of each space to achieve appropriate sequencing
  - Improve energy efficiency, comfort, safety, security, and lessen future maintenance costs

Effective and Efficient Town Government

Goal 3: Make strategic investments in municipal facilities

Strategy: Develop 3-year plan for building maintenance

Town-wide Municipal Facilities Maintenance Plan
Project Summary

Description	Contract Number	Vendor
Completed/Active Projects		
Engeneering / design Downtown exterior improvements	2289	SMRT
Downtown Exterior improvements	2351	J.J.CARDOSI, INC.
2 FG HVAC Energy improvement Project	2364	THIELSCH ENGINEERING INC.
		Total
Future Projects		
25 Federal St. Building Exterior & Windows - supplemental funding		Plan B Construction
Jetties Storage Building Renovation		Plan B Construction
Municipal Restroom Renovations - Phase 1		
Design		TBD
Construction		TBD
Municipal Restroom Renovations - Phase 2		
Design		TBD
Construction		TBD
Town-wide Municipal Facilities Improvements		
Phase 1 - Assessments & Facility Maintenance Plan Update		TBD
Phase 2 - Exterior Building Improvements		
Design, Permitting, CA		TBD
Construction		TBD
Phase 3 - Systems Improvements (HVAC, Electrical, Plumbing)		
Assessments, Design, CA		TBD
Construction		TBD
Phase 4 - Configuration Analyses & Interior Finishes		
Assessments, Design, CA		TBD
Construction		TBD

Note 1: Priority restrooms included in Phase 1: Visitor's Services, Town Pier/Harbormaster, Sconset Comfort Station.
Note 2: Restrooms to be included in Phase 2: Dionis, Surfside, Jetties, Tom Nevers.
Note 3: Estimated costs based on needs identified in 2015 Town Facilities Assessment by LLB and other facilities studies, which did not include the facilities below.

Addition locations not considered in previous studies		
Facility	**Unit Number**	**Street**
Jetties Beach Concession	4	Bathing Beach Road
Surfside Beach Concession	4	Western Ave.
Childrens Beach Grandstand & Concession	15	Harbor View Way
Delta Fields Concession & Restrooms	8	Sun Island Rd.
Nobadeer Athletic Support Building	7	Nobadeer Farm Rd.
Greenhound Building	12	Washington St
Saltmarsh Center/Elder Affairs	81	Washington St.
Sconset Fire Station	10	W Sankaty Rd
Public Safety Facility	4	Fairgrounds Rd
Marine Storage Shed	27	Massachusetts Ave.
Marine Dept. - Seasonal Lifeguard Housing	109	Washington Street
Marine Dept. - Seasonal Lifeguard Housing	47	Okorwaw Ave
Marine Dept. - Seasonal Lifeguard Housing	39	Washington St
Employee Housing	38	West Chester St
Employee Housing	19A	First Way (pending)
Employee Housing	19B	First Way
Employee Housing	5	Hillside Dr.
Employee Housing	7	Hillside Dr.
Employee Housing - Trust	12	Bartlett
Employee Housing - Trust	14	Somerset
Employee Housing - Trust	8A	8A 30 Acres Lane
Employee Housing - Trust	12	Honeysuckle
131 Pleasant St - meeting trailer		

Effective and Efficient Town Government, cont'd

Goal 3: Make strategic investments in municipal facilities

Strategy: Develop 3-year plan for building maintenance

- Challenges
  - Establish Funding Source (40+ individual structures included in all phases)
  - Disruptions during construction at residences and offices
- Critical Paths
  - Engaging consultant for this phased, multi-year project
  - Identifying needs and developing reliable cost estimates for Phases 2-4
  - Permitting for exterior improvements (Phase 2 construction)
- Action Steps
  - Engage with various Departments and Town employees to understand uses, deficiencies, and needs of each building and space prior to design and construction
  - Ongoing coordination throughout construction with those affected by the disruptions
  - Commence program of sustainable improvements
- Aligns with SBSP Focus Areas of Housing and Environmental Leadership

Effective and Efficient Town Government

Goal 4: Continue to invest in technology and cybersecurity

Strategy:

1. Provide a reliable and secure method for access to information and technology services
2. Maintain and improve network infrastructure to support advanced technology services
3. Improve the Cybersecurity posture to protect digital Town assets and minimize increasing cyber threats.

Effective and Efficient Town Government
Goal 4: Invest in technology and cybersecurity

Strategy 1: Provide a reliable and secure method for access to information and technology services - hardware redundancy, disaster recovery, server virtualization, computer replacement programs, software upgrades, standardization.

- Status – Perpetually in Progress
- Challenges
  - Cybersecurity threats require constant vigilance and training.
  - Training staff to use new cloud-based software and transitioning away from older platforms and technologies.
  - Public Expectations
- Action Steps
  - Continued rollout of new hardware and software.
  - Setting up infrastructure redundancy at key sites.
  - Expand cybersecurity training to all employees county-wide.

Effective and Efficient Town Government Goal 4: Invest in technology and cybersecurity

Strategy 2: Maintain and improve network infrastructure to support advanced technology services - infrastructure improvements i.e. fiber, Wi-Fi.

- Status – Perpetually In Progress
- Current Projects Underway
  - DPW Wireless Campus expansion.
  - Installation of additional switches at core facilities.

Effective and Efficient Town Government

Goal 4: Invest in technology and cybersecurity

Strategy 3: Improve the Cybersecurity landscape to protect Town assets and minimize cyber threats. Monthly cybersecurity training for staff, board and committees, along with phishing campaigns. Conduct tabletop exercises for cabinet members and core staff. Continue holding cybersecurity workshops for town staff.

Cybersecurity remains a key focus for the IT Department. Our approach to cybersecurity is to collaborate, educate, and secure.

Collaborate

Continue to collaborate with the cybersecurity community across the state and nation.

Educate

Continue our county-wide push on cybersecurity education for staff across all departments, including Nantucket Public Schools and Nantucket Memorial Airport

Secure

Town IT has continued to expand its cybersecurity suite of software, services, and physical infrastructure to protect network and assets.

Effective and Efficient Town Government

Goal 5: Increase diversity of municipal boards, committees and commissions, and streamline onboarding and orientation processes.

Strategy:

1. TBD
2. Streamlining processes requires additional resources
3. Increasing diversity of boards, committees and commissions requires Select Board input

Effective and Efficient Town Government

Questions?

2024
Annual Town Meeting

Your Voice Matters:
Feedback on the 2024 Annual Town Meeting

Communications Office

Florencia Rullo

August 21, 2024

POST 2024 ATM FEEDBACK SURVEY

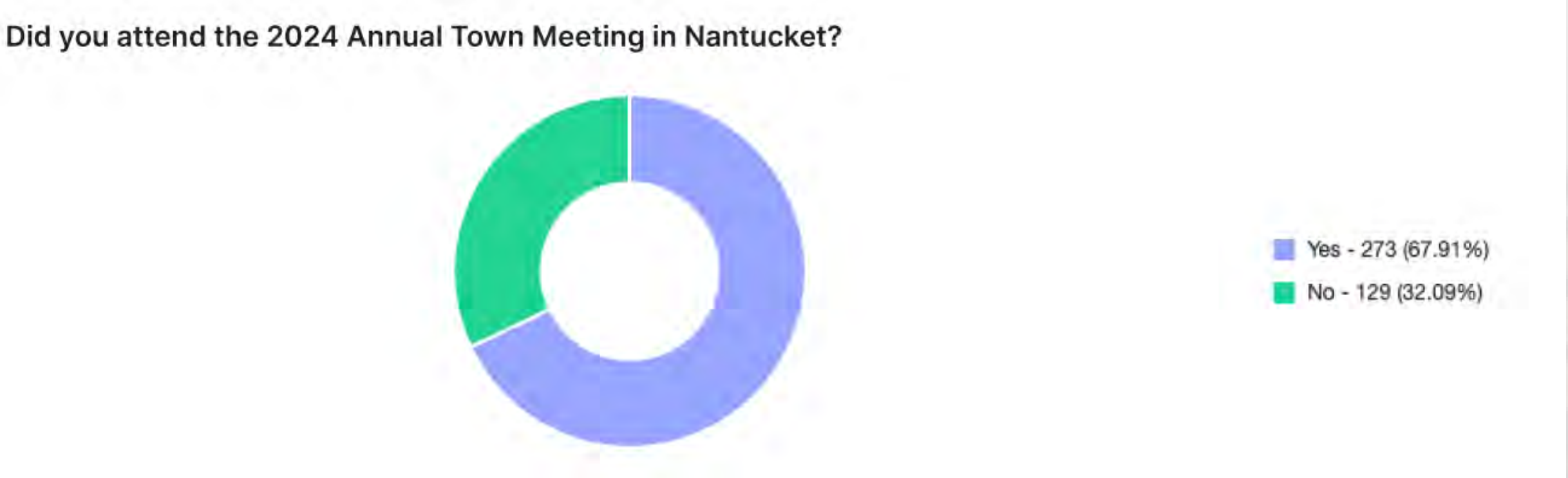
OBJECTIVE

To gather comprehensive feedback from residents on their satisfaction with the Town Meeting process.

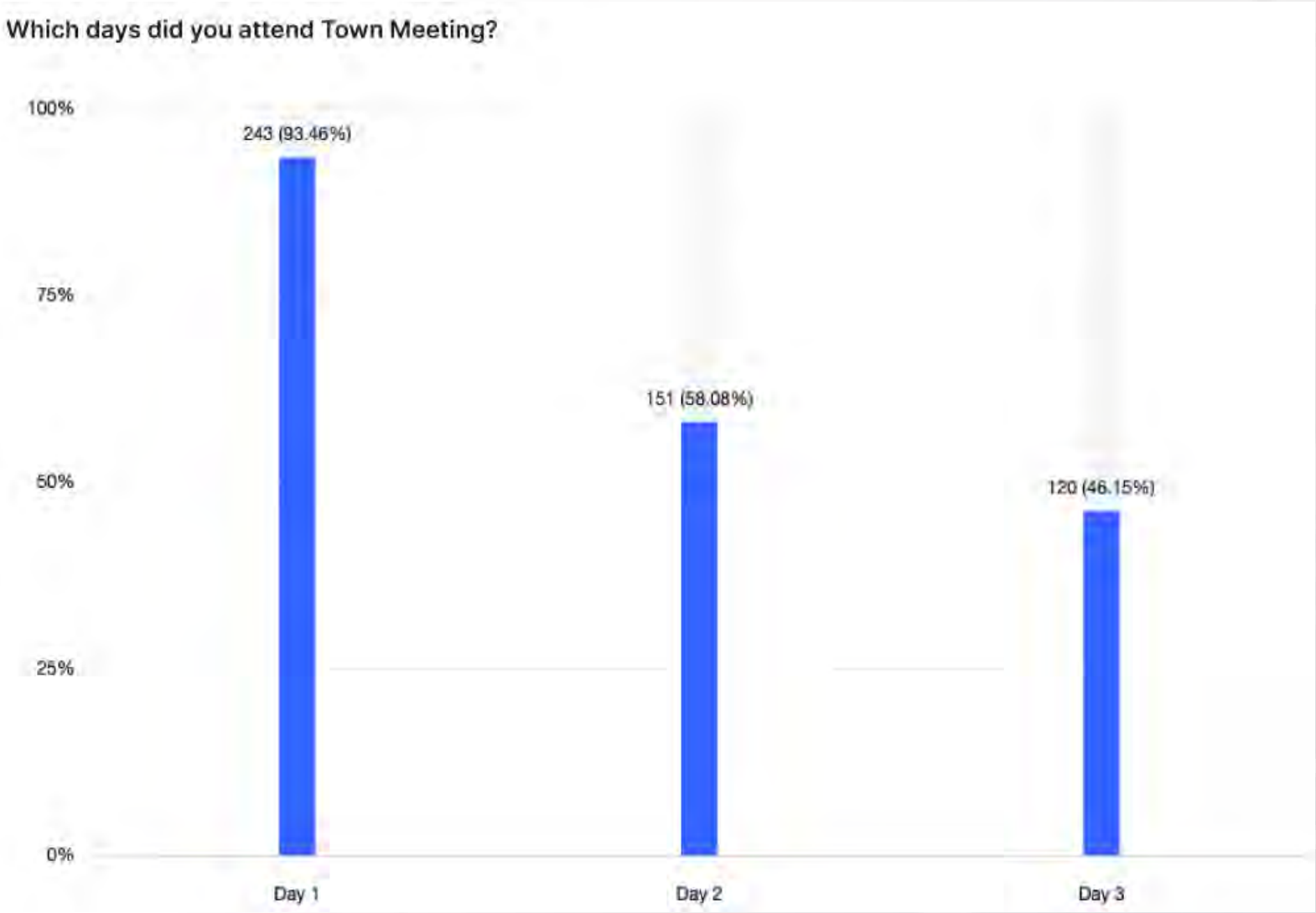
METHODOLOGY

- Online survey
- Timeline: June (06/01/2024 – 06/20/2024)
- Total submissions: 437
- Total responses: 2925

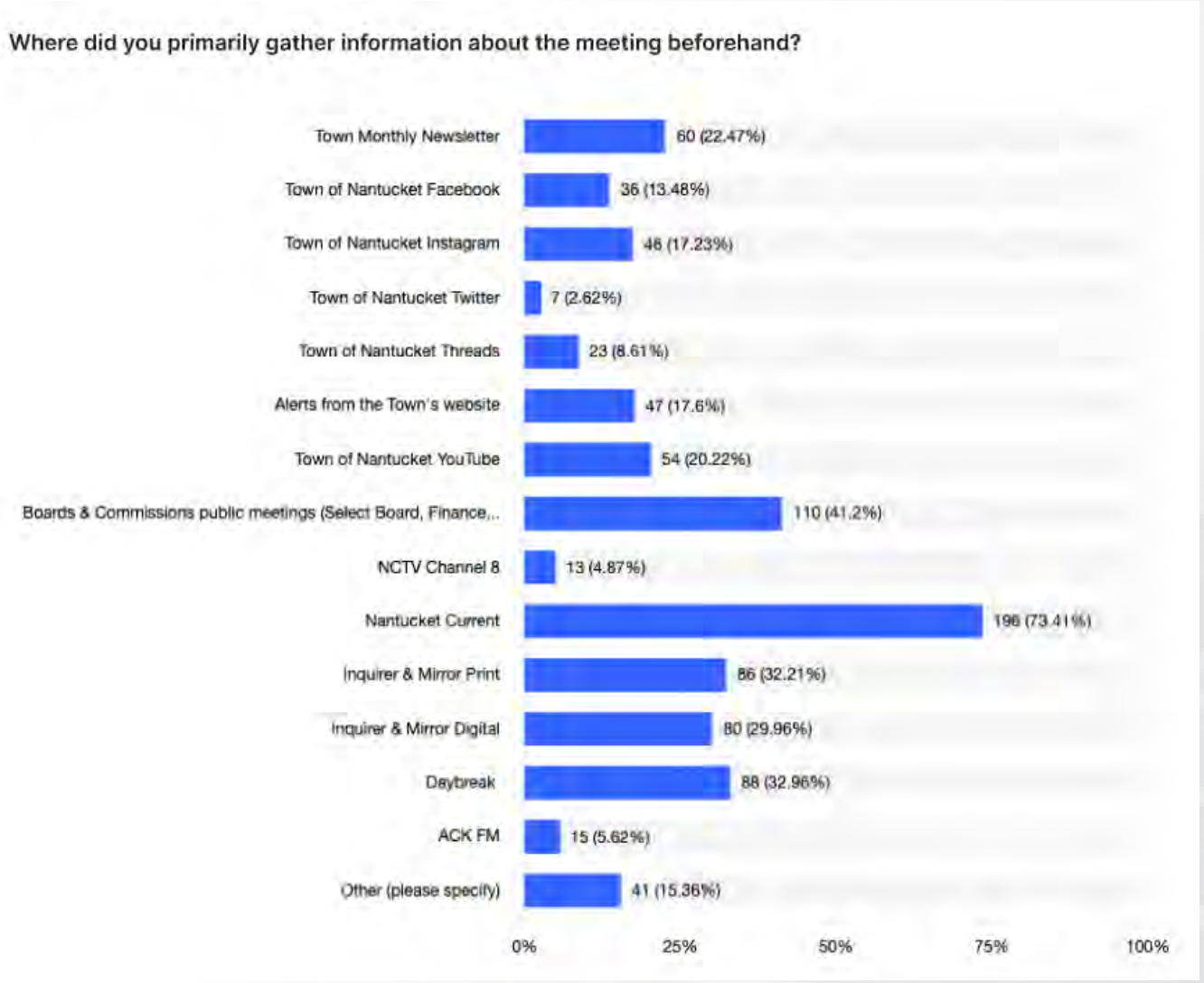
RESULTS - Attendance



RESULTS - Attendance



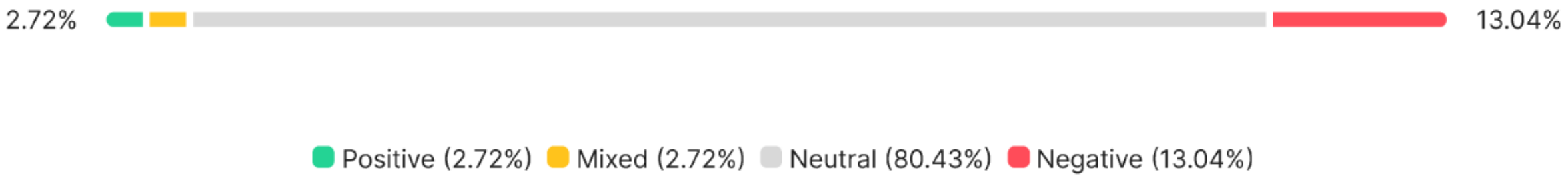
RESULTS – Information Sources



RESULTS – Information Sources

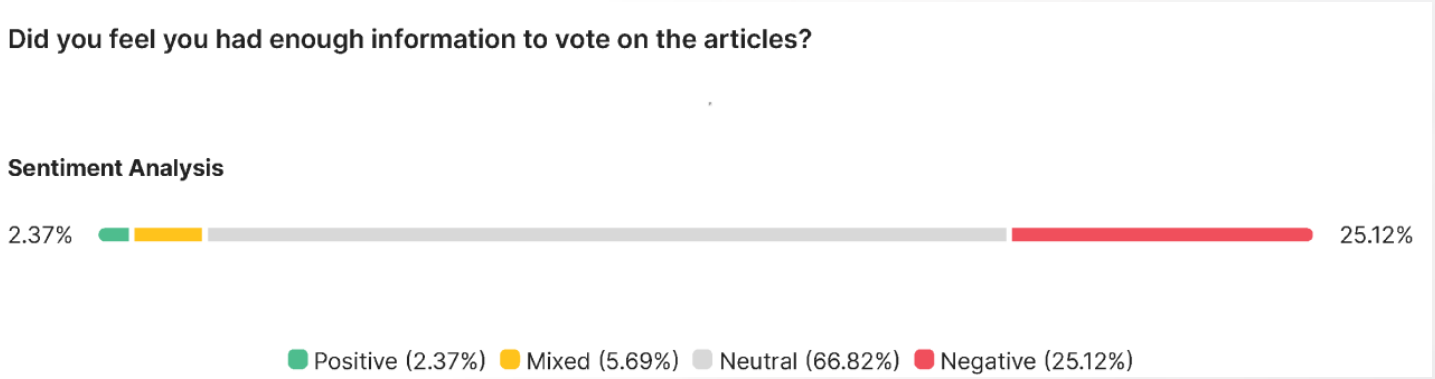
Did you attend the meeting for a specific article (or set of articles) or for the entire warrant? If so, let us know which article(s):

Sentiment Analysis



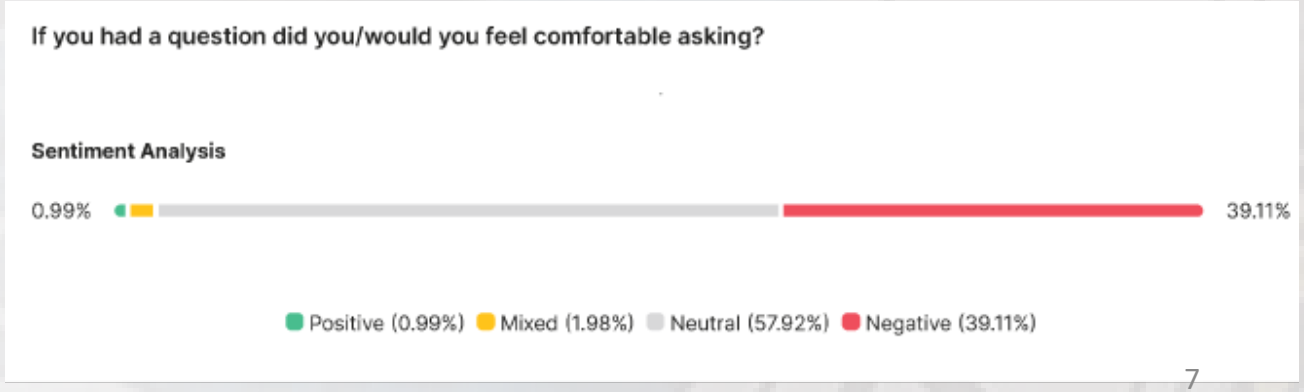
Of the 184 participants that responded this question, 52 responded that they attended Town Meeting for Article 59. The other 132 responses are a mix of: the entire warrant (57), Article 60 (42), and miscellaneous responses with mentions of STR, Short-term, STRs, housing.

RESULTS – Information Sources

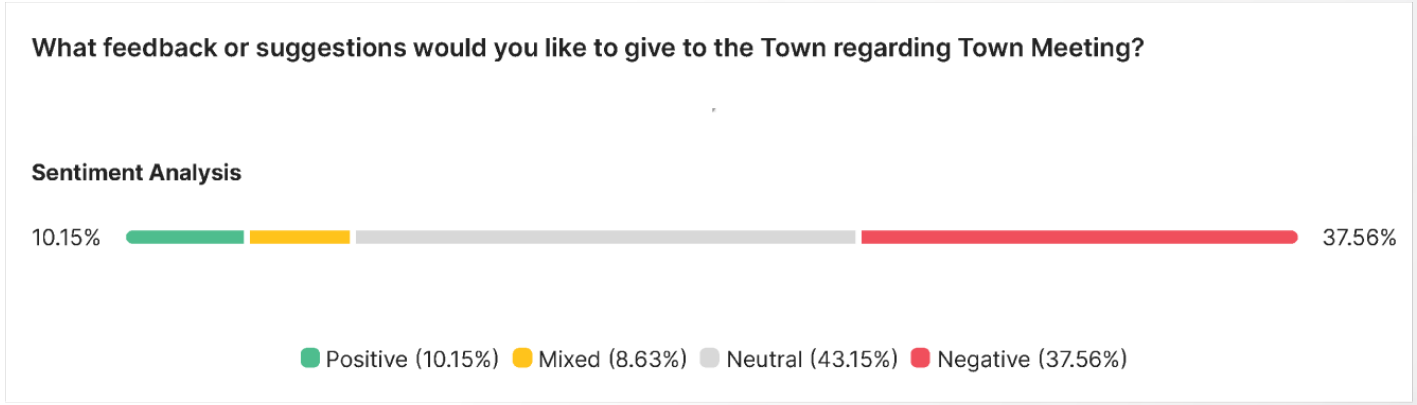


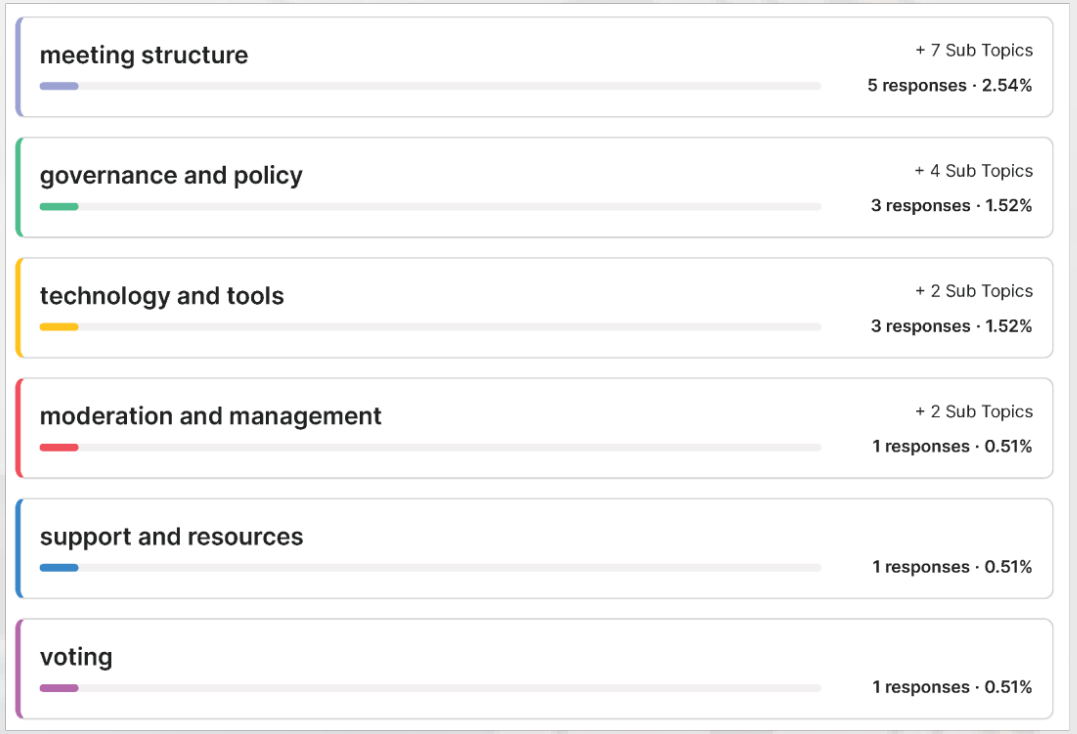
Of the 211 participants that responded to this question, 146 responded YES. 37 participants responded in an ambiguous way – they might have enough information, but it was confusing, too much to digest, etc. 35 people felt they did not have enough information. Overall, the majority of respondents felt they had enough information going into the meeting (72%).

Approx. ~39.11% of respondents (183 people answered to this question) said NO or had a negative response.



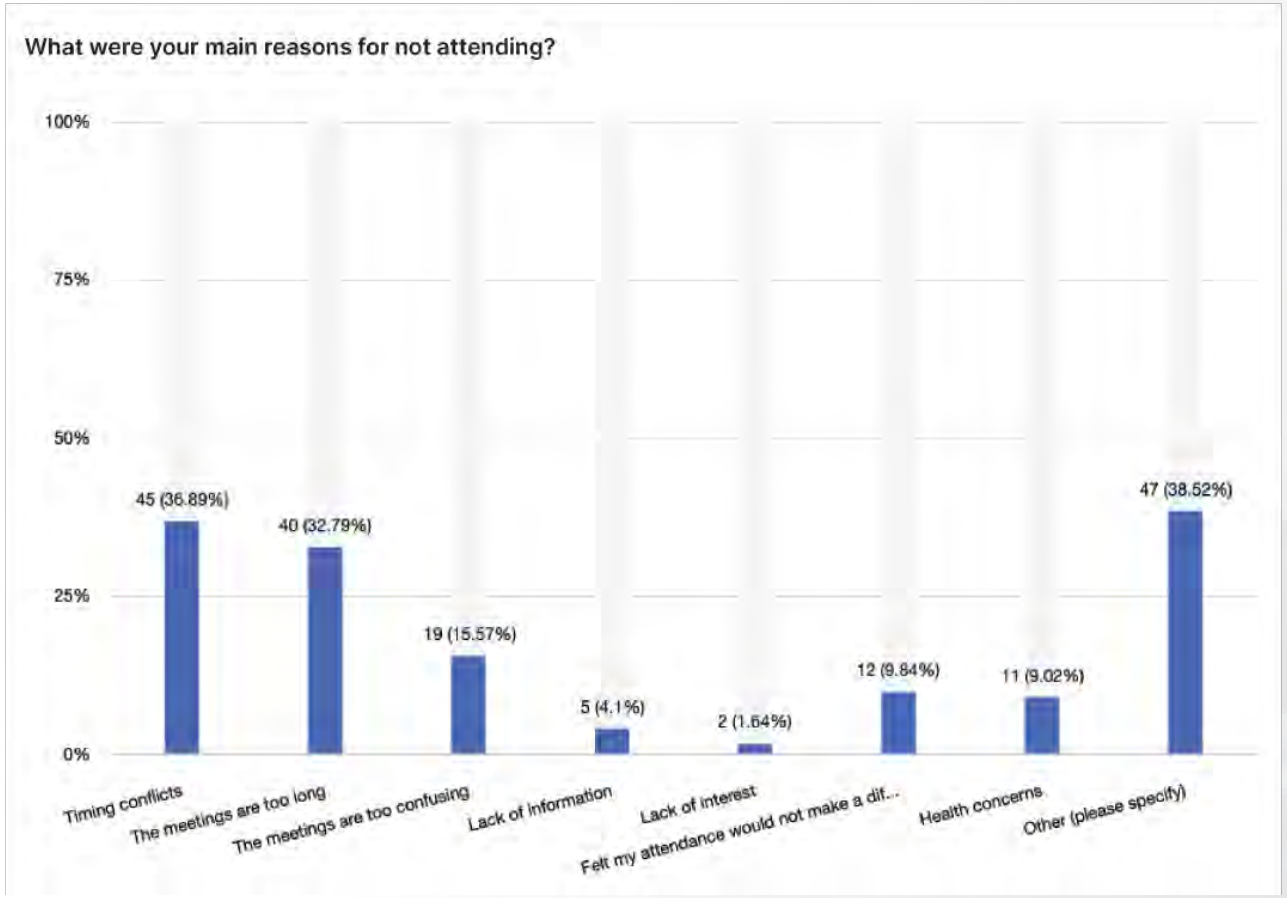
RESULTS – Feedback





- 37.91% of feedback was graded as “negative”
- Some main topics in the feedback section included:
  - Meeting structure (discussion limits, debate management, duration, redundancy, time limits, efficiency, location, changing amendments on the fly, remote voting, meeting schedule/time)
  - Governance and Policy (article preparation, amendments, governance change, governance reform, understanding the articles/plain speak vs. legal)
  - Technology and tools (technology, question handling)
  - Moderation and management (clarity, moderator control)

RESULTS – Non-attendees

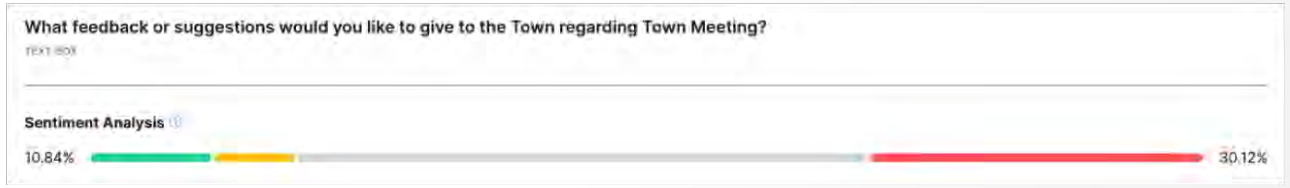


- Timing conflicts (40%, 40 of 114 respondents),
- meetings are too long
- meetings are too confusing

Some items listed in the “other reasons” response:

- Childcare
- Traveling/Off-Island
- Work conflicts
- Dislike for Town Meeting
- Lack of diversity in Govt
- Health/Navigating Crowds
- Illness

RESULTS – Non-attendees



- 79 respondents
- 30.12% of feedback was graded as “negative”
- Some main topics in the feedback section included:
  - Meeting structure (format, logistics, scheduling, clarity, technology)
  - Accessibility (remote participation, remote voting, language accessibility)
  - Participation (inclusivity, diversity participation, reduce barriers)
  - Democratic process (government reform, democratic process)

TOWN ADMINISTRATION / SELECT BOARD

NEXT STEPS / SUGGESTIONS

1. **Increase Voter's Guide Outreach:** Via social media, email newsletters, local news.
2. **Clarify Town Articles vs. Citizen Articles**
3. **Identify and Explain Non-Binding Articles:** Combine all non-binding articles in one section of the warrant. Provide clear, concise descriptions of non-binding articles and their implications.
4. **Town Meeting 101 sessions:** To explain Town meeting rules, submission of articles, amendments, etc.
5. **Town Meeting 101 video series:** on Town Meeting basics, structure, key terms, and procedures.
6. **Capital Budget Overview with Tax Rate Calculation:** Develop an easy-to-understand overview with visual aids to explain the impact on tax rates.
7. **Comprehensive Budget Overview:** Highlight key spending areas and revenue sources, explaining the budget development process.

African Meeting House - Scope of Services for Independent Review of Investigation

1. The consultant should conduct a complete file review of all Police Department files and all publicly available files from the District Attorney's Office, Massachusetts State Police, and Attorney General's Office related to the African Meeting House investigation that began on March 11, 2018.
2. The consultant should prepare a report that is suitable for public disclosure outlining the steps that were taken by the Nantucket Police Department in pursuing the investigation.
3. The report should make findings whether the Nantucket Police Department followed the appropriate process in conducting the investigation and making criminal referrals.
4. The report should identify any deficiencies in the steps undertaken by the Nantucket Police Department and include findings as to any further steps that should have been undertaken.

5 The report should also identify barriers that were encountered during the relevant timeframe that may have impeded the ability of the Nantucket Police Department to gather all relevant facts.

6 The report should assess what steps, if any, the Nantucket Police Department could or should have taken, given the constraints attendant to any criminal investigation, to keep the public more fully informed of the progress of the investigation.

7 Finally, the report should provide recommendations as to how similar incidents could be handled more effectively in the future by the Police Department and the Town.

Town of Nantucket

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townclerk@nantucket-ma.gov

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May 7, 2024

TO WHOM IT MAY CONCERN:

I, Nancy L. Holmes, duly elected Clerk of the Town and County of Nantucket, hereby certify that the May 7, 2024 ANNUAL TOWN MEETING adopted **Article: 36** at the May 7, 2024 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

ARTICLE 36
(Appropriation: African Meeting House Investigation)

To see if the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent for the purpose of funding to undertake an investigation into, but not limited to, the hate crime at the Historic African Meeting House committed in 2018. Moreover, to review the investigation conducted by Town Administration the Select Board, Nantucket Police Department, Cape and Islands DA and the Attorney Generals Office. This would be conducted by a professional team of independent investigators, given all the rights and privileges to communications, documents and be allowed interviews of Town and State Officials. The results would be released as a public document and the investigation would have the oversight of the articles sponsors.

(Gail Holdgate, et al)
FINANCE COMMITTEE MOTION: Moved not to adopt the Article.

Holdgate Positive Motion Proposed by James Barrows at Town Meeting:

ARTICLE 36
(Appropriation: African Meeting House Investigation)
Gail Holdgate Motion

I move that the Town vote to direct the Select Board to undertake an investigation into the hate crime at the Historic African Meeting House committed in 2018. Moreover, to review the investigation conducted by Town Administration the Select Board, Nantucket Police Department, Cape and Islands DA and the Attorney General's Office; and further to transfer from Free Cash the sum of $60,000 for this purpose.

VOTE: The Vote on the Motion pursuant to Article 36, as moved by James Barrows (the Gail Holdgate Motion), was by Majority Vote, Yes: 387, No: 115. The Motion was Adopted.

Nancy L. Holmes, CMC
Town & County Clerk