SELECT BOARD

Minutes of the Meeting of October 2, 2024. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Brooke Mohr, Thomas Dixon, Matt Fee, and Dr. Malcolm MacNab. Dawn Holdgate was not present.

I. CALL TO ORDER

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

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the Announcements.

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

2. Town Council Study Committee to Hold Public Forums on Proposed New Town Council Form of Government on Saturday, October 5, 2024 at 10:00 AM and Thursday, October 10, 2024 at 5:30 PM; Both Meetings to be Hybrid with In-Person at the Public Safety Facility Community Room at 4 Fairgrounds Road and Remote Via Zoom Webinar (See https://www.nantucket-ma.gov/3308/Public-Events for Links).

3. Select Board Announcements/Comments.

There were no Comments.

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

1. Response to Public Question from September 25, 2024 Select Board Meeting Regarding Article 36 of 2024 Annual Town Meeting (Non-Binding Appropriation for Independent African Meeting House Vandalism Investigation). Chair Mohr responded and indicated she will be sending information requested at the September 25th meeting to the commenter and that there will be more information next week.

V. PUBLIC COMMENT

Megan Perry commented on the Surfside Crossing 40B project and referenced several emails from 2023 and 2024 regarding various issues associated with the project, including an agreement she indicated has been made between the Town and the developer. Chair Mohr advised Ms. Perry that her 3-minute Public Comment time limit has been exceeded. Ms. Perry continued speaking. An exchange ensued with a member of the audience who spoke without being recognized. Chair Mohr repeatedly requested Ms. Perry to end her comments. Ms. Perry continued speaking and the microphone was turned off. Ms. Perry continued speaking. Mr. Fee requested that Ms. Perry cease speaking. Ms. Perry continued speaking. Town Counsel Giorgio advised the Board of the Board’s options regarding a speaker who exceeds their time limit. Ms. Perry continued speaking. She concluded with a request for an agenda item. Chair Mohr advised that she put her request in writing. Chair Mohr advised Ms. Perry that her public comment time for this meeting is complete.

Linda DeRensis commented on the same topic that Ms. Perry spoke on with respect to the Surfside Crossing project.

Ashley Erisman commented on the same topic and spoke on transparency in Town government. She asked that her remaining time be “yielded” to Ms. Perry.

Ms. Perry continued speaking on the 40B project, including concerns and alternate uses of the site.

Bruce Perry spoke on the same topic and asked that his time be "yielded" to Ms. Perry.

Ms. Perry continued speaking on several topics relating to this project.

Campbell Sutton spoke on the same topic as Ms. Perry. She also spoke on September 17, 2024 special town meeting warrant articles. Chair Mohr advised Ms. Sutton that her public comment time has expired. Ms. Sutton continued speaking.

Tim Lepore spoke in support of the alternate use suggestions that Ms. Perry put forward.

Diane Cabral commented on the 3-minute public comment time as being too short, for important topics.

Diane Coombs and Emily Molden spoke in support of the alternate use suggestions that Ms. Perry put forward.

Joan Stockman and Meridith Lepore spoke against the Surfside project and in favor of Ms. Perry's suggestions.

VI. NEW BUSINESS
There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; seconded by Dr. MacNab; so voted 4-0.

1. Approval of Minutes of September 25, 2024 at 5:30 PM.

2. Approval of Payroll Warrants for September 29, 2024.

3. Approval of Treasury Warrants for October 2, 2024.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Resignation Acceptances: Capital Program Committee; Zoning Board of Appeals. Mr. Dixon moved to accept the resignation of Stephen Welch from the Capital Program Committee, effective immediately, and Michael J. O'Mara from the Zoning Board of Appeals, effective following the last meeting of December 2024, which is currently scheduled for December 12, 2024, with thanks to both for their service; seconded by Dr. MacNab; so voted 4-0.

2. Housing Office:
a) Request for Discharge of Housing Rehabilitation Loan Program Mortgage for 119 Hummock Pond Road. Housing Director Kristie Ferrantella reviewed the request, noting that the conditions of the mortgage have been met. Mr. Fee moved approval as recommended; seconded by Dr. MacNab; so voted 4-0.

b) Request for Approval and Execution of Purchase and Sale Agreement for 19A First Way. Ms. Ferrantella reviewed the item and said that use of the property would be municipal. Mr. Fee asked who will perform the necessary repairs indicated in the packet. Ms. Ferrantella explained that a firm currently under contract will do the work. Mr. Fee moved approval; seconded by Mr. Dixon; so voted 4-0.

3. Airport:
a) Request for Borrowing Authorization for Grant Funded PFAS Response and Mitigation Project, Pursuant to Vote on Article 94 of 2021 Annual Town Meeting and Chapter 348 of the Acts of 2022. Airport Manager Noah Karberg explained the request. Dr. MacNab moved approval as requested; seconded by Mr. Fee; so voted 4-0.

b) Request for Approval of Grant of License with Nantucket Electric Company/National Grid for Underground Electric Distribution System for Airport Property on Airport Road and Monohansett Road for Service to New South Ramp Expansion Noise Monitoring System and Ramp Lights (Will Require Easement/Town Meeting Approval). Mr. Karberg explained the request. Mr. Dixon moved approval; seconded by Mr. Fee; so voted 4-0.

4. Zoning Board of Appeals: Request for Special Counsel Regarding Surfside Crossing Remand. Chair Mohr reviewed a memo sent to the ZBA requesting additional information on its request, noted that a response has not been received, and as a result, the Board will not take up this matter tonight.

IX. TOWN MANAGER'S REPORT
1. Monthly Departmental Report: Department of Public Works and Solid Waste. Ms. Gibson introduced DPW Director Andrew Patnode, Assistant DPW Director/Operations Richard Moore and Solid Waste Manager Chris Lowe. Mr. Patnode noted that Parks & Recreation Manager Charles Polachi is also present remotely. Mr. Patnode introduced Nick Torres, the department's new Central Fleet Manager who arrived as the presentation began. Mr. Patnode reviewed the presentation as contained in the Board's agenda packet. Mr. Polachi reviewed several capital projects, as noted in the packet. Mr. Moore reviewed several operational and transportation projects. Mr. Fee asked about signage consistency on bike paths. Mr. Patnode responded. Mr. Polachi reviewed recently completed and on-going park, cemetery and tree projects. Mr. Patnode and Mr. Moore continued with the presentation and reviewed several recent achievements.

Mr. Patnode introduced Solid Waste Manager Chris Lowe to review the Solid Waste Division presentation, as contained in the Board's agenda packet. Mr. Fee asked about a pilot food waste separation program. Mr. Lowe explained.

2. Review of 2025 Annual Town Meeting and Annual Town Election Timeline. Ms. Gibson reviewed the proposed timeline as found in the Board's agenda packet. She noted it is very similar to the timeline for the 2024 annual town meeting. Chair Mohr advised anyone contemplating any short-term rental (STR) related articles to please work together so that competing citizen articles might be able to be avoided. She noted that competing articles have not been successful at most recent town meetings. Mr. Dixon moved to endorse the timeline as presented; seconded by Mr. Fee; so voted 4-0.

X. SELECT BOARD'S REPORTS/COMMENT
1. Committee Reports.
No reports.

XI. ADJOURNMENT
Mr. Fee moved adjournment at 7:07 PM; seconded by Mr. Dixon; so voted 4-0.

Approved the 9th day of October, 2024

SELECT BOARD
OCTOBER 2, 2024 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

- III. 2. Town Council Study Committee Public Forum details
- IV. 1. Memo to Town Manager re: Article 36 of 2024 ATM; African Meeting House - Scope of Services for Independent Review of Investigation; Certified copy of Article 36 of 2024 ATM
- VII. 1. Draft minutes of 9/25/2024
- VIII. 1. Overview of committee resignations & motion; Welch resignation – CapCom; O'Mara resignation – ZBA
- VIII. 2a. AIS re: discharge of mortgage at 119 Hummock Pond Rd; Promissory Note; Mortgage; Assignment of Mortgage; Discharge of Mortgage
- VIII. 2b. AIS re: Purchase & Sale for 19A First Way; Executed Offer to Purchase; Purchase & Sale Agreement for 19A First Way; 19A First Way Inspection Report
- VIII. 3a. AIS re: Airport funding for PFAS project; Grant submittal letter; Grant submittal detail; Grant award announcement; Copy of Article 94 of 2021 ATM; Chapter 348 of the Acts of 2022
- VIII. 3b. AIS re: NGrid Grant of License; Grant of License to NGrid for Airport property
- VIII. 4. ZBA request for independent counsel for Surfside Crossing; Emails from Town Manager and Zoning Administrator
- IX. 1. Departmental Report: DPW; Departmental Report: Solid Waste
- IX. 2. Draft timeline for 2025 ATM/ATE