

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 SEPTEMBER 11, 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/3YIdiuAWje8>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_VYfgy-VcRGaHG6jCnFJyQQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Cape and Islands Suicide Prevention Coalition: Annual Request to Proclaim September 2024 "Suicide Prevention and Action Month".
3. Coastal Resilience Advisory Committee and ACKlimate Nantucket: Annual Request to Proclaim September 2024 "Climate Change Awareness Month".
4. Special Town Meeting: Tuesday, September 17, 2024 at 5:00 PM at Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road.
<https://www.nantucket-ma.gov/3080/2024-Special-Town-Meeting>
5. Announce Applications Received for Conservation Commission Vacancy; Appointments on September 25, 2024 per Select Board Committee Appointment Process.
6. Select Board Announcements/Comments.

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

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of August 19, 2024 at 9:30 AM; August 21, 2024 at 5:30 PM; August 23, 2024 at 9:00 AM.
2. Approval of Payroll Warrants for September 1, 2024.
3. Approval of Treasury Warrants for August 28, 2024; September 4, 2024; September 11, 2024, 2024.
4. Approval of Pending Contracts for September 11, 2024, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Fire Department; Police Department (Harbor Master).

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Request for Select Board Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property at 6-8 North Beach Street to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned "Proposed Drop-off Exhibit" (Continued from June 5, 2024).

X. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Human Resources Department.
2. Monthly Departmental Report: Natural Resources Department.
3. Review of FY 2026 Preliminary General Fund Budget Projections.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Review of 2025 Annual Town Meeting and Annual Town Election Potential Dates and Scheduling.
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



National Suicide Prevention and Action Month Proclamation

WHEREAS With September recognized as "Suicide Prevention and Action Month," the Cape and Islands Suicide Prevention Coalition invites our communities, mental health advocates, prevention organizations, survivors, and allies to join us in helping to destigmatize mental health through initiative-taking action toward suicide prevention. We seek to raise awareness and visibility of suicide prevention resources in our communities and help connect individuals with the appropriate support services such as 988; and

WHEREAS According to the American Foundation for Suicide Prevention (A.F.S.P.), suicide is the second leading cause of death among individuals between the ages 10 and 34 with more than 49,476 people dying by suicide annually in the United States; and

WHEREAS With an average of 132 suicide deaths daily and each one directly impacting 125 additional people, including friends, service members, family, social media connections, and neighbors we know a sizable number of individuals have been impacted by suicide.

WHEREAS Nantucket's suicide rate is over 1.5 times higher, standing at 20.9 per 100,000 vs the state of Massachusetts' suicide rate of 9.4 per 100,000, we recognize the need to create hope through action locally.

WHEREAS Our local Cape and Islands Suicide Prevention Coalition works hard to spread the word about prevention, awareness, education and action through training, forums, and events in our region.

WHEREAS The Town of Nantucket commits to being an active prevention partner with the Cape and Islands Suicide Prevention Coalition and publicly places its full support behind those who work in the field of suicide prevention and research, mental health, community health; education, and law enforcement who deal with this daily.

WHEREAS We encourage all residents to take time to understand mental health and suicide through education and recognize that we need to take care of our mental health while we take care of each other.

NOW, THEREFORE, be it resolved that we, the Nantucket Select Board, do hereby proclaim the month of September 2024 as National Suicide Prevention & Action Month in the Town of Nantucket.

Signed this 11th day of September 2024.

Brooke Mohr, Chair, Select Board



PROCLAMATION



September 2024 is Climate Change Awareness Month for Nantucket

- Whereas the Town of Nantucket recognizes that climate change and rising sea levels pose a significant and increasing threat to Nantucket as outlined in various state and federal scenarios; and
- Whereas the Select Board formed the Coastal Resilience Advisory Committee in part to assist with obtaining community feedback on climate change and sea level rise; and
- Whereas in 2022 the Select Board endorsed the first Nantucket Coastal Resilience Plan; and
- Whereas the Town of Nantucket, through a Municipal Vulnerability Preparedness Grant, developed a Resilient Nantucket toolkit for adapting historic resources for sea level rise; and
- Whereas the Select Board adopted local sea level rise scenarios (NOAA's high scenario) and best available flood hazard data (Massachusetts's Coastal Flood Risk Model); and
- Whereas ACKclimate Nantucket provides a platform for the public-private partnership between the community, organizations, and Town of Nantucket on issues of resilience and sustainability; and
- Whereas ACKclimate partner organizations are hosting a series of educational events in September 2024 featuring climate change topics that may be found online at: <https://www.ackclimate.org/ackevents>; and

Now jointly, the Coastal Resilience Advisory Committee and ACKclimate call upon the Select Board to proclaim September 2024 "Climate Change Awareness Month" for the Town of Nantucket.

"We, the Select Board of the Town of Nantucket in the Commonwealth of Massachusetts, do hereby officially proclaim the month of September, 2024, is 'Climate Change Awareness Month' and do hereby encourage all residents to learn more about the threats of climate change and sea level rise and the planning efforts underway to increase community resilience."

Signed, this 11th day of September 2024.

Brooke Mohr, Chair, Select Board

Town of Nantucket, Massachusetts

The Coastal Resilience Advisory Committee meets on the second and fourth Tuesday of the month at 10:00 am via Zoom. The meeting link and agenda are posted in advance and available through <https://www.nantucket-ma.gov/1391/Coastal-Resilience-Advisory-Committee>.

For more information, email Leah Hill, Town of Nantucket Coastal Resilience Coordinator, at: lhill@nantucket-ma.gov.

ACKclimate Nantucket's mission is to support innovation and adaptation for the Nantucket community, and share the Nantucket model to help other historic coastal communities in the hopes of creating a more resilient future for all. For a schedule of Climate Change Awareness Month events, go to <https://www.ackclimate.org/ackevents>.

For other information, email coordinator@ackclimate.org.

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



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

RECEIVED

AUG 16 2024

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 & leave.
- 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.

*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.



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

RECEIVED

AUG 16 2024

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.

Select Board
Conservation Commission Vacancy Appointment Timeline
As of 7/18/2024

July 18 - Advertise Conservation Commission vacancy on Town's website

July 24 and August 7 - Conservation Commission vacancy to be added to Select Board agendas as announcement

July 25, August 1 and August 8 - Advertise Conservation Commission vacancy in the Inky

August 16 at 12:00 PM - Deadline for submitting applications for Conservation Commission vacancy

August 21 and September 11 - The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

September 25 - Select Board meeting for applicants to introduce themselves and review their applications, and the appointment will be made.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
September 11, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
No Funding Agreements						
Contract Amendment	Natural Resources	Scape Landscape Architects, Inc.	N/A	Confirming expense reimbursements in contract	N/A	Apr 2, 2024 - Sep 30, 2024
Contract Amendment	Public Works	Environmental Partners Group, LLC	N/A	Extension of time only to contract for resident engineering services for various DPW projects	N/A	Sep 1, 2024 - Aug 31, 2025
Contractual Services						
Software License	Communications Office	ZenCity Technologies, Inc.	\$57,500	Renewal of licenses for suite of software outreach products	Communications Office - Professional Services	Jul 1, 2024 - Jun 30, 2025
Professional Services Agreement	Human Services	Trilogy Integrated Resources, LLC	\$24,000	Ongoing support of Network of Care/ACKCares services directory	Human Services - Professional Services	Sep 11, 2024 - Sep 10, 2025
Software License	Information Technology	KnowBe4	\$11,244.96	Renewal of cyber security awareness training software	IT Operations Budget - Professional Services	Oct 13, 2024 - Oct 12, 2025
Professional Services Agreement	Our Island Home	E.F. & Associates, Inc.	Up to \$104,000	Renewal agreement for Business Office Training & Support Services	OIH Budget - Professional Services	Jul 1, 2024 - Jun 30, 2025
Professional Services Agreement	Our Island Home	E.F. & Associates, Inc.	Up to \$291,200	Renewal agreement for Clinical Reimbursement Duties; MDS (Minimum Data Set) Coordinator services	OIH Budget - Professional Services	Jul 1, 2024 - Jun 30, 2025
Contract Amendment	Our Island Home	Fusion Medical Staffing	Add \$75,000 to original contract amount of \$300,000 for new	Travel nurses	OIH Budget - Travel Nurses	Nov 2, 2022 - Sep 30, 2024

			contract amount of \$375,000			
Professional Services Agreement	Our Island Home	Fusion Medical Staffing	\$300,000	Renewal contract for travel nurses	OIH Budget - Travel Nurses	Oct 1, 2024 - Jun 30, 2027
Professional Services Agreement	Our Island Home	Anew Life, LLC	\$23,200	Renewal contract for behavioral health treatment & medication oversight for OIH residents	OIH Budget - Medical Professional Services	Jul 1, 2024 - Jun 30, 2025
Purchase Agreement	Public Works/Parks & Recreation Division	Barrett Enterprises, LLC	\$9,998	Purchase of side-open storage container for Delta Fields	Parks & Recreation Budget - Grounds	Sep 1, 2024 - Nov 1, 2024
Professional Services Agreement	Public Works/Parks & Recreation Division	Weston & Sampson Engineers, Inc.	\$367,761.54	Nobadeer Athletic Fields Complex Improvements	Article 10 2023 STM	Sep 1, 2024 - Dec 31, 2025
Professional Services Agreement	Public Works/Parks & Recreation Division	Weston & Sampson Engineers, Inc.	\$188,679.15	Design & permitting for embankment stabilization at Tom Nevers Field	Article 15 2024 ATM	Sep 1, 2024 - Dec 31, 2025
Professional Services Agreement	Public Works/Parks & Recreation Division	OT Films, LLC	\$25,000	Creation of video walking tour of Historic Coloured Cemetery	Offshore Wind Farm Mitigation Fund Grant	Sep 15, 2024 - May 31, 2025
Professional Services Agreement	Police	JJ Cardosi, Inc.	\$2,274,700	Phase III Improvements at LORAN Seasonal housing facility incl. toilets, showers, HVAC	Article 14 2023 ATM	Sep 11, 2024 - Sep 10, 2027
Purchase Agreement	Police	Colonial Ford, Inc.	\$60,968.20	Replacement of unmarked police vehicle	Police Budget - Federal Asset Forfeiture	May 1, 2024 - Jun 30, 2025
Purchase Agreement	Police	McGovern MHQ, Inc.	\$48,991.74	Replacement of unmarked vehicle	Police Budget - Federal Asset Forfeiture	Jul 1, 2024 - Jun 30, 2025
Professional Services Agreement	Public Works	Nantucket Yard Guard, Inc.	\$100,000	On-call tree trimming & removal services (primary)	Public Works budget - Property: Trees	Sep 1, 2024 - Aug 31, 2025
Professional Services Agreement	Public Works	Pathfinder Tree Services, LLC	\$100,000	On-call tree trimming & removal services (secondary)	Public Works budget - Property: Trees	Sep 1, 2024 - Aug 31, 2025

Contract Amendment	Public Works/Solid Waste	Ludlow Memorial Company, LLC	Add \$9,500 to original contract of \$88,400 for new contract total of \$97,940	Increase in scope at the Nantucket Landfill to include mowing, skid-steer & brush hog service	Article 22 2022 ATM	May 15, 2024 - May 14, 2025
Professional Services Agreement	Town Administration	Avalon Consulting Group	\$50,000	Review of existing or potential development of habitat protection & management areas	Town Administration - Professional Services	Sep 11, 2024 - Sep 10, 2025

CONSENT AGENDA ITEMS FOR 9/11/2024 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Fire Department:
 - o Gift of \$500 from Frank Holahan to be used for Department training and equipment.
- Police Department (Harbor Master Division):
 - o Gift of various boat equipment and materials valued at up to \$15,000 from the Egan Maritime Institute for Harbor Master Vessel.

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.

Nantucket Fire
Department

4 Fairgrounds Road
Nantucket, MA 02554
Tel: (508) 228-2324
Fax: (508) 325-7500



August 13, 2024

SELECT BOARD
16 BROAD ST
NANTUCKET, MA 02554

Re: Holahan Donation
Fire Department Training &
Equipment

Dear Madam Chair Holdgate:

I am pleased to inform you that the Nantucket Fire Department has received a generous donation of \$500.00 from Frank Holahan. We are requesting that the Select Board authorize the transfer of this donation to the appropriate Fire Department account that benefits training.

Please let us know if you have any questions or need any further information.

Best regards,

A handwritten signature in black ink, appearing to be "Kai S. Hodge", enclosed within a circular scribble.

Kai S. Hodge for
Chief Michael Cranson

MC/
Enclosures

From: [Kasper, Jody](#)
To: [Erika Mooney](#)
Subject: Request to accept donation
Date: Wednesday, August 7, 2024 1:45:36 PM

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.

Good Afternoon Erika,

Following up on our conversation yesterday, I am requesting that the Select Board discuss accepting the donation offered by Egan Maritime Institute. As you may know, EMI has been working with local students to teach them about boating safety and vessel maintenance. The Harbor Master had an out-of-service Carolina Skiff that needed significant work. The students worked under the guidance of instructors from EMI and now have the boat looking good, but in need of the engine and final electronic materials. Carlisle Jensen, the Executive Director of EMI, has graciously offered to gift us up to \$15,000 in funding to support four items which would make the boat fully operational:

1. Repower the boat with a new Yamaha 40 hp engine
2. Purchase a new trailer for the boat
3. Cover the cost of all labor, rigging, and final systems installation needed to make the vessel fully operational
4. Add three modest vinyl logos to the vessel on the transom for the sponsors who donated funds to support this project

We have secured a quote from Glyn Marine indicating that the cost of these items would be \$14,661.58. If accepted, the boat would be operated, maintained, and stored by the Harbor Master. It would be put to good use by Harbor Master staff who would use it to move equipment, service boats, and respond to fuel spills.

Thank you.

Jody D. Kasper
Chief of Police
Nantucket Police Department
4 Fairgrounds Road
Nantucket, MA 02554

508-228-1212

[NPD Website](#)



July 23, 2024

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

Dear Chair Mohr,

For the past two years, the Egan Maritime Institute has been offering a semester-long course on boating safety and vessel maintenance at Nantucket High School, taught by Evan Schwanfelder. These courses have been generously supported by Harbor Master, Sheila Lucey. She has assisted in the classroom teaching a safe boating class and helped facilitate off-island trips to the Coast Guard and Mass Maritime Academy. Last spring, during the first year of the class, we approached Sheila to see if she could help identify a project boat that needed repair so that students could learn basic vessel maintenance skills. Sheila identified an old Carolina Skiff that needed repair and was the perfect size for our classroom. The goal was to make this vessel operational so it could serve as an oil spill response/pollution control boat for the Harbor Master's office.

Over the past two years, twenty-five high school students enrolled in Egan Maritime's Innovative Pathways elective course have been instrumental in restoring the project boat. Egan Maritime has been a key supporter of the project, providing materials and ensuring students have been exposed to learning opportunities. The vessel is now at a stage where professional intervention is crucial. Due to insurance and warranty constraints, the students are unable to install the engine and final electrical systems, highlighting the need for your support.

Egan Maritime, with support from sponsors Althea K Sportfishing, Mission Resolve, and the Guff Family, has made gifted funds available up to the amount of \$15,000 to support the following:

- 1) Repower the boat with a new Yamaha 40 hp engine
- 2) Purchase a new trailer for the boat
- 3) Cover the cost of all labor, rigging, and final systems installation needed to make the vessel fully operational.
- 4) Add three modest vinyl logos to the vessel on the transom for the sponsors who donated funds to support this project.

Egan Maritime Institute would like to gift the Town of Nantucket via the Harbor Master's office the necessary funds to purchase the necessary equipment and pay for the time and labor associated with this project. The exact amount will become available once the final estimate is provided by Glyn's Marine.



Thank you all very much for your consideration on this matter. Many of the students who worked on this project are seniors who will be departing Nantucket at the end of the summer season. We are hosting a student celebration on August 15th and would love to officially commission the vessel at this event.

We are deeply appreciative of the partnership between Egan Maritime Institute, the Town of Nantucket, and the Nantucket Public Schools. Together, we are preserving and promoting Nantucket's maritime history and teaching the next generation how to appreciate our Island and all it offers.

Sincerely,

Carlisle Jensen, Executive Director, Egan Maritime Institute

Evan Schwanfelder, Director of Education and Programs, Egan Maritime Institute



Ref #Egan Marit

Table with 5 columns: CUSTOMER, SERVICE WRITER, SERIAL #, HOURS OUT, HOURS2 OUT. Includes details for Egan Maritime and various service parameters.

Table with 5 columns: Qty, T, Description, Your Price, Amount. Lists items like Yamaha F40LA 4-Stroke Outboard Motor, PREMIER II CABLE, and various tools with their respective prices.

Table with 3 main sections: Estimated (Initial/Final), S/O Totals (Subtotal, Sales Tax, Total S/O, Deposit, Total Due on Pickup), and Totals (Subtotal, Shop Fees, Ship By Will Call, Sales Tax, Deposit/Payment Fee, Total Due, Total Paid, Balance Due).

Tax Authority Details

Table with 2 columns: Authority Code, Amount. Shows TAX with amount 707.1500.

Payment Details

Table with 2 columns: Amount, Type. Includes fields for Amount and Payment Date.

Misc Charges

Table with 3 columns: Name, Amount, Tax. Lists charges like Hazardous Disposal Fees, Shop Fees, Sublet, Misc. Fees, and a Total of 0.00.

Repair Order Recommendation

Empty rectangular box for repair order recommendation.

Disclaimer:

I hereby authorize the above repair work to be done along with the necessary materials to complete the job. Not responsible for loss or damage to boat, motor, trailer or articles left in vessel in case of fire, theft, or any other cause beyond our control.

X _____









Agenda Item Summary

Agenda Item #	IX. 1.
Date	9/11/2024

Staff

Erika D. Mooney, Operations Administrator

Subject

Request for Select Board Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned "Proposed Drop-off Exhibit" (Continued from June 5, 2024).

Executive Summary

From 6/5/2024:

The Planning Board issued a Major Commercial Development Special Permit for The Brant, located at 6-8 N Beach St, in 2022. It has come to Town Administration's attention that condition 8 of the Special Permit states that the applicant shall install, construct, maintain and operate the improvements shown on the plan captioned "Proposed Drop-off Exhibit" (see attached plan) which will require the reconfiguration of the Town sidewalk on N Beach St into the property at 6-8 N Beach St. As a result of a portion of the public sidewalk possibly being relocated onto private property, the owner of 6-8 N Beach St would need to grant an easement to the Town which will have to be accepted. I asked the Director of Planning what would happen if the Select Board was not in favor of the proposed pull-off and easement; her response was that "the Select Board/County Commission decision to not accept whatever it is that the Planning Board required does not constitute a lack of compliance with the special permit or subdivision approval."

9/6/2024:

At the Select Board's 6/5/2024 meeting, the Board asked that the Traffic Safety Work Group (TSWG), the Nantucket Historical Commission (NHC) and the Historic District Commission (HDC) review the request and comment.

TSWG supports the drop-off space and recommends the Board accept the easement.

The NHC also supported the drop-off space and recommends the Board accept the easement.

The HDC did not review the matter as it already had during the hardscaping application process where this space was approved.



Staff Recommendation

If the Select Board is in favor of moving this forward, staff will work with Town Counsel and the applicant's counsel to prepare an easement agreement to being back to the Board for review and acceptance.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Planning Board Special Permit

Plan

Portion of Select Board 6/5/2024 minutes





Nantucket Planning Board

APPROVAL OF A SPECIAL PERMIT FOR A MAJOR COMMERCIAL DEVELOPMENT "MCD" Planning Board File #PLSP-2021-12-0159

"The Brant"

Applicants/Owners:
BPC 6 North Beach Street, LLC
8 North Beach Street, LLC
BPC 4 Dolphin Court, LLC

6 North Beach Street, 8 North Beach Street, 4 Dolphin Court
Nantucket Tax Assessors Map 42.4.2, Parcels 65, 65.1, & 65.2
Commercial Neighborhood ("CN") zoning district

Lot 4, Land Court Plan 9545-D
Certificate # 28433
Lot 10, Land Court Plan 9545-F
Certificate #28435
Lot 11, Land Court Plan 9545-F
Certificate #28434
Nantucket Registry District of Land Court

February 14, 2022

Proposal and Description of Project

The Nantucket Planning Board held public hearings on January 10, 2022, February 14, 2022, and October 13, 2022 to consider the application of BPC 6 North Beach Street, LLC, 8 North Beach Street, LLC, and BPC 4 Dolphin Court, LLC (the "Applicants") for a Major Commercial Development ("MCD") Special Permit pursuant to Sections 139-11 ("Major Commercial Development") and 139-30 ("Special Permit") of the Nantucket Zoning Bylaw for a guesthouse. Additionally, the Applicant is proposing waivers for Inclusionary Housing, On-Site Parking, and Site Plan Review.

The Applicants propose to alter and extend two existing guest houses located at 6 and 8 North Beach Street, convert an existing single-family home at 4 Dolphin Court into a guest house, and construct a new ancillary guesthouse, cabana and swimming pool. While "guesthouse" is a use allowed by right in the Commercial Neighborhood zoning district, pursuant to Section 139-11, a Major Commercial Development is required when 6 North Beach Street, LLC/8 North Beach Street, LLC/ 4 Dolphin Court, LLC – Major Commercial Development "MCD" Special Permit – 6 N Beach Street, 8 N Beach Street, and 4 Dolphin Court

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NANTUCKET
TOWN CLERK

the guesthouse units exceeded ten (10) and/or when the interior space related to the commercial use exceeds 4,000 sq ft. As proposed, there will be a total of twenty-nine (29) guest rooms between the three lots and four structures.

Pursuant to Section 139-18, a total of eighteen (18) off street parking spaces are required. The Applicant proposes to provide two (2) onsite parking spaces. A full-service shuttle will be provided for all guests as well as accommodation for a handicap vehicle. Additionally, bike racks will be provided on-site, employees will be prohibited from parking on-site, and NRTA passes will be available to all guests and employees.

The existing guesthouse at 6 North Beach Street contains eight (8) guestrooms. The Applicant proposes to reconfigure the guesthouse to contain six (6) guest rooms and two (2) staff rooms. There will be no structural changes to the existing structure at 6 North Beach Street.

The existing guesthouse at 8 North Beach Street contains eleven (11) guest rooms. The Applicant proposes a conforming addition on the southerly side of the existing structure and to reconfigure the layout to reduce to ten (10) guest rooms.

The existing five (5) bedroom single family dwelling at 4 Dolphin Court will be converted to a guesthouse. The Applicant proposes a conforming addition to the southerly side of the structure and to reconfigure the structure to include eight (8) guest rooms.

Additionally, the Applicant is proposing to construct a new structure that will contain two (2) guest room suites as well as a guest services area. Other improvements include a 9' x 16' swimming pool, hardscaping, walkways, various decking, and a specified trash depository area. The existing driveway access from North Beach Street will be converted to a pedestrian walkway and a vehicular access from Dolphin Court will be utilized.

Basis of the Findings

A public hearing was held on January 10, 2022, continued to February 14, 2022 and then re-opened and heard on October 13, 2022 at which time the Planning Board heard testimony from the Applicant. The Planning Board based their decision on the following documents:

- An Application for a Special Permit, filed with the Town Clerk on November 17, 2021;
- A report prepared by Pesce Engineering & Associates, Inc. dated February 11, 2021;
- Plan entitled, "Layout and Zoning Plan Site Development of 'The Brant' in Nantucket, Massachusetts," prepared by Bracken Engineering, Inc. for Brant Point Club, LLC on November 15, 2021 and revised on September 29, 2022 and attached hereto as "Exhibit A";
- A "Construction Management Plan" prepared by Main Street Development and attached hereto as "Exhibit B";
- A "Guest House Management Plan" prepared by Bergmeyer on November 22, 2021 and attached hereto as "Exhibit C";
- A landscape plan entitled "Landscape Study" prepared for The Brant Club by Halvorson, Tighe, and Bond Studio on February 2, 2022;
- Staff Report dated January 7, 2022;
- Staff Report dated February 11, 2022;
- Staff Report dated October 12, 2022
- Representation and testimony received in connection with the public hearings held January 10, 2022 February 14, 2022 and October 13, 2022,
- Other assorted documents and plans on file with the Planning Board.

The Planning Board closed the public hearing on February 14, 2022. The Applicant requested and the Planning Board re-opened the public hearing on October 13, 2022 and then closed the public hearing on

October 13, 2022. Minutes from the January 10, 2022 and February 14, 2022 and October 13, 2022 Planning Board meetings are on file with Planning and Land Use Services.

Findings

At the February 14, 2022 and October 13, 2022 public hearings, the Planning Board found that the proposed Major Commercial Development, as amended, is in harmony with the purposes and intent of the Zoning Bylaw and meets the intent of the MCD Guidelines as amended through July 29, 2002 and adopted by the Planning Board, as the site has historically functioned as a guest house. Additionally, the Board found that a waiver of the off-street parking requirements is consistent with other Special Permits granted for Transient Residential Facilities located within proximity to the Commercial Downtown District, the Applicant's proposed site changes and marketing plan encourage pedestrian, bicycle, and public transit travel as alternate means of transportation.

Decision

Based on the foregoing proposal, findings, and the above referenced documents, the Nantucket Planning Board hereby APPROVES this application as proposed and GRANTS the above Major Commercial Development Special Permit. The Planning Board's approval is conditioned upon compliance with the "Proposal and Description of Project" and "Findings" as set forth in this Decision, and as shown in the Site Plan referenced herein. The Board grants the following waivers and sets forth the following condition:

- 139-11H

Inclusionary Housing

Waiver GRANTED – The Planning Board has discretion whether on-site employee housing is required. Due to the scale of the project and through the issuance of NRTA passes, the Board found that inclusionary housing shall not be required.

- 139-18

On-Site Parking

Waiver GRANTED – The waiving of on-site parking requirements is consistent with other Special Permits granted to Transient Residential Facilities within close proximity of the Commercial Downtown District.

- 139-23B(2)(a)

Site Plan Review – Storm Drainage

Waiver DENIED – Due to the location of the site within a flood prone area.

- 139-23B(2)(b)

Site Plan Review – Traffic Study

Waiver GRANTED – Due to the size and scale of the proposal.

- 139-23F(11)

Site Plan Review – Installation of Underground Utilities

Waiver GRANTED – Three (3) buildings are existing and utilize the existing infrastructure.

- 1) That there shall be no exterior construction between July 1-September 15;
- 2) Alcohol and food service beyond a continental style breakfast/coffee/snacks for guests

- shall be pursuant to license(s) issued by the appropriate licensing authorities;
- 3) NRTA passes shall be made available to all employees and guests;
 - 4) Bike racks shall be installed on the property and shown on the plan prior to endorsement;
 - 5) Promotional materials shall advertise the property with a North Beach Street address only shall include information discouraging guests from bringing their vehicles and shall include information regarding alternate transportation options;
 - 6) That the Applicant will comply with all terms outline in the Construction Management Plan (attached hereto as "Exhibit B"); and
 - 7) That the Applicant will comply with all terms outlined in the Hotel Management Plan (attached hereto as "Exhibit C").
- 8) The Applicant shall install, construct, maintain and operate the improvements shown on the plan captioned "Proposed Drop-off Exhibit" dated April 29, 2022 by Bracken Engineering as incorporated on the "REVISED Site Development of 'The Brant' in Nantucket, Massachusetts," revised by Bracken Engineering, Inc. for Brant Point Club, LLC on September 29, 2022 (attached hereto as "Exhibit A");
- 7) That the Applicant will comply with all terms outline in the Construction Management Plan (attached hereto as "Exhibit B"); and
- 8) That the Applicant will comply with all terms outlined in the Hotel Management Plan (attached hereto as "Exhibit C").
- 9) Parking on the premises shall be limited to three, (3) on-site parking spaces with one, (1) space designated and reserved as an accessible space for qualified individuals' use.
- 10) Vehicular access to the property shall be limited to the existing curb-cut located on Dolphin Court, which access shall be secured by a gate; with gate opening access limited to employees, managers, emergency personnel, trash collectors and those persons entitled to use the accessible parking space.
- 11) Use of Dolphin Court for vehicular access shall be limited to the following; managers and employees utilizing either of the two, (2) company vehicles, trash collectors, emergency vehicles, and vehicles utilizing the accessible parking space.
- 12) Except in cases of emergency, between the hours of 8:00 am and 5:00 pm utility providers, and contractors servicing utilities, buildings, mechanical systems and the pool facilities and requiring physical access to the premises in order to perform the service shall be permitted.
- 13) No vehicles for suppliers, cleaners, laundry services, caterers, package delivery services such as Amazon, Fed Ex, the US Postal Service or UPS, food or other delivery services, or taxis, Ubers or other transportation vehicles shall be permitted to access the premises from Dolphin Court.
- 14) All trash receptacles shall be located in a secure screened area on the premises and shall not be visible from Dolphin Court; all trash shall be contained within trash receptacles and not placed on the ground.

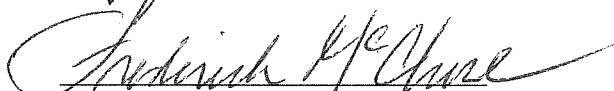
SIGNATURE PAGE TO FOLLOW

Record of Vote:

On October 13, 2022, the Planning Board voted 5-0 to **APPROVE** the request for a Major Commercial Development "MCD" Special Permit and voted 5-0 to **ENDORSE** this decision.


John Trudel, III APPROVE


David Iverson APPROVE


Frederick McClure APPROVE

Nathaniel Lowell APPROVE


Barry Rector APPROVE

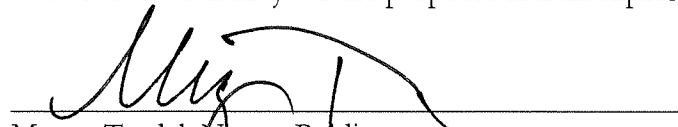
COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

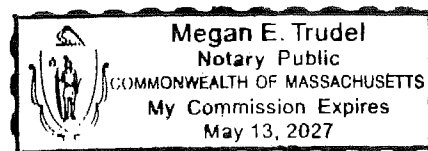
October 28, 2022

On the 28th day of October, 2022, before me, the undersigned notary public,

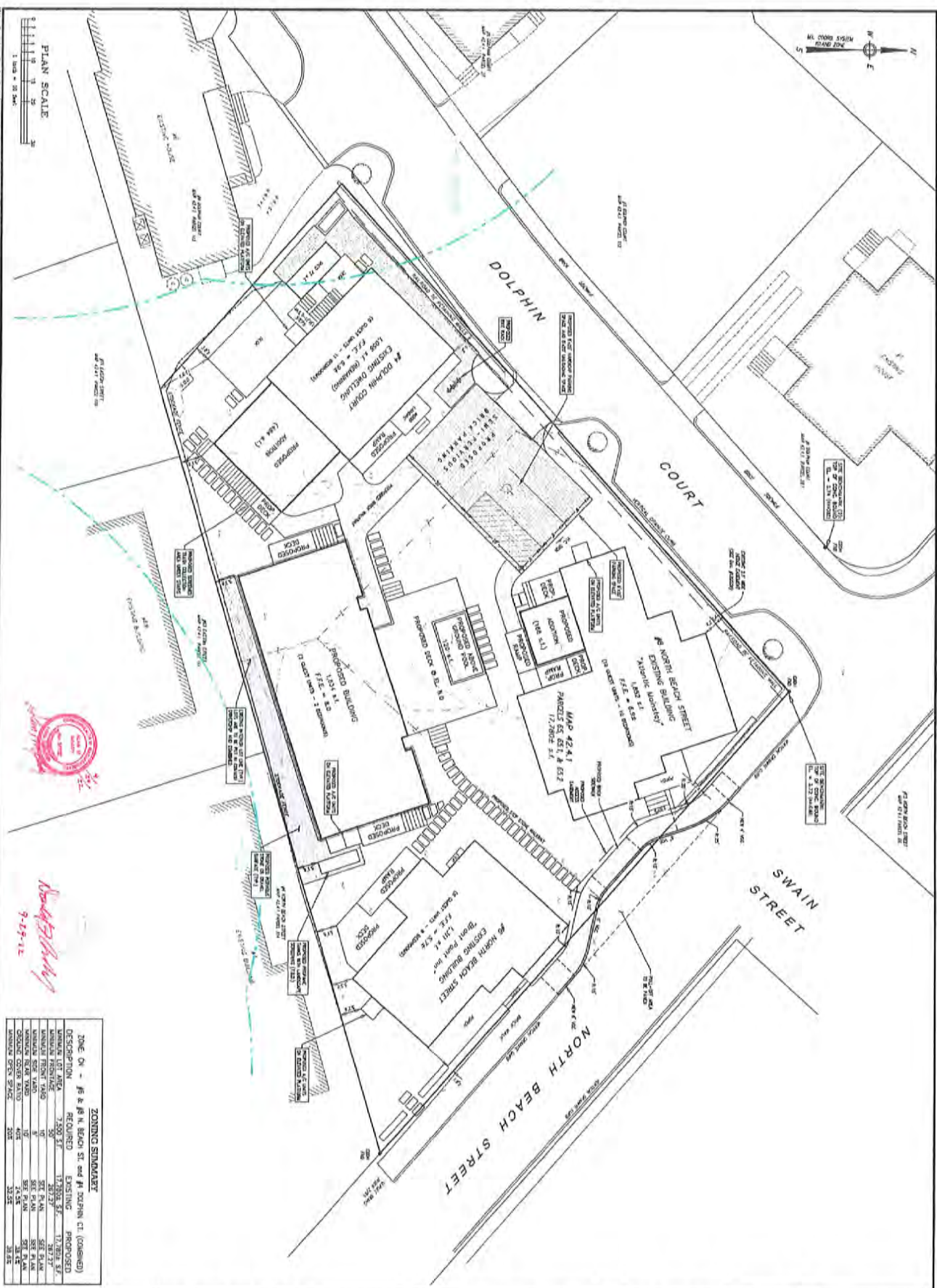
personally appeared Barry Rector, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.


Megan Trudel, Notary Public

My Commission Expires: May 13, 2027



“EXHIBIT A”



ZONING SUMMARY

ZONE	DEVELOPMENT	REQUIRED	PROPOSED
COMMERCIAL	BRANT POINT CLUB LLC	COMMERCIAL	COMMERCIAL
LOT AREA	1,500 SF	1,500 SF	1,500 SF
MINIMUM FRONT YARD SETBACK	5'0"	5'0"	5'0"
MINIMUM SIDE YARD SETBACK	5'0"	5'0"	5'0"
MINIMUM REAR YARD SETBACK	5'0"	5'0"	5'0"
MINIMUM COVER RATIO	40%	40%	40%
MINIMUM OPEN SPACE	20%	20%	20%

BRACKEN
ARCHITECTURAL
1100 SOUTH MAIN STREET
SUITE 100
DORCHESTER, MA 01919
TEL: 617.326.1100
WWW.BRACKEN-MA.COM

THE BRANT
IN WINTHROP, MASSACHUSETTS
BRANT POINT CLUB LLC
1100 SOUTH MAIN STREET - WINTHROP, MA 01919
1100 SOUTH MAIN STREET - WINTHROP, MA 01919

LAYOUT & ZONING PLAN

Notes

1. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
2. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
3. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
4. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
5. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
6. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
7. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
8. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
9. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919
10. LOCUS MAP - SEE MAP 1100 SOUTH MAIN STREET - WINTHROP, MA 01919

LOCUS MAP Scale: 1" = 200'

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

“EXHIBIT B”



Main Street Development

4 Dolphin Court

Nantucket, MA 02554

Project: The Brant

Addresses: 6 N Beach Street, 8 N Beach Street, 4 Dolphin Court, Nantucket, MA 02554

Construction Management Plan

1. Site Security
 - a. Two motion sensor cameras will be maintained. Cameras will be positioned for full lot coverage. (Exhibit A – Site Plan).
 - b. A temporary construction gate will be maintained for the duration of the project located on N Beach Street between 6 N Beach Street and 8 N Beach Street. A second construction gate will be maintained at the entrance off Dolphin Court. (Exhibit A – Site Plan).
2. Rubbish Removal
 - a. All construction debris will be placed in on-site dumpsters and emptied once full and returned until the completion of the project. Dumpsters to be located within the construction area. (Exhibit A – Site Plan).
3. Temporary Restrooms
 - a. Temporary restrooms will be located on the north side of the property in the front area of 4 Dolphin Court. (Exhibit A – Site Plan).
4. Temporary Power
 - a. Temporary power will be provided at the three existing buildings. 6 N Beach St, 8 N Beach St, 4 Dolphin Court. (Exhibit A – Site Plan).
5. Sidewalk and Road Closing Permits
 - a. Road closings and full sidewalk closings will be obtained on as needed basis.
6. Erosion Control
 - a. Main Street Development to install Silt Sack at N Beach Street and Dolphin Court drainage basins in compliance with Bracken Engineering Proposed Site Plan. (Exhibit A – Site Plan).
7. Fire Suppression
 - a. Fire Suppression Water Supply will be brought in from N Beach Street.
8. Domestic Water Supply
 - a. Domestic Water Supply will be brought in from N Beach Street.



9. Sewer
 - a. Sewer Entry will be brought in from N Beach Street.
10. Power
 - a. National Grid Power will be brought in from N Beach Street.
11. Phone & Cable
 - a. Phone & Cable will be brought in from N Beach Street.
12. Project Timeline
 - a. November 2021 through May 2022.
 - b. January 2023 through May 2023.
13. Exterior Hours of Operation
 - a. Exterior construction will be restricted to Monday through Saturday from 7:30AM until 6:00PM. All exterior construction will stop at 12:00PM the Thursday before Daffodil Weekend, Memorial Day Weekend and Christmas Stroll Weekend.
14. Interior Hours of Operation
 - a. Interior construction will be restricted to Monday through Saturday from 7:30AM until 6:00PM and will be in conformance with all local noise ordinances. All windows will be closed with no exterior music.
15. Contractor and Subcontractor Parking
 - a. All parking will be within construction area. Truck pooling and ride sharing will be encouraged. Deliveries will be made with the utmost efficiency and in the early morning as not to interrupt traffic patterns.
16. Major Subcontractor operations affecting sidewalk and road access will be handled on a case-by-case basis.
17. All changes and updates to the Construction Schedule will be noted and reported to the Nantucket Building Department, Nantucket Police Department, Nantucket Fire Department, and the offices of PLUS and Town Administrator.

“EXHIBIT C”

**BOS**

51 Sleeper St.
6th Floor
Boston, MA 02210
617.542.1025

LA

800 South Figueroa St.
Suite 1080
Los Angeles, CA 90017
213.337.1090

November 22, 2021

Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**Guest House Management Plan for Proposed Guest House at
4 Dolphin Court, 6 North Beach Street, 8 North Beach Street**

1. The Guest House (as used herein, the term "Guest House" shall include 4 Dolphin Court, 6 North Beach Street, 8 North Beach Street, and proposed New Accessory Structure) shall conform at all times with the conditions imposed by the Nantucket Planning Board in the MCD Special Permit, as the same may be modified and amended from time to time, and all other applicable local, state, and federal laws, bylaws, rules, and regulations.
2. There shall be a maximum of 12 employees on shift at peak times including, General Manager, Front Desk, Housekeeping, Engineering and Food & Beverage service staff.
3. The Guest House is to be managed by SALT Hotels. A General Manager, to be named in the future, will be employed by the Guest House and on location in Nantucket during normal Guest House operation upon project completion and will serve as a point of contact for all concerned third parties. The name and mobile phone number that may be used to reach this employee shall be provided to all direct abutters of the Guest House, the Nantucket Police Department, the Nantucket Building Department, and the Planning Board. Any updates to this information will be promptly relayed to all listed parties. This information will be available at the Guest House during normal business hours.
4. The Guest House will record and maintain an archive of all complaints received and of the subsequent responses and actions taken by the Guest House to address the issues raised by such complaints.
5. All exterior lighting shall comply with Nantucket Zoning Bylaws and will be installed so that no fixtures will be directed towards abutting properties.
6. The Guest House will maintain a satisfactory level of neatness and cleanliness at all times. Laundry will be done on-site, continuing the practices of the former land owner's previous on-site guest house. In any unanticipated event in the future when laundry must be done off site then pick-up and drop-off of such laundry will be done once a day only and will take place in the proposed onsite parking area.
7. Waste and recycling will be stored in receptacle bins on-site in an area not visible to any abutters and will be screened by architectural elements and landscape plantings, pending HDC approval of such elements. Waste and recycling removal will be commercially service and picked up at regular intervals.

8. Any loud waste and/or recycling items, specifically glass bottles and similarly loud items, will not be placed in the receptacle bins outside the hours of 7am-10pm so to comply with all noise regulations.

9. Any Guest House deliveries and/or pick-ups for typical Guest House operations will take place within the on-site parking area which is to be screened from the streets with existing and proposed plantings, pending HDC approval of such proposed plantings.

10. No unreasonable outdoor storage of items that would be considered visually unappealing or constitute a nuisance to the neighborhood shall be permitted by the Guest House. This practice is in line with the practices of the previous on-site guest house which was under different ownership and did not receive complaints regarding such undesired or unauthorized site storage.

11. The Guest House will not have any exterior televisions.

13. The previous on-site guest house parking area, under different ownership, operated as an undelineated parking area with no complying accessible parking area. Upwards of 10 cars would previously be parked within the site in an improvised and relatively disorderly manner. The proposed Guest House parking area will bring greater order and significantly less vehicular traffic to the site.

The proposed parking area will have only 1-2 company owned vehicles and 1 van-sized accessible parking spot to accommodate disabled guests. No additional parking area will be provided or be necessary to Guest House operations.

Aside from the accessible parking spot used to accommodate disabled guests, the only vehicle(s) parked on-site will be 1-2 Guest House owned vehicles which will be used to taxi guests to and from the ferry as well as provide carpool ride share services to other select parts of the area.

The Guest House will disallow both guests and employees from parking on-site. Both guests and Guest House employees will rely upon Guest House taxiing service, walking, bicycles, third party taxis, and public transportation, NRTA, to access the Guest House. As such, the Guest House will advertise to its guests, on both its website and in all printed materials, that no on-site parking will be permitted.

14. A rack with space for 10-20 bicycles will be provided along the parking area at the main site entry on Dolphin Court for both staff and guests.

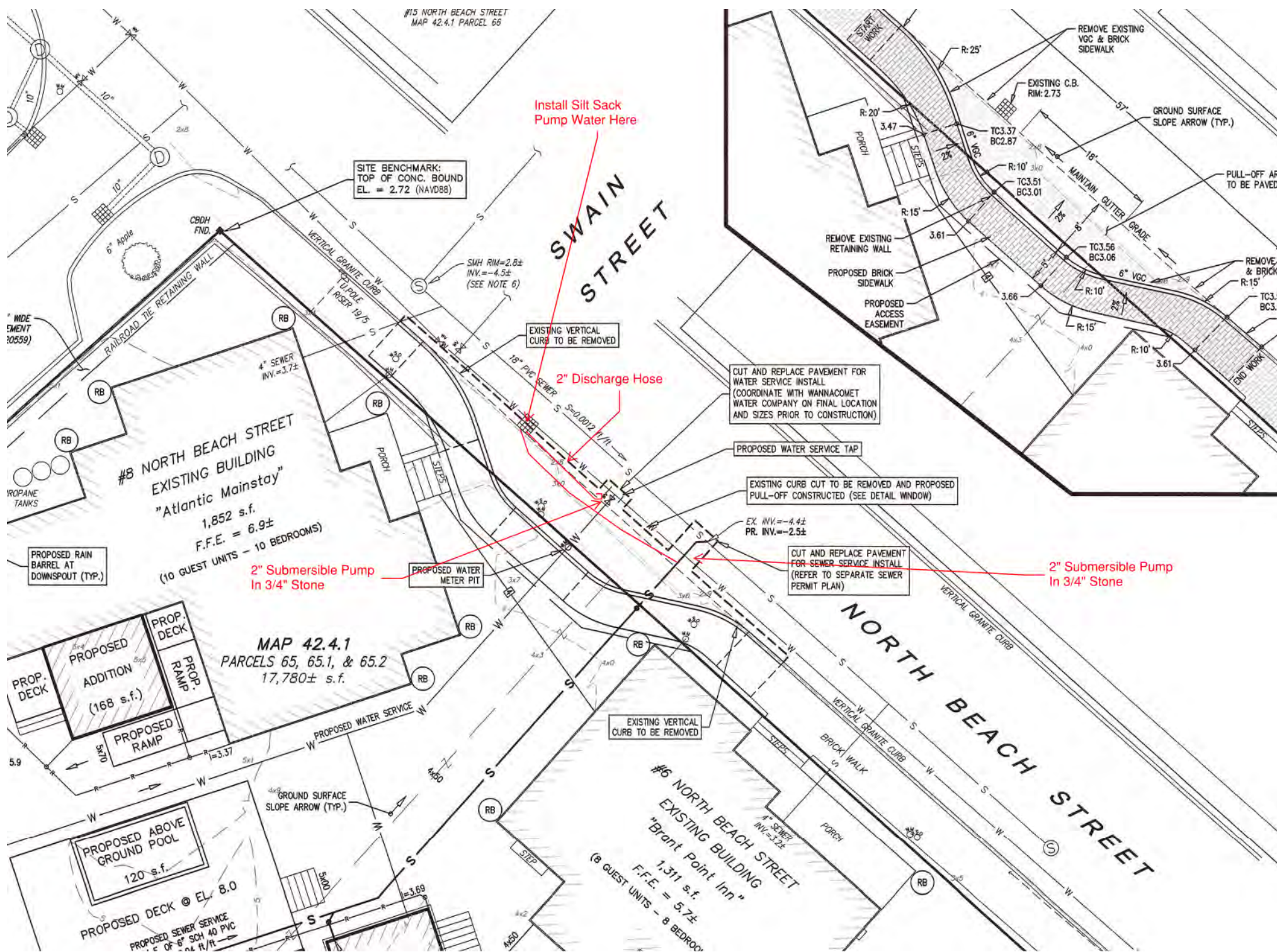
15. The Guest House will provide and cover full cost of bus passes to all Guest House staff.

16. All noise will comply with Nantucket Zoning Bylaw and all other authority having jurisdictions. The Guest House will adhere to the 10:00pm noise curfew. This function is to be representative of previous on-site guest house, under different ownership, of which no or minimal complaints were received on behalf of loud or amplified noise on-site.

17. The Guest House shall be responsible for compliance with all provisions of this Management Plan by its guests and employees.

18. This Management Plan may be modified from time to time by the Guest House, provided that any such amendment is in keeping with the spirit and intent of all approvals and approved by the Planning Board staff, which may refer the changes to the Planning Board for approval, with or without a public hearing.

19. This Management Plan and any future revisions to it shall be available at the reception area of the Guest House. It shall also be filed with the Planning Board and the Nantucket Building Department.



Ms. Ferrantella to note the affordable housing lotteries that are currently open. Ms. Ferrantella did so, explaining the locations for each lottery and the affordability requirements.

4. Request for Select Board Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned "Proposed Drop-off Exhibit."

Planning Director Leslie Snell explained the Planning Board's special permit conditions for this property and the reasoning behind them, having a lot to do with access and traffic. She said that the public sidewalk shift would create a pull-off for traffic purposes; however, would be technically placed on private property, hence the purpose of the requested easement. Attorney Michael Wilson, speaking on behalf of the applicant, explained the details of the subject space. Mr. Fee asked about signage for the area, saying that he does not want to see this area become permanent parking. Ms. Snell said any signage recommendations would go through the Traffic Safety Work Group. Mr. Fee asked if the Historic District Commission (HDC) or Nantucket Historical Commission (NHC) have reviewed this. Mr. Wilson said it has not, because those approvals are not required. Preservation Planner Holly Backus clarified that the project did go through the HDC. Dr. MacNab said he needs additional time to consider this request. Rita Carr of the NHC suggested a review of that group occur. Ms. Holdgate expressed support for the project and the pull-off, noting that it will help alleviate traffic congestion. Chair Mohr said she supports the concept and requested that such requests come to the Board far earlier in the process. Stephen Welch stated that he does not recall the HDC reviewing this project and asked that it be included in further review. The Board was in general agreement to put the item back on the agenda after the Traffic Safety Work Group, NHC and HDC have reviewed and commented.

5. Applicant Introduction/Review of Applications for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery Commission, Coastal Resiliency Advisory Committee, Conservation Commission, Contract Review Committee (Human Services), Council for Human Services, Council on Aging, Cultural Council.

Operations Administrator Erika Mooney read the applicant names from the list contained in the Board's packet. Applicants speaking on their applications were: Michael Leavitt/Airport Commission; Robert Goldszer/Board of Health; Lee Saperstein/Cemetery Commission; Sarah Bois/Coastal Resilience Advisory Committee; Linda Williams/Conservation Commission. Ms. Holdgate asked the two incumbents why the Commission has not moved to the hybrid meeting format, as requested by the Board several months ago. Ms. Williams responded and said that she agrees with moving to the hybrid meeting format and hopes it will happen soon. Ian Golding/Conservation Commission spoke on his application and spoke in support of the hybrid meeting. John Schafer/Conservation Commission spoke in support of his application. Linda Williams spoke on her application for the Council on Aging. Ms. Mooney noted that the Cultural Council will have an additional vacancy due to a resignation. Chair Mohr encouraged applicants for committees/boards/commissions to either attend or watch meetings of the group to which they are applying. Dr. MacNab concurred.

IX. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Culture and Tourism Department. Ms. Gibson introduced the item and explained that Town Administration, starting in April, began a monthly program of departmental reports from each of its departments as the result of a request from the Board to replace quarterly budget reports with more departmental operational and project reports. She introduced Culture and Tourism Director Shantaw Bloise-Murphy to undertake the Culture and Tourism Department report. Ms. Bloise-Murphy reviewed the report as contained in the Board's packet. Mr. Fee complimented Ms. Bloise-Murphy on an impressive presentation. He asked how commuters and visitors are differentiated in data collection. Ms.

Departmental Update

Human Resources

Amanda Perry, HR Director

Teodora Stockigt, Assistant HR Director

9/11/2024



Agenda

- Meet the HR Team
- Organizational Structure
- Mission and Goals
- Key Projects
- Internal HR Services Overview
- Questions

The Human Resources Department

Amanda Perry
HR Director



Teodora Stockigt
Assistant HR Director



Anja Braun
HR Coordinator



Allison Rice
HR Generalist



Anna Kopfler
HR Intern



Budget
Labor Relations
Strategic Planning
Policy
Succession Planning

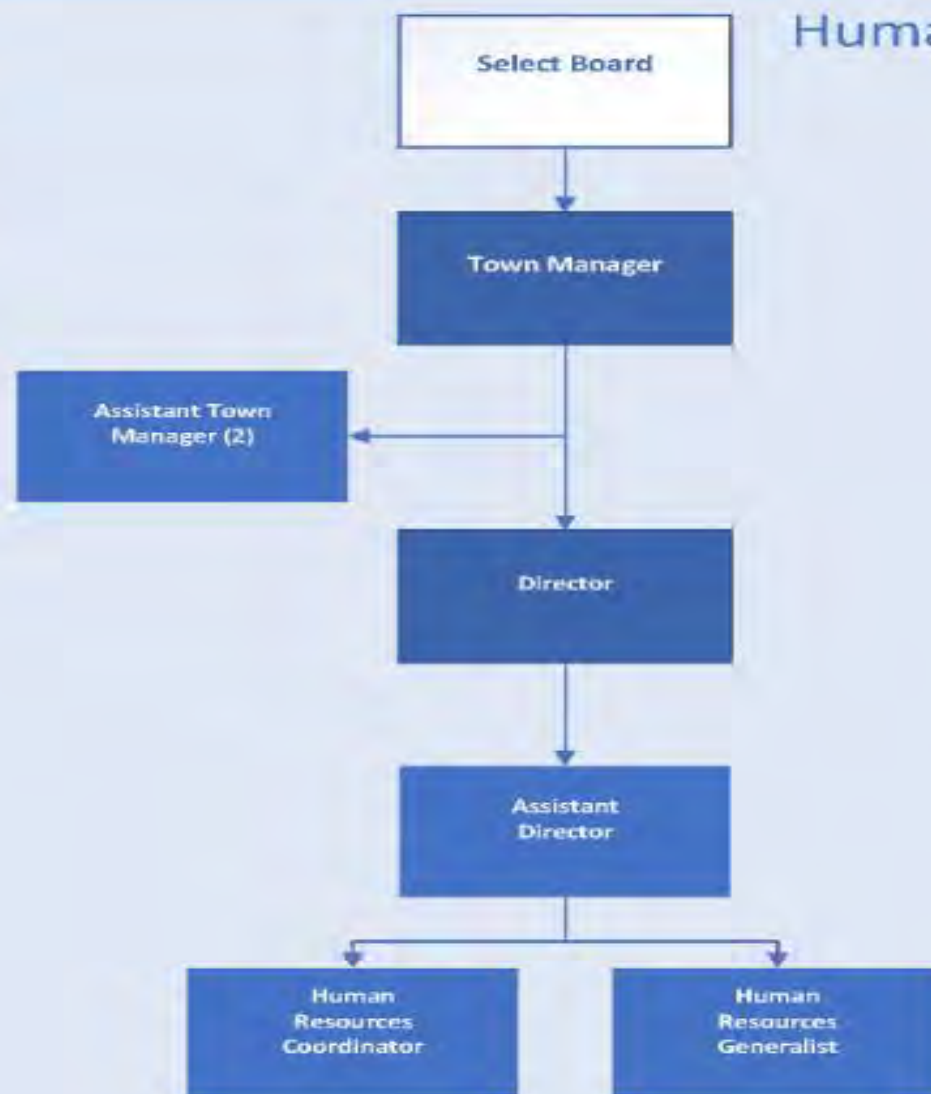
Benefits
Retirement
Safety
Leave Management
Professional Development

Recruitment
Onboarding
Newsletters
Accounts Payable
Budget

Recruitment
Onboarding
Wellness
Public School Liason
Personnel Actions



Human Resources Department



Mission and Goals

Mission

The Human Resources Department is committed to providing Town of Nantucket municipal employees a safe, equitable, positive and productive work environment. We strive to empower our employees to offer exceptional customer service to our community through our leadership in all areas of recruitment, hiring, benefits, employee relations, training and development.

Goals FY24-25

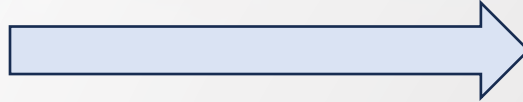
- Administer Town Policies and programs effectively and efficiently, while maintaining compliance with State and Federal laws and requirements.
- Recruit and retain a diverse workforce to meet the needs of the organization.
- Align personnel management and contract negotiations with the goals and objectives of the Select Board strategic plan.

Key Projects: Recruitment & Retention

Since the implementation of our online applicant tracking & onboarding software “Neogov”

809

The total number of applications received online in FY24



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

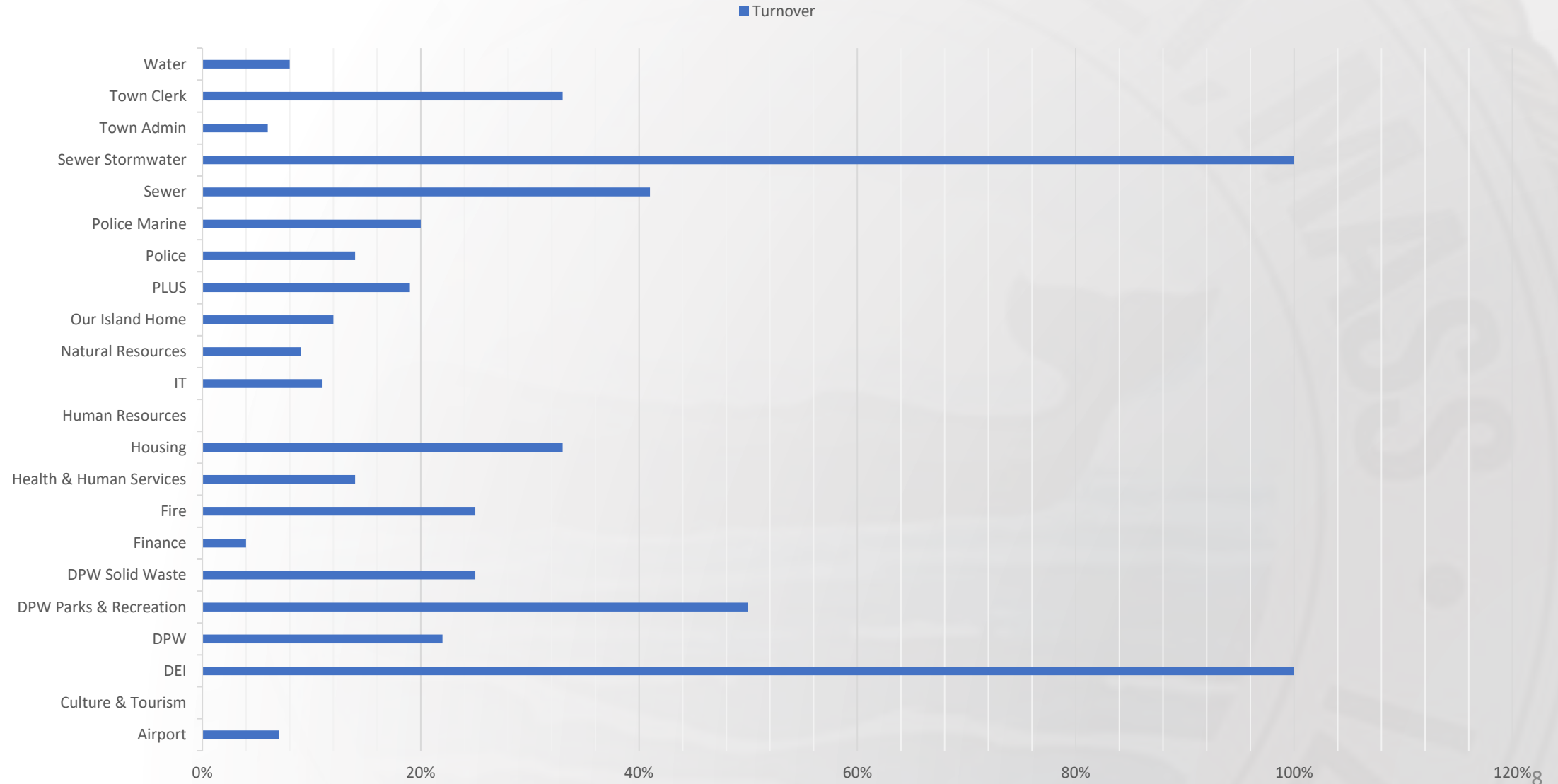
Key Projects: Recruitment & Retention

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

Key Projects: Recruitment & Retention FY24

Fiscal Year 2024 Turnover Percentage By Department



Key Projects: Recruitment & Retention

Updated Hybrid Work & Commuting Policy : May 2024

The Hybrid Work & Commuting Policy applies to Town employees on a case-by-case basis.

Nothing contained in the policy creates any contract between the Town and any Town employee. Not every position is eligible for commuting or hybrid work, and clear expectations and measurable tasks are essential components to considering whether an employee can work remotely.

Policy considerations:

1. Safety sensitive functions of the position
2. Workspace requirements & expectations
3. Costs & reimbursements
4. Emergency closures
5. IT hardware & software
6. Duration & review periods

18

The total number of
employees commuting or
working hybrid

Key Projects: Recruitment & Retention

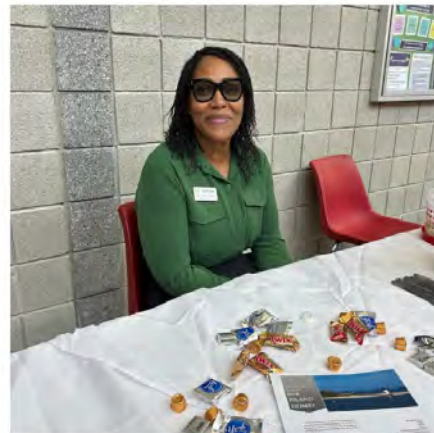
Summer 2024 Seasonal Recruitment Statistics:

Department	Number of Seasonal Staff	Percentage of Returning Staff
Culture & Tourism	10	80.0%
Natural Resources Technician	5	80.0%
Assistant Harbormasters	9	66.7%
Dock Workers	10	60.0%
DPW IWON Program	7	57.1%
Airport	19	52.6%
Lifeguard	55	43.6%
Community Service Officers	38	42.1%
DPW Intern	3	33.3%
DPW & Solid Waste Seasonal Laborer	5	0.0%
HR Intern	1	0.0%
Sewer Intern	1	0.0%
	163	



Key Projects: Recruitment & Retention

Nantucket Highschool Job Fair



The Town of Nantucket participates annually in the Nantucket High School Job Fair, showcasing opportunities across multiple departments. High School students had a chance to explore various career paths and engage with our team. We were thrilled to answer their questions and provide guidance on potential career journeys for the Town.

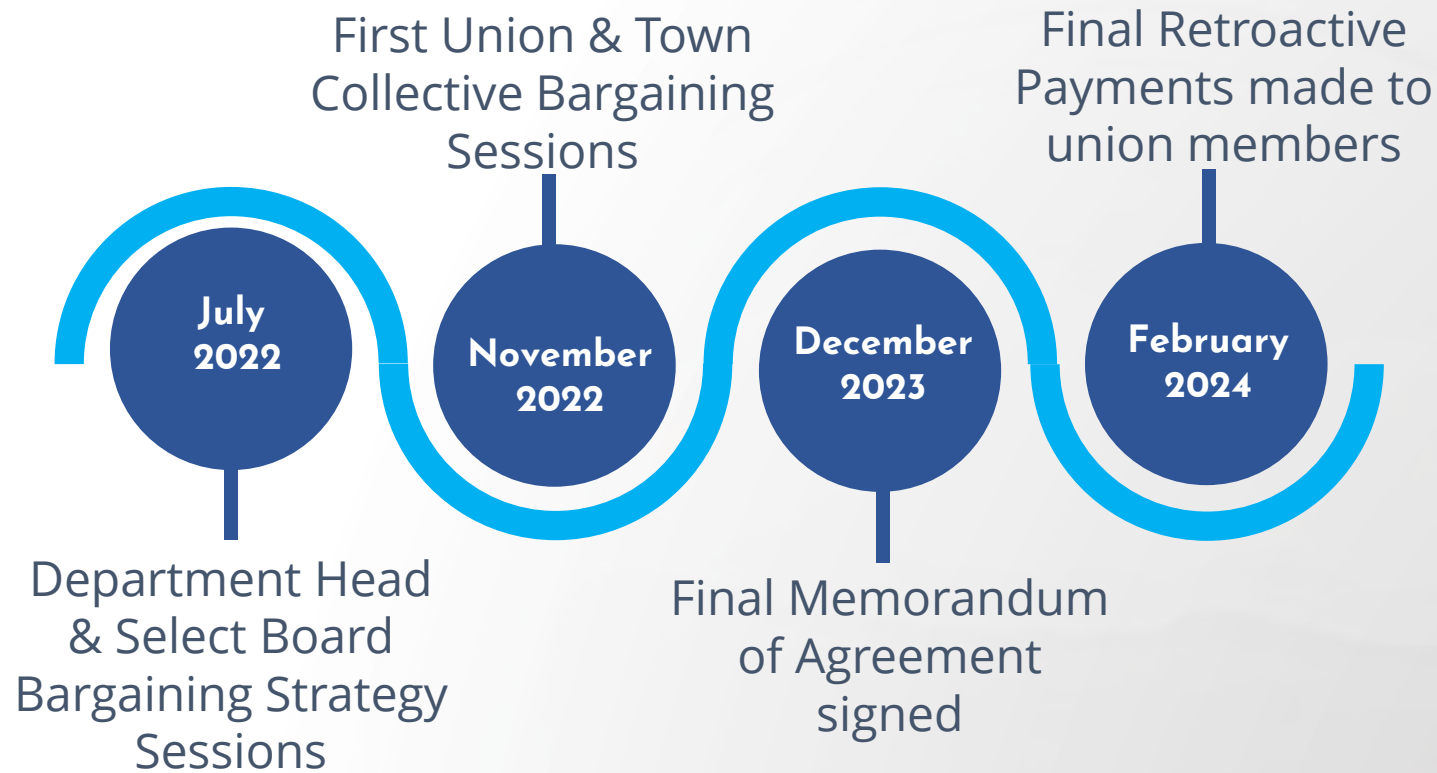
Key Projects: Recruitment & Retention

Boys & Girls Club Partnership



The Town of Nantucket has partnered with the Nantucket Boys & Girls Club to promote careers in STEAM (science, technology, engineering, arts, and mathematics). NBGC members have been attending field trips to various town department sites. They are learning so much about how the town works and having lots of fun along the way. Thank you to all the Town departments who have hosted field trips!

Key Projects: Labor Relations



➤ Average number of meetings = 6

➤ 5 out of 6 Town contracts finalized before expiration

**Contract Negotiations for the period of
July 1, 2023 – June 30, 2026**

Key Projects: Ongoing Professional Development

July 2024: Building Evacuation & Active Attacker Training

May 2024: Leadership Training

March 2024: MUNIS Technology Training

February 2024: Ethics Compliance Training

January 2024: Burnout: Explore, Refresh, Engage

HR Internal Services: HR Technology Investments

NEOGOV

eF

Neogov eForms - Employee document management solution

- Implementation completed as of April 30, 2024; New product launched May 1, 2024
- Application: Utilized during Open enrollment in May of 2024
- Benefits overview: Help build and automate routing workflows, create online forms, and manage all employees' documents electronically

LE

Neogov Learn - Learning management system

- Implementation completed as of July 31, 2024; New product to be launched beginning of August 2024
- Application: We are actively working on building customized courses and grow our pre-built library
- Benefits overview: Assist with keeping employees informed of training requirements and due dates with automated notifications and reminders to increase engagement and improve completion rates. We can assign coursework, enable training to be completed from anywhere (for our remote workers) and set up reminders for licenses and certificates that expire. We can group courses into learning plans for new supervisor training.

HR Internal Services: Annual Open Enrollment

Open enrollment for plan year 2024-2025 ended May 31, 2024

- In-person education sessions with participating insurance carriers were held in May
 - 6 insurance carriers visited the island; 6-day tour across Town Departments;
 - 6 meetings a day held per insurance carrier; 6 locations suitable for large groups;
- Automated process with NEOGOV eForms
 - eForms User Guide provided to employees to help them navigate through the platform

168

The total number
enrollment requests
processed

63

The total number of
employees who
submitted electronic
enrollment requests

HR Internal Services: Retiree Communication

- 1:1 “Retirement Readiness” consultations with HR upon employee’s request
- In-person “Pre-retirement planning” sessions with Barnstable County Retirement Association and Nationwide held once a year
- Future projects and initiatives:
 - Offer an in-person education session with Medicare/ Social Security
 - Explore more pre-retirement planning courses and webinars through our 457 B retirement plan advisors
- Great resources available on the HR website – guides, retirement checklists, handbooks, applications

22

The total number of
retirees in FY24

10 - 32

Range in years of
service of employees
retired in FY24

HR Internal Services: Safety & Wellness Advisory Group

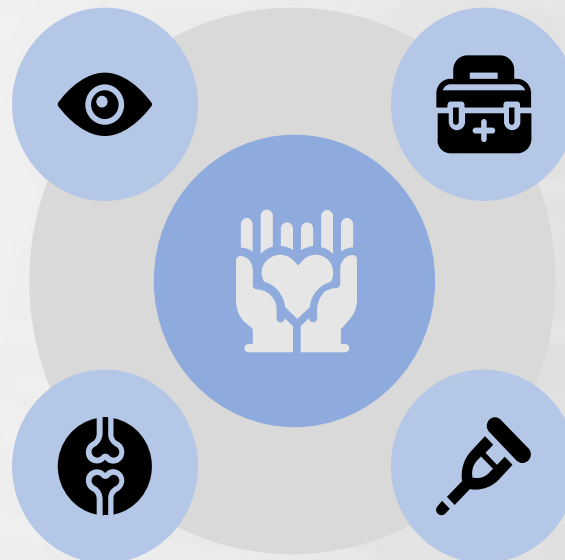
Workers Compensation program

- TPA Overview: Future Comp
- HR: Administration and record keeping; OSHA reporting
- TON Safety and Wellness Advisory Group (structure, mission, goals, schedule)

Mission: The Town of Nantucket Safety Committee is committed to maintaining a safe work environment which actively involves all employees in identifying, preventing, and correcting workplace safety issues to reduce accidents and injuries. We are committed to the safety and welfare of all employees through prevention, education and awareness with the ultimate goal of reducing or eliminating workplace accidents. The mission of the Town Safety Committee is to develop and implement effective policies and procedures that reduce or eliminate accidents and injuries through training, education, and inspections.

01 Identify

02 Correct



Prevent 03

Report 04

QUESTIONS?



Departmental Update

Natural Resources
Department

Jeff Carlson, Director

9/11/2024



Natural Resources Department

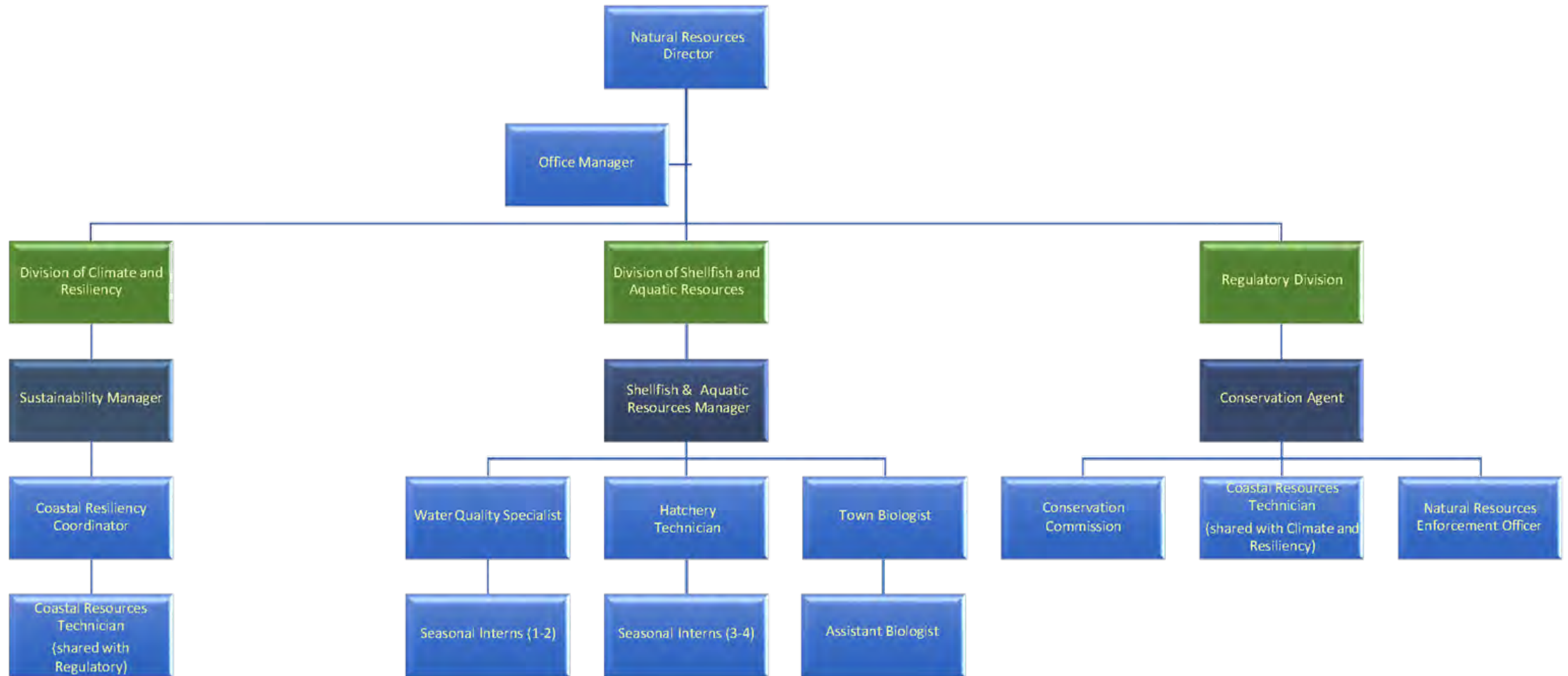
Natural Resources are at the core of what defines Nantucket Island. Healthy waters, conserved land, open space, protected resources and Nantucket's world class fisheries are the key components to the high quality of life on Nantucket.

Our vision is to preserve, protect and restore Nantucket's natural resources in a sustainable and resilient manner through responsible active management, research, regulation enforcement, collaboration, education and outreach for the Nantucket community

1. Mission and Goals

Goals FY24-25

- Create inventory of existing plan goals and regulations to identify overlap or program gaps
- Improve public outreach with special focus on projects and habitat related data
- Develop the Sustainability program within NRD
- Improve departmental standard operation procedures
- Enhance on-island collaborations for environmental goals
- Set and adhere to schedule for regular regulation/policy review and updates



The Three Divisions of NRD

- Division of Climate and Resiliency
 - This division is primarily focused on how we as a community are adapting our current practices to a changing natural environment. This is done through properly identifying threats like climate change and sea level rise and providing data driven management options for public discussion and adoption.
 - Vince Murphy, Sustainability Programs Manager – Division Head
 - Leah Hill, Coastal Resiliency Coordinator
 - Morgan Nelson, Coastal Resources Technician



The Three Divisions of NRD

- Division of Shellfish and Aquatic Resources
 - This division is primarily focused on the management of our surface water bodies and the habitats found within. Operating out of the Brant Point Shellfish Hatchery this division uses field collected data to develop programs to enhance or restore these critical ecosystems.
 - Tara Anne Riley, Shellfish and Aquatic Resources Manager – Division Head
 - Emma Morgan, Water Quality Specialist
 - Joe Minella, Hatchery Technician
 - Griffin Harkins, Assistant Biologist



The Three Divisions of NRD

- Regulatory Division

- This division is tasked with enforcement of all pertinent environmental regulations. This includes the Wetlands Protect Act, shell fishing regulations and fertilizer regulations to name a few. The primary focus of this division is to educate and be a resource for the public while creating a fair and transparent application of all applicable regulations.
- Will Dell'Erba, Conservation Agent - Division Head
 - JC Johnsen, Natural Resources Enforcement Officer
 - Morgan Nelson, Coastal Resources Technician



3. FY 24 Budget

	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2025 Budget
Payroll					
Salary & Wages	\$759,880	\$759,015	\$941,403	\$1,056,443	\$1,213,626
Medicare	\$10,610	\$10,697	\$13,298	\$15,318	\$17,598
Overtime	\$1,518	\$1,810	\$690	\$2,500	\$2,500
PAYROLL TOTAL	\$772,008	\$771,522	\$955,391	\$1,074,261	\$1,233,724
Operating					
Professional Services	\$125,793	\$134,494	\$121,212	\$148,512	\$173,512
Repair & Maintenance	\$3,307	\$4,836	\$6,496	\$30,000	\$30,000
Utilities	\$2,377	\$2,295	\$2,496	\$2,500	\$2,500
Supplies	\$1,722	\$2,003	\$2,173	\$2,000	\$2,000
Travel	\$543	\$1,153	\$1,612	\$1,500	\$1,500
Other Chgs & Exp	\$0	\$2,033	\$3,483	\$100	\$100
Leases & Equipment	\$0	\$1,988	-\$194	\$0	\$0
OPERATING TOTAL	\$133,742	\$148,801	\$137,279	\$184,612	\$209,612
TOTAL	\$905,750	\$920,323	\$1,092,670	\$1,258,873	\$1,443,336

4. FY 25 EIRs and Capital Requests

- **Expense Increase Requests:**
 - Education and Compliance Specialist – Approved \$25,000 for a consultant
- **Approved Capital Requests:**
 - Environmental Justice Assessment & Policy Development - \$125,000
 - Baseline Environmental Data - \$500,000 (yearly request)
 - Coastal Resiliency Planning - \$1,250,000 (yearly request)

5. Key Projects - Active

- Miacomet Pond Dredging
- Nantucket Harbor Watershed and Groundwater Study
- Downtown Neighborhood Flood Barrier
- Sediment Transport and Dredge Plan
- Harbor Plan Update
- Eelgrass, Bay Scallop and Whelk Survey
- Departmental Strategic Plan Update
- Bay Scallop Larval Release Program
- Sesachacha Pond Living Shoreline



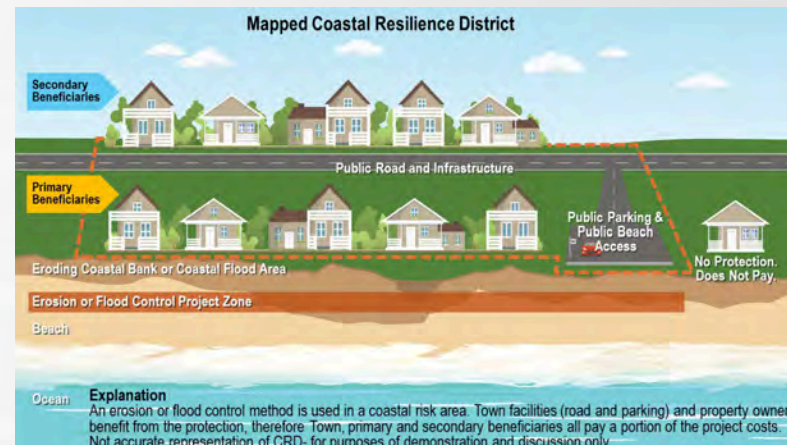
6. Recent Achievements

- Installed second phytoplankton bioreactor at Brant Point Shellfish Hatchery
- Moved 14 million bay scallop seed from stranding areas to safer harbor locations
- Received a \$1,000,000 grant to aid in dredging Miacomet Pond; permitting underway
- Completed annual water quality report, and completed annual eelgrass, bay scallop and whelk survey
- Updated the Wetland Protection Regulations
- Implemented departmental project management systems
- Completed first draft of the Nantucket and Madaket Harbors Action Plan Update
- Weekly Harmful Algal Bloom Updates



7. Challenges and Opportunities

- Challenges:
 - Increasing construction costs and permitting costs
 - Environmental Justice
 - Outreach and engagement
- Opportunity:
 - Project open houses
 - Growing collaborations both public and private



PUBLIC MEETING

We need your input!

Nantucket and Madaket Harbors Action Plan Update

We are hosting another public meeting to review draft recommendations for the new Nantucket and Madaket Harbors Action Plan.

Your participation will ensure the plan reflects the community's needs and values.

For more information, visit the town website or QR code above, or contact Kim Starbuck at kimberly.starbuck@umb.edu.



JOIN US!

Mon., August 19, 2024
4:00 - 6:00 PM

Nantucket Community Room
4 Fairgrounds Road

Remote option available: Visit QR code or Town Website

Come share your input on:

- Natural resources
- Coastal resiliency
- Public access
- Boating
- Fishing
- And more!

Natural Resources Department

- 131 Pleasant Street
- 508-228-7230
- Facebook, Instagram
- Project pages on the Town website

Let's work together to keep the outside nice...



FY2026 GENERAL FUND PRELIMINARY BUDGET PROJECTIONS

Select Board

September 11, 2024

Finance Department

Brian E. Turbitt, Finance
Director



PROPOSITION 2 ½

- What is Proposition 2 ½?
 - Proposition 2 ½ is a voter initiative law that limits the property tax levy of cities and towns that came into effect in 1982.
- What is the Property Tax Levy?
 - The property tax levy is the revenue a community can raise through real and personal property taxes. The property tax levy is the largest source of revenue for most cities and towns.
 - In Nantucket the tax levy represents approximately 85% of all General Fund Revenue.
- How is the Levy Limit Calculated?
 - A levy limit for each community is calculated annually by the Department of Revenue. It is important to note that a community's levy limit is based on the previous year's levy limit and not on the previous year's actual levy.

PROPOSITION 2 ½

- How is the Levy Limit Increased?
 - Allowable 2.5 percent increase
 - New Growth
 - Overrides (Permanent increases to Levy Limit)
 - Temporary Exclusions
 - Debt Exclusions
 - Capital Exclusions

PRELIMINARY FY2026 LEVY LIMIT

<u>FY2026 Preliminary Revenue Projection:</u>		
	FY25 Projected	FY26 Projected
FY2025 Levy Limit (PROJECTED)	107,432,929	111,368,749
2.5% Increase	2,685,820	2,784,219
New Growth	1,250,000	1,250,000
Override	-	-
FY2025 Allowable Levy Limit (PROJECTED)	111,368,749	115,402,968
Debt Exclusion - Current	11,996,723	11,677,219
Capital Exclusion	4,338,916	850,000
FY2025 Maximum Allowable Levy	127,704,388	127,930,187

FY2026 PROJECTED LOCAL RECEIPTS

	<i>FY2025 REVENUE PROJECTION</i>	<i>FY2026 REVENUE PROJECTION</i>	
II. LOCAL RECEIPTS			
1. Motor Vehicle Excise Taxes	3,900,000	3,900,000	
2. Other Excise Taxes - Rooms	13,500,000	13,500,000	
2. Other Excise Taxes - Meals	1,000,000	1,000,000	
2. Other Excise Taxes - Boat	30,000	30,000	
2. Other Excise Taxes - Cannabis	75,000	75,000	
3. Penalties & Interest on Taxes and Excises	600,000	600,000	
4. Payments in Lieu of Taxes	8,000	8,000	
5. Charges for Services	29,000	29,000	
6. Fees	693,300	693,300	
7. Rentals	575,000	575,000	
8. Other Departmental Revenue	295,000	295,000	
9. Licenses and Permits	1,975,000	1,975,000	
10. Fines and Forfeits	350,000	350,000	
11. Investment Income	750,000	3,750,000	
12. Miscellaneous Recurring	-	-	
13. Miscellaneous Non-Recurring (Indirect Costs)	-	-	
Total Local Receipts	<u>23,780,300</u>	<u>26,780,300</u>	-

FY2026 REVENUE PROJECTIONS

	<i>FY2025 REVENUE PROJECTION</i>	<i>FY2026 REVENUE PROJECTION</i>
GENERAL FUND REVENUE SUMMARY		
I. TAXES - REAL ESTATE AND PERSONAL PROPERTY	127,704,388	127,930,187
Less: Abatements & Exemptions	(400,000)	(400,000)
II. LOCAL RECEIPTS	23,780,300	26,780,300
1. Motor Vehicle Excise Taxes	3,900,000	3,900,000
2. Other Excise Taxes (Meals, Room, Boat)	14,605,000	14,605,000
3. Penalties & Interest on Taxes and Excises	600,000	600,000
4. Payments in lieu of Taxes	8,000	8,000
5. Charges for Services	29,000	29,000
6. Fees	693,300	693,300
7. Rentals	575,000	575,000
8. Other Departmental Revenue	295,000	295,000
9. Licenses and Permits	1,975,000	1,975,000
10. Fines and Forfeits	350,000	350,000
11. Investment Income	750,000	3,750,000
12. Miscellaneous Recurring	-	-
13. Miscellaneous Non-Recurring (Indirect Costs)	-	-
III. STATE LOCAL AID	5,008,338	5,008,338
TOTAL GENERAL FUND REVENUE - PROJECTED	<u>156,093,026</u>	<u>159,318,825</u>

HISTORICAL ACTUAL REVENUE

- FY2020 – FY2024 Actuals

	FY2020	FY2021	FY2022	FY2023	FY2024	CAGR
Real Estate & Property Taxes	82,955,094	89,169,545	95,470,203	101,015,051	117,745,464	9.2%
Allowance for Abatements	(273,009)	(357,237)	(481,748)	(469,882)	(545,557)	18.9%
Excise Tax - Motor Vehicles	2,946,898	3,329,078	4,228,648	4,397,378	3,847,157	6.9%
Other Excise Tax - Boat Excise Tax	36,371	34,576	39,428	36,729	37,553	0.8%
Other Excise Tax - Rooms Tax	5,553,749	7,980,286	12,498,515	13,237,514	13,678,171	25.3%
Other Excise Tax - Meals Excise tax	1,141,414	851,755	1,445,562	1,638,059	1,657,017	9.8%
Marijuana Local Option Tax	-	101,728	85,341	80,489	63,970	na
Penalties and Interest on Taxes and Excises	587,727	793,136	932,713	1,162,325	989,610	13.9%
Payment in Lieu of Taxes	12,066	16,524	13,696	4,877	11,580	(1.0%)
Charges for Services	29,438	75,471	76,048	70,462	80,128	28.4%
Fees	855,974	1,138,537	1,198,345	1,153,973	1,015,234	4.4%
Rentals	660,077	640,115	612,436	770,261	873,621	7.3%
Other Departmental Income (1)	864,247	731,743	1,236,477	584,717	1,753,063	19.3%
License & Permits	1,323,342	1,747,956	1,949,297	1,909,182	1,768,010	7.5%
Fines and Forfeits	284,336	267,041	391,526	397,764	416,862	10.0%
Investment Income	436,896	220,510	261,320	2,371,278	5,090,213	84.8%
Miscellaneous Recurring Income (RDS Retiree Drug Subsidy)	-	-	-	-	-	na
Miscellaneous Non-Recurring Income (Indirect Costs, transfers)	616,300	616,300	467,300	500,300	537,300	(3.4%)
State Local Aid	3,933,911	3,928,363	3,961,774	4,424,675	4,854,270	5.4%
Total Revenues	101,964,830	111,285,427	124,386,879	133,285,150	153,873,666	10.8%

FY2026 PRELIMINARY EXPENDITURES

GENERAL FUND EXPENSE SUMMARY	FY2025	FY2026
	APPROVED BUDGET	BUDGET PROJECTION
Salaries - Town	29,990,604	32,059,678
Salaries - School	33,345,870	36,013,651
Transfer to Community School	600,000	600,000
Salaries - Town & School	63,936,474	68,673,329
Operating Expenses - Town	17,826,747	17,429,471
Operating Override - 2011 Mosquito Control	185,994	190,644
Operating Expenses - School	6,832,525	6,450,000
Transfer to Community School	-	-
Operating Expenses - Town & School	24,845,266	24,070,115
Medical Insurance - Active Employees	13,095,940	13,881,697
Medical Insurance - Retired Employees	4,872,704	5,165,066
Medical Insurance	17,968,644	19,046,763
Laborer's Union Pension	75,000	75,000
Workers' Compensation	410,960	484,932
Life Insurance	6,500	6,500
Compensation Unemployment	175,000	175,000
General Insurance (other)	4,104,292	4,719,936
Total General & Other Insurance	4,771,752	5,461,368
Retirement	7,044,101	7,642,850
Debt Service - Principal & Interest	12,447,065	14,648,042
TOTAL GENERAL FUND OPERATING EXPENSES - PRELIMINARY	131,013,302	139,542,467

FY2026 PRELIMINARY EXPENDITURES

	FY2025 APPROVED BUDGET	FY2026 BUDGET PROJECTION
Other Articles - Includes Special Fund Transfers	7,849,688	3,697,978
Unpaid Bills	45,535	-
County Assessment	231,288	237,070
Health and Human Services	650,000	650,000
Special Purpose Stabilization for Substance Abuse	175,000	
Reserve Fund	500,000	500,000
Other Post-Employment Benefits Trust Fund (OPEB)	1,000,000	500,000
Capital Project Stabilization Fund	1,000,000	-
Stabilization Fund	1,000,000	-
Special Purpose Stabilization Fund for Town Employee Accrued Liabilities	750,000	-
Affordable Housing Trust Fund	1,013,044	-
Town & School Minimum Capital Funding Requirement	1,484,821	1,810,908
General Fund Transfers to Enterprise Funds & Other Funds		
Transfer to Our Island Home	5,384,453	5,519,064
Transfer to Solid Waste Enterprise Fund (SWEF)	11,588,710	11,878,428
Transfer to Stormwater	512,500	525,313
TOTAL OTHER ARTICLE APPROPRIATIONS	25,160,351	21,620,783
Other Statutory Expenditures	1,267,519	1,267,519
Overlay and other deficits	1,267,519	1,267,519
TOTAL GENERAL FUND EXPENSES - PRELIMINARY	157,441,172	162,430,769
TOTAL PROJECTED REVENUE	-	159,318,825
TOTAL PROJECTED EXPENSES		162,430,769
PROJECTED EXCESS LEVY CAPACITY		<u>(3,111,945)</u>

HISTORICAL ACTUAL EXPENSES

- FY2020 – FY2024 Actual

	FY2020	FY2021	FY2022	FY2023	FY2024	CAGR
Salaries - Town	19,897,406	19,721,693	20,733,475	22,588,206	25,350,910	6.2%
Salaries - School	24,656,590	25,404,019	24,097,032	27,210,851	29,717,628	4.8%
Transfer to Community School	500,000	550,000	500,000	550,000	600,000	4.7%
Operating Expenses - Town	6,577,626	7,108,141	6,682,683	8,861,083	11,381,406	14.7%
Operating Override - 2011 Mosquito Control	131,045	110,500	93,700	122,050	127,060	(0.8%)
Operating Expenses - School	5,183,038	5,748,955	6,418,877	6,830,639	5,740,818	2.6%
Medical Insurance	12,495,203	12,907,311	12,759,436	14,021,309	14,615,472	4.0%
Other Group Insurance	215,022	539,736	520,698	616,249	522,116	24.8%
General Insurance (other)	1,387,540	1,404,370	1,803,379	1,991,163	2,589,252	16.9%
Debt Service	8,912,852	9,208,243	9,733,804	11,315,721	14,859,196	13.6%
Retirement	4,750,913	5,639,866	5,666,710	5,846,976	6,492,260	8.1%
Total General Fund Operating Budget Items	84,707,235	88,342,834	89,009,793	99,954,246	111,996,118	7.2%
Other Articles & Special Revenue Fund	2,094,457	1,899,901	2,895,435	7,858,309	9,653,896	46.5%
County Assessment	170,201	170,201	174,455	174,707	179,075	1.3%
Health and Human Services	450,000	650,000	650,000	650,000	650,000	9.6%
Reserve Fund	-	-	500,000	500,000	340,000	na
Other Post-Employment Benefits Trust Fund (OPEB)	500,000	-	500,000	1,000,000	500,000	0.0%
Capital Project Stabilization Fund	-	-	-	1,250,000	-	na
Stabilization Fund	-	-	-	1,500,000	-	na
Town Employee Accrued Liability Stabilization	-	-	-	1,500,000	-	na
Affordable Housing Trust Fund	-	-	-	-	6,500,000	na
Town & School Combined / Non-Recurring (2)	974,256	1,079,700	1,070,980	1,283,602	1,484,821	11.1%
Enterprise Fund Transfers	8,465,845	9,843,105	12,002,995	13,171,306	17,225,335	19.4%
Transfer to Our Island Home	2,276,181	3,500,000	5,000,000	5,125,000	5,253,125	23.3%
Transfer to Solid Waste Enterprise Fund (SWEF)	6,189,664	6,343,105	6,502,995	8,046,306	10,582,210	14.3%
Transfer to Solid Waste Enterprise Fund 33B EOY	-	-	-	-	890,000	na
Transfer to Solid Waste (Free Cash)	-	-	500,000	-	-	na
Transfer to Stormwater	-	-	-	-	500,000	na
Other Statutory Expenditures (Cherry Sheet Offsets)	513,116	999,240	959,730	1,169,579	1,422,217	29.0%
Total Appropriations and Other Statutory Expenditures	95,780,653	101,085,080	104,867,953	122,153,440	140,297,566	10.0%

To Be Determined

- Select Board Priorities
 - Strategic Plan Potential Revision/New Priorities
- Town Administration Priorities (New & Continuing)
 - Continuing Priorities
 - Solid Waste long-term planning
 - Public Outreach
 - Facilities – personnel, professional services for maintenance & repairs, administrative management, results from facilities maintenance study
 - Employee retention/succession strategies (training, certifications, etc.)
 - Infrastructure and Capital projects funding
 - Project Management/Grant Administration – professional services
 - Stormwater - personnel, professional services, equipment
 - Central Fleet Maintenance - results from central fleet maintenance assessment study
 - Housing & Real Estate Office Staffing
- Citizen Warrant Articles
- School Priorities
- Free Cash
 - Town expects Free Cash to be submitted for certification the week of October 14th, 2024
- Local Receipts (Q1/FY25)
- Health Insurance
- NOAA North Atlantic Right Whale Vessel Strike Reduction Rule
- Local Aid
- NRTA (Service Changes)
- PFAS
- Potential Fee Adjustments
- Competing Capital Priorities
- Paid Family and Medical Leave
- Continued review of collective bargaining agreement and non-union compensation impact
- Vineyard Wind Farm failure impact

Brian E. Turbitt, Finance Director
bturbitt@nantucket-ma.gov



September 11, 2024 – Select Board Meeting

As of 07/28/24 08/15/24 09/05/24

2025 Annual Town Meeting & Election Scheduling

Considerations:

- Availability of key officials; E-voting
- Days of the week
- School concerns
- Holiday or other events*
- Other Town concurrent activities

ATM

*Dates for consideration ***

Sat, April 5

Mon, April 7

Sat, April 12 (Passover starts)

Mon, April 14 (Passover week) (not sure if this is an option?)

April 21 – 25 – School Vaca Week

Sat, May 3

Mon, May 5

Sat, May 10

Mon, May 12

Other Information

- Timeline to follow

ATE

IF April 5 or 7: Tues, April 15 [NOTE: Article 83 of 2022 ATM (attached) “requests” that the Select Board allow at least 14 days between the ATM and the ATE; it is non-binding]; if Board allows this, then ATE could be Tues, Apr 29

IF April 14: Tues, April 29 (again, not sure 4/14 is an option)

IF May 3 or 5: Tues, May 20

IF May 10 or 12: Tues, May 27 (day after Memorial Day - ?)

*NPS Winter Vacation Week: Feb 24 – Mar 28

Passover begins: Sat, Apr 12, ends Sun, Apr 20

Easter: Sun, Apr 20

NPS Spring Vacation Week: Apr 21 – 25; Patriot’s Day – Mon, Apr 21

Daffodil Weekend: Sat, Apr 26

Memorial Day: Mon, May 26

** APRIL not recommended due to project timeline for OIH

Recent ATM/ATE dates:

2024: ATM – Tues, May 7; ATE – Tues, May 21

2023: ATM – Sat, May 6; ATE – Tues, May 23

2022: ATM – Mon, May 2; ATE – Tues, May 20

2021: ATM – Sat, Jun 5 (outdoors); ATE – Tues, Jun 15