

Town and County of Nantucket Select Board • County Commissioners

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



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Nantucket, Massachusetts 02554

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C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD OCTOBER 9, 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/i1mP_PFQKZ4

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_fflBnk-cSSeJC3g_SL2k2A

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Recognition of Retiring Field Assessor Maureen DiLuca with 31 Years of Service to the Town of Nantucket.
3. Recognition of Retiring Police Officer Jerry Mack with 29 Years of Service to the Town of Nantucket.
4. Town Council Study Committee to Hold Second Public Forum on Proposed New Town Council Form of Government on Thursday, October 10, 2024 at 5:30 PM; Meeting will 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).
5. May 3, 2025 Annual Town Meeting Warrant Open for Citizen Warrant Article Submittals through November 18, 2024 at 4:00 PM. Citizen Warrant Article Guide: <https://www.nantucket-ma.gov/DocumentCenter/View/49076/Guide-to-Preparing-a-Citizen-Warrant-Article-PDF>.

Town Counsel will be Available for Citizen Warrant Article Consultation on Wednesday, October 16, 2024 from 10:00 AM - 12:00 PM; and Thursday,

October 17, 2024 from 4:00 PM - 6:00 PM via Zoom. Contact TownManager@nantucket-ma.gov for Zoom links.

6. **New Road Closures Webpage**

As Road Closure Season Begins, Stay Informed by Visiting Our New Page www.Nantucket-Ma.Gov/Roads. Updates will be Posted Every Monday, with Notifications also Available via Social Media.

7. Town Offices will be Closed Monday, October 14, 2024 in Observance of Indigenous Peoples' Day.

8. Select Board Announcements/Comments.

a. Response to October 2, 2024 Public Comments Regarding Surfside Crossing 40B.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS

1. The Communications Office has Launched a Public Questions and Responses Page for Questions Asked During the Public Comments Section of Select Board Meetings:

<https://www.nantucket-ma.gov/3345/Public-Questions-and-Responses>

2. Response to Public Questions from August 21, 2024, September 11, 2024 and September 25, 2024 Select Board Meetings.

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of October 2, 2024 at 5:30 PM; October 3, 2024 at 9:00 AM.

2. Approval of Treasury Warrants for October 9, 2024.

3. Approval of Pending Contracts for October 9, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Selection of Independent Firm for Review of African Meeting House Vandalism Investigation, Pursuant to Vote on Article 36 of 2024 Annual Town Meeting (Non-Binding).

2. Request for Waiver of Town Noise Bylaw for Sewer Main Extension Construction on Nobadeer Farm Road for Airport Housing Project from 6:00 PM to 6:00 AM, October 21, 2024 to November 8, 2024.

IX. TOWN MANAGER'S REPORT

1. Update on Proposed New Our Island Home Facility.

2. Monthly Departmental Update: Our Island Home.

3. Review of Options for Proposed Pilot Program for One-Way Traffic on Portion of Pleasant Street and Selection of Design Option for Sparks Avenue Sidepath.
4. Preliminary Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting.
5. Review of Proposed 2025 Select Board Meeting Schedule.

X. SELECT BOARD'S REPORTS/COMMENT

1. Preliminary Discussion: Tax Rate Shift for FY 2025.
2. Committee Reports.

XI. 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

Public Comment Question Responses*

August 21, 2024

1. Penny Dey. Two comments regarding the Land Bank: hybrid meetings and meeting minutes. Chair Mohr responded at the 9/11/24 Board meeting: hybrid meetings for the Land Bank are in the process of being coordinated by Land Bank staff.
2. Bill Grieder. Had a request (no questions asked) for the status of coastal resiliency measures to be taken at the intersection of Ames Avenue and Madaket Road and asked that it be placed on a Board agenda. Will need to discuss that with Real Estate Specialist and Coastal Resiliency Coordinator.
3. Campbell Sutton. Three comments:
 - . A thank-you for a concern about agendas and minutes that was addressed by Town Administration.
 - . Question as to the status/progress of a Housing Court for Nantucket per a vote on a citizen article at the 2024 annual town meeting. This was addressed and discussed at the September 25th County Commissioners meeting, with the Commissioners voting to request that the Town's legislative representatives pursue filing suggested legislation to establish a Nantucket Housing Court.
 - . Where does the "landfill work group" stand with the "contract coming up in December". Addressed in Town Manager's monthly report at the September 25th Select Board meeting: proposals in response to a Request for Proposals issued over the summer were due on September 26th. These will be reviewed over the next several weeks by staff and a member of the Capital Program Committee, with a recommendation to be provided to the Board. The Waste Services Agreement expires in December, 2025.
 - . Suggested creating a public/private partnership to create a voluntary system in which the Community Preservation Committee sets up an account and a percentage of property taxes goes to affordable housing. No question. Will refer to Housing Office.

September 11, 2024

1. Meridith Lepore.
 - . Asked about the status of a Paid Family and Medical Leave (PFML) article that was approved at the 2024 Annual Town Meeting, heard through the "rumor mill" that a signature is required from the Town Manager. It is the position of the Town, as advised by legal counsel, that regardless of the approval of the statute at town meeting, implementation requires collective bargaining with each union. That process has begun. There is no signature required from the Town Manager.
 - . Had questions about two pending contracts relating to tree services. The questions were answered during the pending contracts section of the agenda.

2. Campbell Sutton. Asked to whom concerns about mailing of town meeting warrants should be addressed to at the post office. She should speak with the Postmaster.

September 18, 2024

No public comments.

September 25, 2024

1. Gail Holdgate. Commented on a citizen article (Article 36) that she sponsored at the 2024 Annual Town Meeting. She stated that “the investigative team we voted on will not be put into place”. To clarify no investigative team was voted on by Town Meeting. She asked for a copy of the request for proposals, when these will be completed and for a timeline of the investigation from start to finish. She was provided, upon the prior same request, with a copy of the scope of services that the Select Board voted on and which was contained in the public agenda packet, at its August 18th meeting, on September 3rd. The scope was provided again on October 3rd via email. Quotes are being solicited for the scope that the Board approved and will be brought to the Board at its October 9th meeting for selection. The timeline will be developed once an independent investigator is selected.
2. Barbara Burgo. Comments on the same topic as Ms. Holdgate, no questions asked.
3. Megan Perry.
 - . Commented on the September 17th special town meeting.
 - . Asked about leases with the Richmond Group that were on pending contracts. The Housing Director responded during the pending contracts section of the agenda.
4. Campbell Sutton.
 - . Commented on the September 17th special town meeting.
 - . Commented on short-term rental issues in general.
 - . Commented on Article 36 of the 2024 annual town meeting.
5. Meridith Lepore. Commented on what she expressed as “cyber bullying” of community members by the sponsor of several September 17th special town meeting warrant articles and expressed concern that no action was taken by the Board or Town Administration. Chair Mohr responded under a prior agenda item on September 25th with the following:

We have had members of the community ask about the Code of Conduct in relation to social media posts, so I will share with you the opinion we received from Town Counsel. Town Counsel has advised that the Code of Conduct should not be interpreted to allow for disciplinary action against board members when they are engaged in private speech, and that any disciplinary action that the Select Board might pursue would raise significant Constitution concerns, given the protections afforded individuals under the First Amendment as well as due process protections enshrined in the Constitution. I hope this helps clarify what the SB can and cannot do in these situations.

*A webpage has been established for Responses to Public Comment Questions. Beginning with the October 2, 2024 Select Board meeting, we will be posting specific questions, and responses, to this page.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
October 9, 2024 – AMENDED October 7, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grants						
Grant Agreement (outgoing)	Housing	Richmond Meadows Two P5P6, LLC	\$6,725,000	To reduce 12 market-rate units to affordable rents in Gooseberry Place, making all 55 units eligible for the Subsidized Housing Inventory (SHI)	Article 24 2021 ATM Article 32 2021 ATM Article 37 2022 ATM	One-time payment upon receipt of the Certificate of Occupancy permits
Grant Agreement (incoming)	PLUS	Massachusetts Historical Commission	N/A	Extension of grant funds	N/A	Oct 1, 2024 – Sep 30, 2025
Contractual Services						
Professional Services Agreement	Culture & Tourism	Marina Morgan Marketing, LLC	\$8,850	Renewal agreement for Cultural District marketing	Cultural District Budget – Professional Services	Oct 1, 2024 – Dec 31, 2024
Purchase Agreement	Fire	Colonial Municipal	\$84,514.03	Purchase of 2024 Ford Expedition for Deputy Chief of Training & EMS	Article 10 2024 ATM	Oct 1, 2024 – Sep 30, 2025
Purchase Agreement	Fire	Industrial Protection Services	\$25,000	Purchase & maintenance of firefighting equipment	Fire Budget – Repair & Maint: Equipment	Oct 10, 2024 – Jun 30, 2025
Purchase Agreement	Fire	Northeast Rescue Systems	\$30,000	Purchase firefighting gear	Fire Budget – Safety: Protective Clothing	Oct 10, 2024 – Jun 30, 2025
Residential Lease	Housing	Hidden View, LLC	\$48,000	Lease of 34R Cliff Rd for municipal employee housing	Housing Budget – 34R Cliff Rd	Nov 1, 2024 – Oct 31, 2025
Residential Lease	Housing	True Island Properties, LLC	\$43,800	Lease of 12 W. York for municipal employee housing	Housing Budget – 12 W. York	Oct 15, 2024 – Oct 14, 2025
Residential Lease	Housing	Nantucket Island School of Design & Arts (NISDA)	\$14,400	Lease of 55 Wauwinet Rd, Unit# 4 for municipal employee housing	Housing Budget – 55 Wauwinet	Oct 1, 2024 – May 31, 2025

Residential Lease	Housing	Nantucket Island School of Design & Arts (NISDA)	\$14,400	Lease of 55 Wauwinet Rd, Unit# 5 for municipal employee housing	Housing Budget – 55 Wauwinet	Oct 1, 2024 – May 31, 2025
Contract Amendment	Natural Resources	Scape Landscape Architects, Inc.	Add \$14,363 to the original contract amount of \$430,000, for a new contract amount of \$444,363	To add Expense Reimbursement funds to the contract for Washington Street coastal resiliency design project	Article 10 2022 ATM (Town only responsible for 50% of cost; other 50% by Land Bank	Apr 2, 2024 – Apr 30, 2027
Professional Services Agreement	PLUS	Chessia Consulting Services, LLC	N/A	Technical assistance & professional engineering review for Surfside Crossing 40B Comprehensive Permit review	MGL c. 44, Section 53G Escrow Account (funds provided by applicant)	Oct 1, 2024 – Oct 31, 2025
Professional Services Agreement	Solid Waste	CDM Smith, Inc.	\$353,000	Renewal of contract for Landfill Environmental Monitoring	Solid Waste – Professional Services	Oct 1, 2024 – Sep 30, 2027
Purchase Agreement	Sewer	Maine Technical Source	\$28,645.91	Purchase GPS GIS equipment for stormwater data collection	Sewer Budget – Stormwater Rep & Maint: Equipment	Oct 9, 2024 – Jun 30, 2025
Professional Services Contract	Sewer	Robert B. Our, Inc.	\$515,000	Installation of Membrane Bioreactor System at Surfside Wastewater Treatment Facility	Article 12 2016 ATM	Oct 9, 2024 – Oct 8, 2025
Professional Services Contract	Town Administration	TRC Environmental Consulting	\$116,292	Licensed Site Professional services for PFAS investigations	Article 18 2022 ATM	Oct 2, 2024 – Jun 30, 2025

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

1. The consultant should conduct a complete file review of all Police Department files and all publicly available files from the District Attorney's Office, Massachusetts State Police, and Attorney General's Office related to the African Meeting House investigation that began on March 11, 2018.
2. The consultant should prepare a report that is suitable for public disclosure outlining the steps that were taken by the Nantucket Police Department in pursuing the investigation.
3. The report should make findings whether the Nantucket Police Department followed the appropriate process in conducting the investigation and making criminal referrals.
4. The report should identify any deficiencies in the steps undertaken by the Nantucket Police Department and include findings as to any further steps that should have been undertaken.
5. The report should also identify barriers that were encountered during the relevant timeframe that may have impeded the ability of the Nantucket Police Department to gather all relevant facts.
6. The report should assess what steps, if any, the Nantucket Police Department could or should have taken, given the constraints attendant to any criminal investigation, to keep the public more fully informed of the progress of the investigation.
7. Finally, the report should provide recommendations as to how similar incidents could be handled more effectively in the future by the Police Department and the Town.

From: [Kasper, Jody](#)
To: [Libby Gibson](#); [Erika Mooney](#); [Brooke Mohr](#)
Subject: RE: AMH selection of firm
Date: Friday, October 4, 2024 2:29:39 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.

The three firms are:

Pomeroy Resources, Inc.- <http://pomeroyresources.com/>
Comprehensive Investigations and Consulting- <https://www.comprehensiveinvests.com/>
Billingsgate Associates L.L.C.- <https://www.billingsgateassociates.com/>

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

508-228-1212

[NPD Website](#)

From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Friday, October 4, 2024 1:33 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>; Brooke Mohr <bmoehr@nantucket-ma.gov>
Cc: Jody Kasper <jkasper@TownofNantucket.onmicrosoft.com>
Subject: RE: AMH selection of firm

Jody, can you pls provide those

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

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From: Erika Mooney <EMooney@nantucket-ma.gov>



Town of Nantucket

OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Nancy L. Holmes, CMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313

Email: nholmes@nantucket-ma.gov
townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

May 7, 2024

TO WHOM IT MAY CONCERN:

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

ARTICLE 36

(Appropriation: African Meeting House Investigation)

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

(Gail Holdgate, et al)

FINANCE COMMITTEE MOTION: Moved not to adopt the Article.

Holdgate Positive Motion Proposed by James Barrows at Town Meeting:

ARTICLE 36

(Appropriation: African Meeting House Investigation)

Gail Holdgate Motion

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

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


Nancy L. Holmes, CMC
Town & County Clerk



Agenda Item Summary

Agenda Item #	VIII. 2.
Date	10/9/2024

Staff

Erka D. Mooney, Operations Administrator

Subject

Request for Waiver of Town Noise Bylaw for Sewer Main Extension Construction on Nobadeer Farm Road for Airport Housing Project from 6:00 PM to 6:00 AM, October 21, 2024 to November 8, 2024.

Executive Summary

The Airport Housing Project at 10 Sun Island Road (off Nobadeer Farm Rd) requires an extension of the municipal sewer line on Nobadeer Farm Road. As that roadway is extremely busy during working hours and closing the road during that time would impact the area schools, businesses and residents, and would add more congestion to Milestone Road and Old South Road, Town staff is requiring the construction occur after hours. Pearl Company (contractor) and its subcontractor CC Construction is requesting a waiver of the Town Noise Bylaw from 6:00 PM to 6:00 AM during a two week period between October 21 to November 8. The night work recommended is similar to what the Town required for Surfside Road for the 3rd Sewer Force Main project.

Staff Recommendation

Recommend approval with abutter notification to all Nobadeer Farm Road abutters and those on dead-end roads off Nobadeer Farm Road.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Noise for area residents.

Board/Commission Recommendation

N/A

Public Outreach

Abutter notification will occur as described above.

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

N/A



Attachments

Email from Pearl Company with sewer plan for Nobadeer Farm Road

Noise Bylaw



From: [Chase Terrio](#)
To: [Erika Mooney](#); [Angus Macvicar](#); [Gentry, Edward](#); [Matt Galvin](#)
Cc: [Noah Karberg](#); [Preston Harimon](#); [Road Information](#); [Kevin Ramos](#); [Andrew Patnode](#); [DPWPermits](#); [Sewer](#); [water](#); [Cindy Clarkson](#); [Kristen Woodbury](#); [Christina DeLorenzo](#)
Subject: RE: [--EXTERNAL--]: FW: ACK Housing - Blocking & Opening Permits
Date: Wednesday, October 2, 2024 1:41:17 PM
Attachments: [image001.png](#)

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Hi Erika,

If it's not too late, CC has requested expanded work hours....6PM-6AM ...all other information is the same.

Revised/Update Waiver request if for the following:

Proposed work dates/hours for consideration of approval:

Monday through Friday

6PM Start – 6AM End time

Proposed dates of work 10/21 – 11/1

(Alternate dates 10/28 – 11/8)

Again, if a discussion would help for coordination or facilitating the request, I am happy to connect at your convenience.

Thank you!

Chase Terrio

(508) 524-7934

cterrio@pearlcompany.net



Check us out: <https://pearlcompany.net/>

766 Falmouth Road, Unit B12

Mashpee, MA 02649

From: Chase Terrio

Sent: Tuesday, October 1, 2024 4:11 PM

To: Erika Mooney <EMooney@nantucket-ma.gov>; Angus Macvicar <amacvicar@police.nantucket-ma.gov>; Gentry, Edward <EGentry@chasolutions.com>; Matt Galvin <mgalvin@pearlcompany.net>

Cc: Noah Karberg <nkarberg@NantucketAirport.com>; Preston Harimon <pharimon@nantucketairport.com>; Road Information <roads@fire.nantucket-ma.gov>; Kevin Ramos <kramos@fire.nantucket-ma.gov>; Andrew Patnode <apatnode@nantucket-ma.gov>; DPWPermits <dpwpermits@nantucket-ma.gov>; Sewer <sewer@nantucket-ma.gov>; water <water@nantucket-ma.gov>; Cindy Clarkson <yir@nantucket-ma.gov>; Kristen Woodbury <kwoodbury@pearlcompany.net>

Subject: RE: [--EXTERNAL--]: FW: ACK Housing - Blocking & Opening Permits

Good Afternoon Erika,

Please accept this email as a request for a waiver of the Town noise Bylaw in order to support the required night work associated with the sewer extension on Nobadeer Farm Road in the locations shown in the attached plan.

Proposed work dates/hours for consideration of approval:

Monday through Friday

6PM Start – 4AM End time

Proposed dates of work 10/21 – 11/1

(Alternate dates 10/28 – 11/8)

Note: the plan indicates approximately 8 “segments” of work, and some are larger than others. Each segment is proposed to be a “shift” of work. The overall 2 week duration allows for some flexibility if the schedule should need adjustment.

As always, please reach out with any desired review or discussion in order to support approval and Thank you for your continued guidance with this effort to date.

Chase

Chase Terrio

(508) 524-7934

cterrio@pearlcompany.net



Chapter 101

NOISE

§ 101-1.	General prohibitions; exemptions; relief.	§ 101-2.	Air-conditioning and air-handling equipment, pumps, fans and compressors sound level limit; measurement.
		§ 101-3.	Enforcement; violations and penalties.

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 6-5-2021ATM by Art. 70, approved 10-7-2021.¹ Amendments noted where applicable.]

§ 101-1. General prohibitions; exemptions; relief.

- A. Prohibited noises. It shall be unlawful for any person or persons to create, assist in creating, cause or suffer or allow any excessive, unnecessary, loud or unusual noise which either annoys, disturbs, injures or endangers the reasonable quiet, comfort, repose or the health or safety of others by taking any of the following actions:
- (1) Making of loud outcries, exclamations, other loud or boisterous noises or loud and boisterous singing by any person or group of persons or in the use of any device to amplify the aforesaid noise between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.
 - (2) To operate, play or permit the operation or playing of any electronic sound-producing device, radio, television, phonograph, drum, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.
 - (3) To load, unload, open, close or otherwise handle boxes, crates, containers, building materials, trash cans, dumpsters or similar objects between the hours of 10:00 p.m. and 6:00 a.m. so as to unreasonably project sound across a real property line.

1. Editor's Note: This article superseded former Ch. 101, Noise, adopted 4-6-1982 by Art. 31, approved 6-23-1982, as amended, which bylaw was adopted in addition to a noise bylaw adopted 3-18-1969 ATM by Art. 97, which bylaw is on file in the Clerk's office.

- (4) Operating or permitting the operation of any mechanically powered tools or equipment actually being used in ongoing building construction, building renovations, non-emergency building maintenance, or building demolition work is prohibited between the hours of 8:00 p.m. and 7:00 a.m. [7:30 a.m. between June 15 and September 15 in each year, except for in the Old Historic District (OHD) as shown on the map entitled "Core Historic Districts," dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 6:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day] Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound therefrom is plainly audible at a distance of 50 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section. Work referenced in this section shall include any work for which a building, sidewalk or roof, shingle, trench, tent, plumbing, gas, or wiring permit has been issued by the Town of Nantucket and any work for which a certificate of appropriateness has been issued by the Historic District Commission.
 - (5) Operating or permitting the operation of any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool, or similar device used outdoors shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. [7:30 a.m. between June 15 and September 15 in each year, except for in the Old Historic District (OHD) as shown on the map entitled "Core Historic Districts," dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 5:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day] Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the tools are being used shall be prima facie evidence of a violation of this section.
 - (6) Repairing, rebuilding, modifying, or testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible at a distance of 50 feet from the source of the sound or the property line of the premises on which said activity is located is prohibited between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the work is being conducted shall be prima facie evidence of a violation of this section.
- B. Exemptions. The following uses and activities shall be exempt from Subsection A of this section:
- (1) Noises of safety signals, warning devices and emergency pressure-relief valves.
 - (2) Noises resulting from any vehicle when responding to an emergency call or acting in time of emergency.
 - (3) Noises resulting from emergency and maintenance work as authorized by the Town, by the state or by public utility companies.
 - (4) Noises resulting from activities of a temporary duration permitted by a permit issued in accordance with this bylaw, but only to the extent such activities and the resulting noises are within the scope of such license or permit.
 - (5) Bells, chimes or carillons while being used for religious purposes or in conjunction with religious services, and those bells, chimes or carillons that are presently installed and in use for any purpose.

C. Permit for relief.

- (1) Upon written application, the Select Board, or its designee, may issue a permit authorizing an activity which is likely to result in noise that would otherwise be prohibited by § 101-1A of this bylaw.
- (2) The application shall be in writing, and shall contain the following information:
 - (a) The name, address, email address and phone number of the proponent of the activity;
 - (b) The specified dates and times of the proposed activity;
 - (c) The particular location, specifying outdoors, indoors or indoors open to the outdoors, and where on the premises the specified noise is to originate;
 - (d) Proof of ownership or the right to use the property in question; and
 - (e) The type of noise: i.e., amplified music, amplified speaking or singing voice, live band, acoustic musical instrument, or construction work, other.
- (3) The Board or its designee will issue a decision on the application within seven days of receipt thereof, unless the applicant demonstrates a need for the permit in a lesser period of time; provided, however, that a timely decision cannot be guaranteed if less than 48 hours' notice is required.
- (4) The Board or its designee may grant the permit subject to reasonable time, place and manner restrictions to protect public health, safety and welfare so as to advance the purposes of this bylaw to the greatest extent possible.
- (5) The Board or its designee may deny the application if the activity conflicts with another activity previously permitted, if the activity presents a threat to public health or safety or welfare, or if the activity is prohibited by the laws of the commonwealth or the Town of Nantucket. If the application is denied, the Board or its designee shall provide the applicant with a statement of reasons.
- (6) The Select Board may enact regulations to effectuate the purposes of this bylaw.
- (7) The issuance of a permit pursuant to this bylaw shall not relieve the applicant of the requirements of any other applicable laws concerning the activity at issue.

§ 101-2. Air-conditioning and air-handling equipment, pumps, fans and compressors sound level limit; measurement.

A. Prohibited noises. [Amended 6-5-2021 ATM by Art. 80, approved 10-7-2021]

- (1) No person shall operate or cause to be operated any air-conditioning or air-handling equipment, swimming pool or spa pump, or an exhaust fan, in such a manner as to exceed 55 dBA over a ten-minute period of time, measured from a distance of 40 feet or more from the source of the sound or the property line of the premises on which said activity is located at any time of the day or night.
- (2) Commencing on December 1, 2020, the use of gas-powered leaf blowers at all times of the day on all days of the year, by any commercial landscaper, commercial landscape company, or other entity engaged in the business of providing home and yard repair, cleanup, and maintenance

services for a fee shall be prohibited on a Town-wide basis.

- (3) Upon written notice to the owner of the property as recorded with the Nantucket Assessor of a violation of § 101-2A, and the property owner fails to mitigate the violation within 14 days, then the property owner shall be deemed to be in violation of § 101-2A.

B. Sound measurement.

- (1) The measurement of sound or noise shall be made with a sound level meter meeting the standards prescribed by ANSI S1.4, as may be amended or superseded from time-to-time. The instrument shall be maintained in calibration and good working order. A calibration check shall be made of the system at the time of any noise measurement. Measurements recorded shall be taken so as to provide a proper representation of the noise source. During measurement, the microphone shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used when required. Traffic, aircraft and other transportation noise sources and other background noises shall not be considered in taking measurements except where such background noise interferes with the primary noise being measured. Sound level limits pursuant to this rule shall be measured over a ten-minute period of time with a sound level meter. Sound levels which exceed the limits set forth in paragraph A above when measured are a violation of this rule.

§ 101-3. Enforcement; violations and penalties.

- A. This bylaw may be enforced by Board of Health officials, Nantucket Police Department Employees, plus Inspectors, Natural Resources Enforcement Officers, and any other agents appointed by the Select Board.
- B. Whoever violates any provision of this bylaw may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, § 21D, and the Town's noncriminal disposition bylaw, §§ 1-2, 1-3, 1-4, 1-5, and 1-6 of the Code of the Town of Nantucket.
- C. If noncriminal disposition is elected, then any person who violates any provision of this bylaw shall be subject to a penalty in the amount of \$300 for each violation; provided, however, that a first offense may be the subject of a warning in the officer's discretion.
- D. Each such act which constitutes a violation of this bylaw, which either continues or is repeated more than 30 minutes after the issuance of an order to cease said activities, shall be considered a separate offense. If more than one, each condition violated shall constitute a separate offense.
- E. A violation of this chapter may be deemed a breach of the peace. Violators shall first be given a verbal order by the enforcing police officer to cease or abate the noise immediately or within a specified period of time. If the person or persons so ordered do not comply with the verbal order, the enforcing police officer may arrest such person or persons for a violation of this chapter.
- F. Whoever violates any provision of this bylaw may be penalized by indictment or on complaint brought in the District Court. Except as may be otherwise provided by law and as the District Court may see fit to impose, the maximum penalty for each violation or offense shall be \$300. Each day or portion thereof shall constitute a separate offense. If more than one, each condition violated shall constitute a separate offense.
- G. The Town may enforce this bylaw or enjoin violations thereof through any lawful process, and the election of one remedy shall not preclude enforcement through any other lawful means.



Town of Nantucket - Our Island Home - *PROJECT UPDATE* Skilled Nursing Facility and Community

Select Board Update – October 9, 2024

Town of Nantucket Administration Update

- A. General Update
- B. Sherburne Lease Discussion: Executive Session of Select Board (10/2/24)
- C. ATM 2025 (May 3, 2024)
- D. No Vote ATM 2025 Plan (Separate Track/Focus Group)
- E. Project Information Work Group
- F. Neighborhood Meetings
 - Newsletters

OPM Update



OPM Update - Vertex

- A. Draft Overall Project Cost
- B. Construction Cost Estimate: RLB and Consigli – Design Development Phase

TOTAL PROJECT BUDGET

(Schematic Design shared with Select Board on 7/9/24)

Budget Item	Amount
New Our Island Home Building Construction Cost	\$77,260,000
<i>Relocation of Sherburne Staff Housing (offsite)</i>	<i>\$2,040,000</i>
<i>New Sherburne Staff Housing (onsite)</i>	<i>\$4,200,000</i>
Designer, OPM and other Project Costs	\$11,052,000
Furniture, Fixtures, Medical Equipment and IT/Technology	\$4,950,000
Contingencies (approximately 5% on all costs)	<u>\$5,070,000</u>
Total Project Budget Subtotal	\$104,572,000
Less prior appropriation	(\$8,500,000)
Total Project Budget Total	\$96,072,000

Construction costs related to Sherburne Commons: \$6,240,000

TOTAL PROJECT BUDGET (Design Development 10/9/24)

Budget Item	SD	DD	Change
New Our Island Home Building	\$77,260,000	Will be Updated at Meeting	
<i>Relocation of Sherburne Cottages</i>	\$2,040,000		
<i>New Sherburne Staff Cottages</i>	\$4,200,000		
Designer, OPM and other Project Costs	\$11,052,000		
Furniture, Fixtures and Equipment	\$4,950,000		
Contingencies (approximately 5% on all costs)	<u>\$5,070,000</u>		
Total Project Budget Subtotal	\$104,572,000		
Less prior appropriation	(\$8,500,000)		
Total Project Budget Total	\$96,072,000		
Add for Sherburne Commons Lease Settlement	TBD		
<i>Construction costs related to Sherburne Commons:</i>	\$6,240,000		

<i>Potential Incentives:</i>	<i>\$4,494,149</i>
Mass Save - PV	304,606
Mass Save - Construction Incentive	120,600
Mass Save - Passive House Certification	3,000
Mass Save - Post Occupancy Incentive	90,500
Mass Save - Appointed Technical Advisor Fee	-7,500
IRA Federal 30% Tax Credit -PV	345,843
Mass Save = Ground Source Heat Pump	859,100
IRA Federal Tax Credit - Geothermal	2,778,000

Design Update



SMRT Update

- A. Design Development Complete
- B. Construction Documentation Phase Underway
- C. Permitting Updates:
 - Planning
 - HDC
 - Natural Heritage
 - Mass DPH Plan Review
- D. Senior Expo 10/19 (OIH & FOIH sharing a table) and SMRT presentation of New OIH
- E. SMRT Construction Document Phase Schedule:
 - 10/9 – SMRT / Consigli – Constructability Review Meeting
 - 10/24 - Progress set published, drawings & specs
 - 10/30 – Team Coordination Session, 1:00-4:00
 - 12/2 – 12/6, QAQC set published
 - 12/9 – 1/8, pick up comments
 - 1/3 – All modeled elements locked. (this is so our consultants can finalize their documents without things moving on our end)
 - 1/6 - All specifications due
 - 1/8 – Pencils & mice down, all drawings due
 - 1/10 – Issued for Construction out the door

Design Development Progress – Interior



Narrative – The Project Design Story



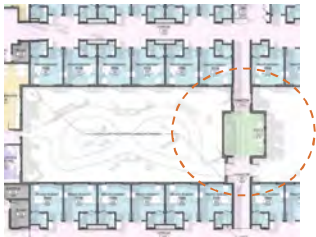
Design Progress – Living Room



Design Progress – Dining Room



Design Progress - Porches



Design Progress - Resident Wing Entrance



Design Progress – Resident Room



Design Progress – Resident Room Restroom



Design Development **REVISED** Alternate Layout





Existing
Site Plan

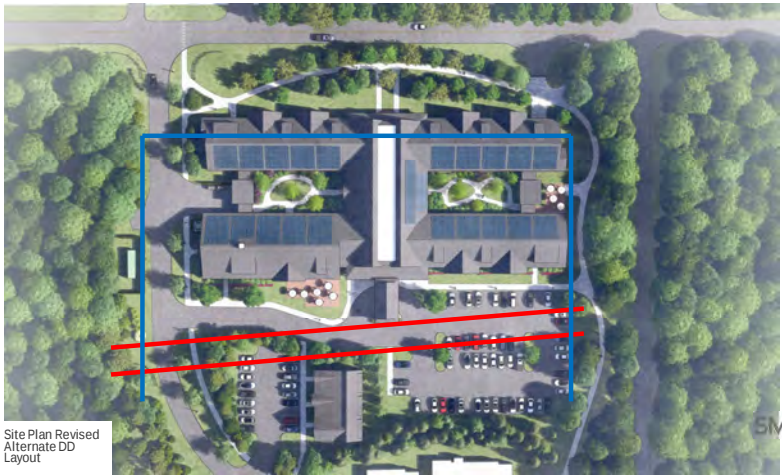
SMRT



Site Plan
Design
Development



Site Plan Revised
Alternate DD
Layout



Site Plan Revised
Alternate DD
Layout



Existing Sherburne Entry View from South Shore Road

Revised Alternate Design Development Entry View from South Shore Road





Existing Sherburne Commons Road: Entry View from driveway to Sherburne Staff Housing



Existing Sherburne Commons Road: Proposed



Proposed View of New OIH / Staff Housing
from Sherburne Common Road



Existing Sherburne Commons looking West



Proposed View of New OIH from Sherburne Common Road
from Sherburne Common looking East



Proposed View of New OIH Entrance
from Sherburne Common Road

Design Development Building Entry view

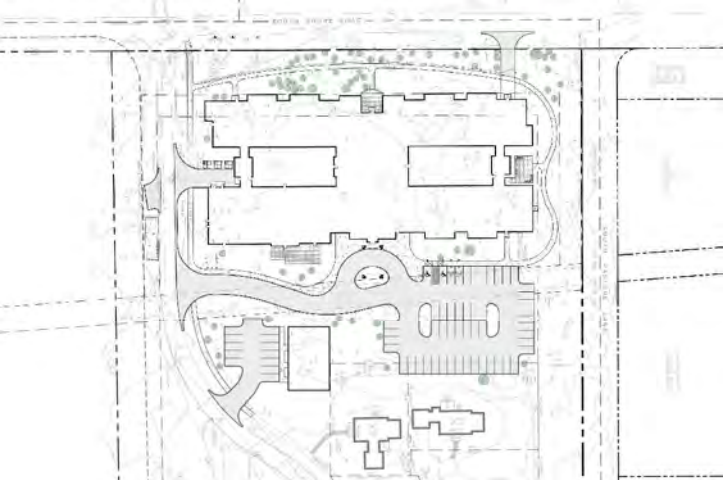




Bird's-Eye Perspective Revised
Alternate Design Development Option



Site Plan Revised
Alternate DD
Layout



Construction Update



Construction Update - Consigli

A. Ongoing Activities

- Bathroom Pod Prefabrication
 - Descoping / leveling on going with an owner recommendation expected by 9/13 and potential award by 9/25
- Design Development
 - Estimate: To be submitted by 9/27 with updated schedule and site logistics plan
 - Constructability Review: Will be complete by 9/27.
 - Value Engineering / Scope Alignment: SMRT / Consigli Review Meeting 10/9/24
 - SMRT's Independent Cost Consultant – RLB completed a reconciliation and both estimates within \$500k of each other

Construction Update - Consigli

Prefabrication Summary

Given the challenges of working on an island, Consigli is leading the effort in incorporating prefabricated opportunities to this project to reduce the need for manpower as much as possible. Consigli has identified the following modular opportunities for this project; bathroom pods, exterior panelization, and modular new staff housing.

Bathroom Prefabricated Pods

Consigli has proceeded with the descoping of prefabricated bathroom pod subcontractors, including, Blox, Bath Systems and Randall Prefab. Due to the required custom angled layout, it was determined the Bath Systems was the only vendor within our initial budget. Bathroom prefabrication bring this project excellent quality control specifically with the sloped floors, direct cost savings (5K-10K per pod) and schedule certainty. Consigli currently have at least the standard 44 bathrooms plus the staff unit in the basement for a total of 45 pods (Type 1) in scope. Bath Systems is reviewing to include either 3 or 4 other washrooms (type 2) as a potential add-alt.

Construction Update - Consigli

Exterior Panelization

Consigli expects in the near future to run a competitive design-assist RFP to select a panelization partner to work out attachment details and ensure production capacity for this project, as well as set a target value budget for this scope of work. A typical façade connection detail needs to be reviewed to allow for some type of bypass framing of the façade. Consigli has submitted a potential alternate for the exterior panels (Hunter Panels) to assist with achieving the R value of the exterior walls and could be pre-attached to the panels in the factory.

Modular Staff Housing

Based on the DD documents, Consigli has obtained budgetary numbers from one of the primary suppliers of modular housing to Nantucket, KBS of Maine. Consigli anticipates running a competitive design-assist RFP process to select a fabrication partner as soon as possible for this scope of work and to set a target value to ensure we hit budget. The modular staff housing is one of the earliest scopes required on-site.

Project Schedule / Next Steps



Milestone Updates

Design Development Package: Completed 8/30/24

- Estimate of DD (Consigli and RLB): Complete 9/27/24

Construction Documents: Complete 1/10/25:

- Non Trade Bids Due: March 11, 2025
- Trade Bids Due: March 18, 2025
- Initial GMP: April 8, 2025
- Final GMP: April 15, 2025
- Select Board Update: Early April 2025

- Warrant Details
- ATM 2025: May 3, 2025
- *Pending ATM Approval:*
- Construction Phase/Procurement: June 2025 to December 2027

A modern office interior with a geometric, tent-like canopy structure. People are working at tables and sitting on a curved sofa. A person in a yellow sweater is walking in the foreground. Large potted plants are visible near the windows.

Thank you



Review of Our Island Home

Presentation to Nantucket Select Board
October 2024



Executive Summary

- Town leadership and Our Island Home's management have demonstrated a commitment to improving the outcomes at OIH
- OIH's clinical, operational and financial performance has improved in recent years
- This foundation supports a successful transition to the "New OIH" community that is in design and brought to ATM25
- Recent financial improvements should continue with improved clinical capabilities and favorable demographic trends



Care Compare Star Rating Improvement

- OIH recently received a “4-Star” rating (out of 5) from Medicare and Medicaid Services’ (CMS) Care Compare Quality Rating System
 - This included a “5-Star” Rating for the Staffing subcomponent
 - OIH’s Total Nursing Staff turnover (27.3%) and Registered Nurse turnover (20%) were well below the MA state averages (43.6% and 47.2%)
- This was a significant improvement from the previous three years where OIH received a “1-Star” Rating
- This improved rating allows OIH to negotiate with additional insurers to accept more insurance plans



Improved Survey Outcomes

- The MA Department of Public Health's most recent annual Clinical survey was completed in June 2024 and resulted in 4 minor deficiencies being cited (3 D's and 1 E)
 - This compares favorably to the MA state average of 11.3 deficiencies
 - This was a significant improvement in the number of deficiencies cited in OIH's two previous annual surveys (4/26/2023 – 10 and 3/5/2020 – 18)
 - A written corrective action plan was accepted by DPH in June and no further follow-up was required
- A Life Safety survey was also conducted in June and found Zero Deficiencies (compared to the MA state average of 2.5)
- The survey reflected compliance with policies and procedures, not physical plant which is still outdated and needs replacement



Improved Clinical Capabilities

- Recent therapy contract with Preferred Therapy was successfully renewed to provide 5 day per week Physical, Occupational and Speech therapy
- Contract with Behavioral Nurse Practitioner was renewed and provides better coordination and collaboration for psychiatric follow-up and ongoing medication management for patients
- Attending physician making rounds at OIH 2-3 times per week provides excellent medical coverage for all patients and works collaboratively with on island physicians



Short Term Rehab Capabilities

- OIH historically accepted only long-term care patients
- OIH has increased its nursing/clinical capabilities to include intravenous antibiotic therapy, respiratory care, wound care, and other post-acute treatments
- These expanded capabilities enable OIH to accept higher reimbursement Medicare patients for post-acute/post-surgical care
- Admissions have increased post-COVID:
 - FY2022 – 16
 - FY2023 – 32
 - FY2024 – 30



Improved Quantity & Quality of Admissions

- Census improved since the end of COVID-19
 - FY2022 – 69%
 - FY2023 – 82%
 - FY2024 – 82%
- Q Mix (combination of higher-reimbursement Medicare, Private Pay and other non-Medicaid Insurances) continues to improve
 - FY2022 – 24.6%
 - FY2023 – 25.1%
 - FY2024 – 32.5%

Improved Quantity and Quality of Admissions Drives Improved Financial Performance (cont'd)



- Revenues from direct patient care has increased year over year
- Revenue
 - FY2022 – \$3.6m
 - FY2023 – \$4.8m
 - FY2024 – \$4.6m
 - FY2025- \$5.5m (projected)



The “New OIH”

- Consistent with community feedback, the Town of Nantucket is planning a new, modern, 45-bed, single-room occupancy Nursing Facility (“New OIH”) on the grounds of Sherburne Commons that will enhance the continuum of care available for Island residents
- Single rooms with private bathing to better meet market demand and reflect current industry best practice regarding infection control. The current OIH only has 2 group bathing rooms which does not meet code for privacy and dignity for our residents.
- “New OIH” will expand short term rehabilitation services for post-acute/post-surgical patients while continuing the delivery of quality long term care



Broad Stakeholder Input on “New OIH”

- SMRT Architects and Engineers has included OIH staff in the design of the “New OIH”
 - Meetings have been held with all OIH departments (clinical, food service, activities, facility maintenance, etc.) to gather input
- OIH residents and families have been consulted
- Meeting with Town HR (Amanda) and OIH and union representatives ongoing to discuss impact of staffing in new building
- OIH representatives participate in the ongoing construction process as members of the advisory group
- OIH staff work closely with Bob Eisenstein and EF Senior Care to develop marketing initiatives to maximize the awareness and benefits of all single rooms and other key design features
- New social media campaign in development to feature testimonials from current OIH residents, as well as virtual tours as construction process evolves



Demographic Trends Support “New OIH”

- In Massachusetts, there were 1.23 million people 65 and over in 2020 – an increase of 37% from 2010
 - By 2035, this population is expected to increase to 1.65 million (another 34% increase)
 - This growth reflects the aging “Baby Boomer” cohort
- In 2020, the percentage of residents 65 years and over in Nantucket County was 16%
 - By 2035, this share is projected to increase to 22%
 - The 45 beds at New OIH represent 1.3% of the estimated 2035 population of residents 65 and over on Nantucket

Source: UMass Donahue Institute, “UMDI Vintage 2024” Projections



Financial Projections for “New OIH”

- As noted above, FY2024 revenues from direct patient care were \$4.6 m with a census of 37 (82%) and a Q-Mix of 32.5%. Total expenses for FY2024 were \$9.5 million .
- Based on the recent improvements at OIH and the additional enhancements with New OIH, we anticipate an increase in the quantity and quality of census
- Adding 4 residents (+9%) from Medicare, Medicare Advantage and Managed Care payers would increase census to 41 (92%) with a Q-Mix of 39.1%
- At an average daily reimbursement of \$720 (blended across these payer types), annual direct care revenues would increase \$1.05m to \$6.2m



Financial Projections for “New OIH” (cont’d)

- The revenue increase excludes any increase in private pay census, private pay rates, or ancillary revenues from additional community programming available at the new facility
- Minimal additional staff would be required based on current staffing patterns
- Nominal variable cost increases should be offset by :
 - Reduced facility/maintenance expenses from brand new construction
 - Reduced utility costs from improved energy efficiency
 - Reduction in travel nurse budget through recruitment efforts underway
- Most of the \$1m increase should drop to the bottom line

A scenic autumn landscape. On the left, a large tree with yellow and orange leaves stands next to a wooden boardwalk that leads into a field of tall, dry grass. In the background, a church spire is visible against a blue sky with light clouds. The text "Any Questions?" is overlaid in the center.

Any Questions?



Agenda Item Summary

Agenda Item #	IX. 3.
Date	10/09/2024

Staff

Mike Burns, Transportation Program Manager

Drew Patnode, DPW Director

Subject

Selection of Design Option for Sparks Avenue Sidepath

Executive Summary

There are two alternatives that widen the sidewalk along Sparks Avenue from Williams Lane to Milestone Lane. Alternative 1 reconstructs the both sidewalk and roadway to avoid utility poles between Williams Lane and 40 Sparks Ave and provide two 10-foot travel lanes with 1-foot shoulders and at 9-10-foot wide sidepath at an estimated cost of \$2.5 million. Alternative 2 only constructs a widened 9-10-foot sidepath, with four conflicts with a utility poles between Williams Lane and 40 Sparks Ave that narrows the path to a 6-foot sidepath for an estimated cost of \$1.2 million.

Staff Recommendation

Staff recommends constructing Alternative 2. Alternative 2 costs significantly less, may be built with available funding, and utility poles conflicts are acceptable. Alternative 1 is deemed not cost effective.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

The Bicycle and Pedestrian Advisory Committee reviewed alternatives. No recommendation provided.

Public Outreach

N/A

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

Strategic Plan – Mode shift from SOVs and expand paths between mid-island and ferries.

Attachments

Slide deck summarizing alternatives and design plans for Alternative 1 and 2.





Agenda Item Summary

Agenda Item #	IX. 3.
Date	10/09/2024

Staff

Mike Burns, Transportation Program Manager

Drew Patnode, DPW Director

Subject

Review of Options for Proposed Pilot Program for One-Way Traffic on Portion of Pleasant Street

Executive Summary

Design alternatives to improve bike and pedestrian accessibility along Pleasant Street have been developed. The Nantucket Historical Commission (NHC) has reviewed a section of Pleasant Street between Williams Lane and 5-Corners (Atlantic Ave) and develop 3 design options based on input from Sam Phelan of 65 Pleasant St. Option 1 preserves two-way traffic flow on Pleasant St and the treeline along 65 Pleasant St at an estimated cost of \$915,500 with 3,580 sqft of property impact. Option 2 converts Pleasant St to one-way with the southbound lane used for two-way bike and pedestrian traffic at an estimated cost of \$837,300 with no property impact. Option 3 preserves two-way traffic flow on Pleasant St with a sidewalk between the road and a new treeline along 65 Pleasant St at an estimated cost of \$915,500 with 1,135 sqft of property impact.

Staff Recommendation

Staff recommends piloting the one-way (northbound) traffic flow along Pleasant St between Williams St and 5 Corners (Atlantic Ave).

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

The Nantucket Historical Commission supports Option 2 following a piloting of the one-way traffic flow.

BPAC supports Option 2 following a piloting of the one-way traffic flow.

NP&EDC supports a pilot of Option 2 for a sufficient tie to establish feasibility.

Public Outreach

Public comments have been solicited via ZenCity. The posted responses (11) are mixed.



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

Strategic Plan – Mode shift from SOVs and expand paths between mid-island and ferries.

Attachments

Slide deck summarizing the Options.





Sparks Avenue and Pleasant Street Complete Streets Design Alternatives

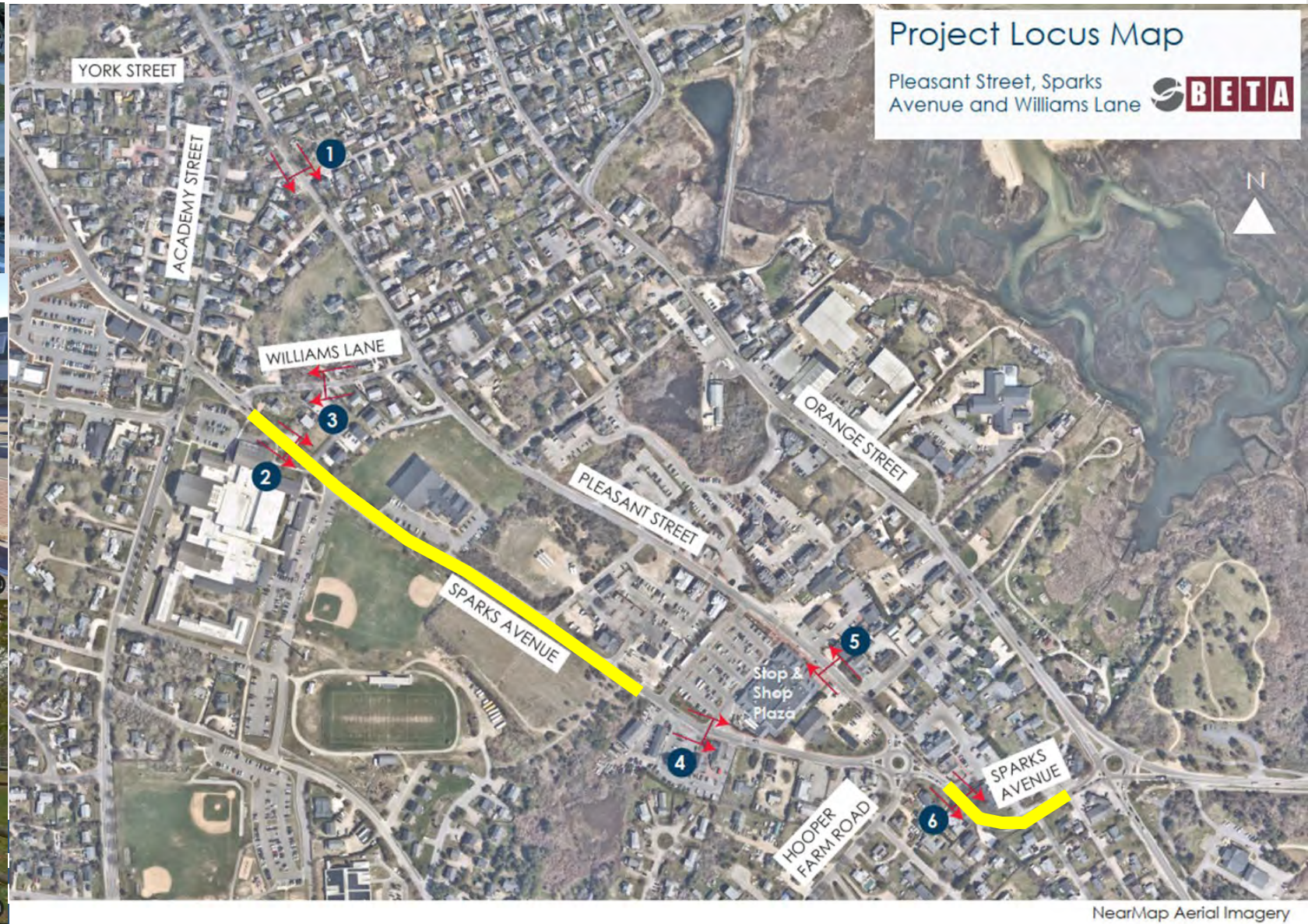
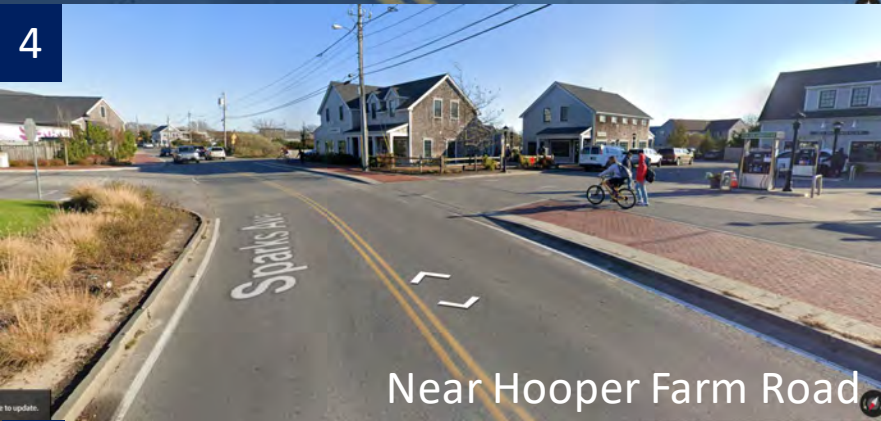


Sparks Avenue Sidepath



- Support Strategic Goals for:
 - Mode shift from single occupancy vehicles
 - Expand public paths between mid-island and the ferries.
- Project Limits:
 - Williams Lane to 40 Sparks Ave; 12 Sparks to Milestone Lane
- Project Engineer: BETA Group
- Town Appropriation: \$1,080,000 (ATM 18)
- Contract Status: Preliminary Design - \$61,145 (complete)
- Status: Pre-25% Design
 - Alternatives under review

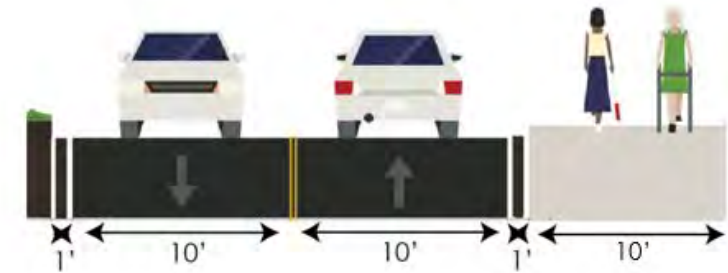
Sparks Avenue Sidepath



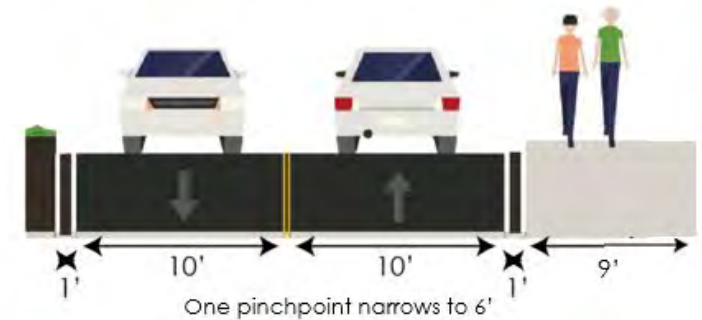
Sparks Avenue Sidepath – Alternative 1



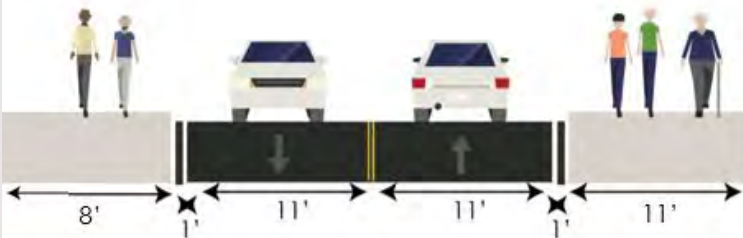
2 SPARKS AVENUE (FACING SOUTH)
Near Williams Lane



6 SPARKS AVENUE (FACING SOUTH)
Near Milestone Rotary

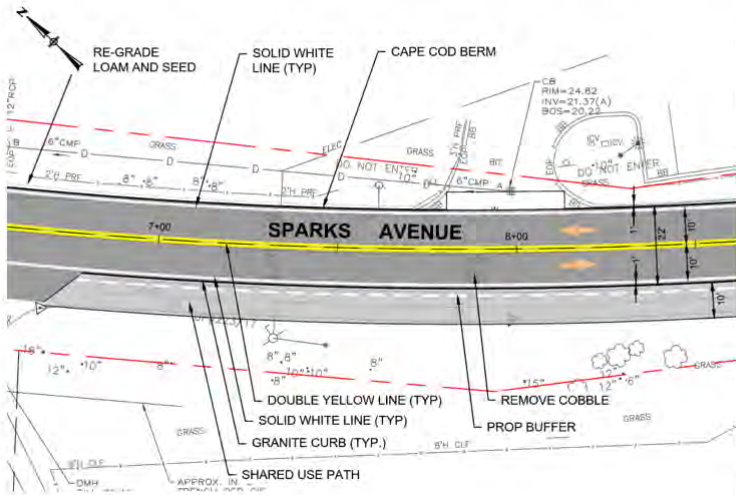


4 SPARKS AVENUE (FACING SOUTH)
Near Hooper Farm Road
Section Completed / to be Completed by Others



Sparks Avenue Sidepath

Alternative 1 – Full Roadway Reconstruction



Maintain traffic in both directions

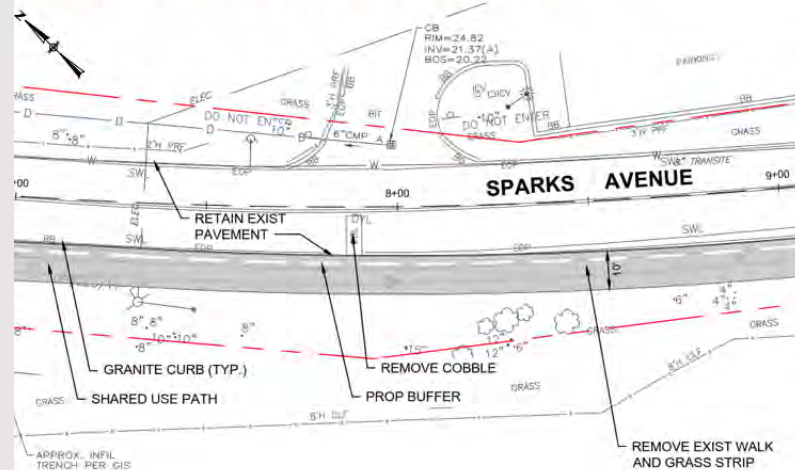
Reconstruct roadway with consistent width, updated drainage and regrading.

Replace existing sidewalk with 10' shared use path with a 1 foot shoulder + granite curb. Remove existing grass strip. Provide 2' buffer where ROW allows.

No permanent easements required.

Slight adjustment to existing berm
(right side)

Alternative 2 – Shared Use Path Construction Only



Maintain traffic in both directions

Retain existing roadway and berm.

Replace existing sidewalk with 10' shared use path with a 1' buffer and granite curb. Remove existing grass strip. Provide 2' buffer where ROW allows.

No permanent easements required

Cost Estimate:

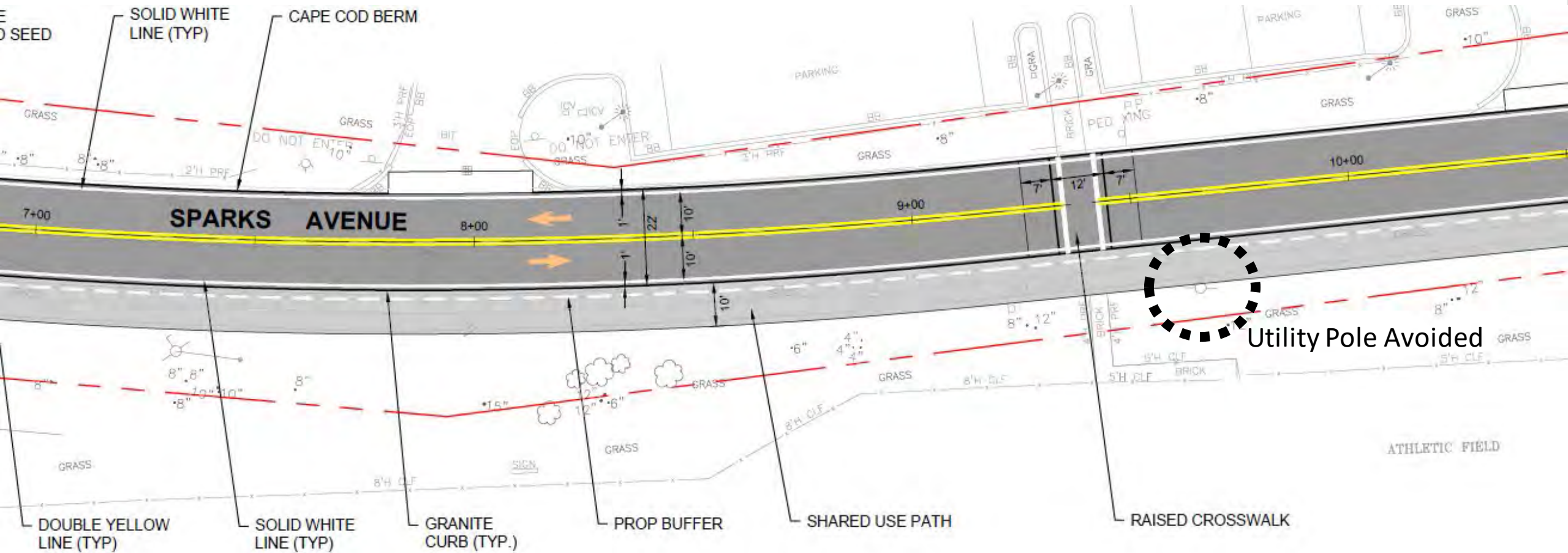
- \$2.5 million

Cost Estimate:

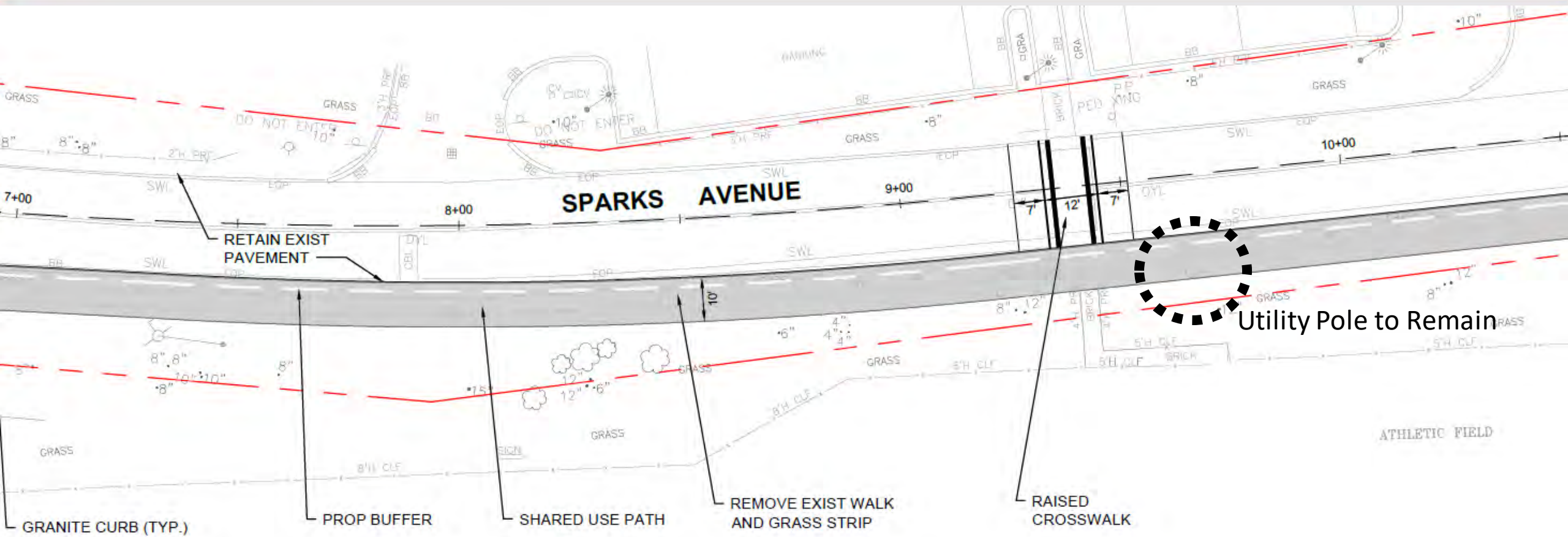
- \$1.2 million



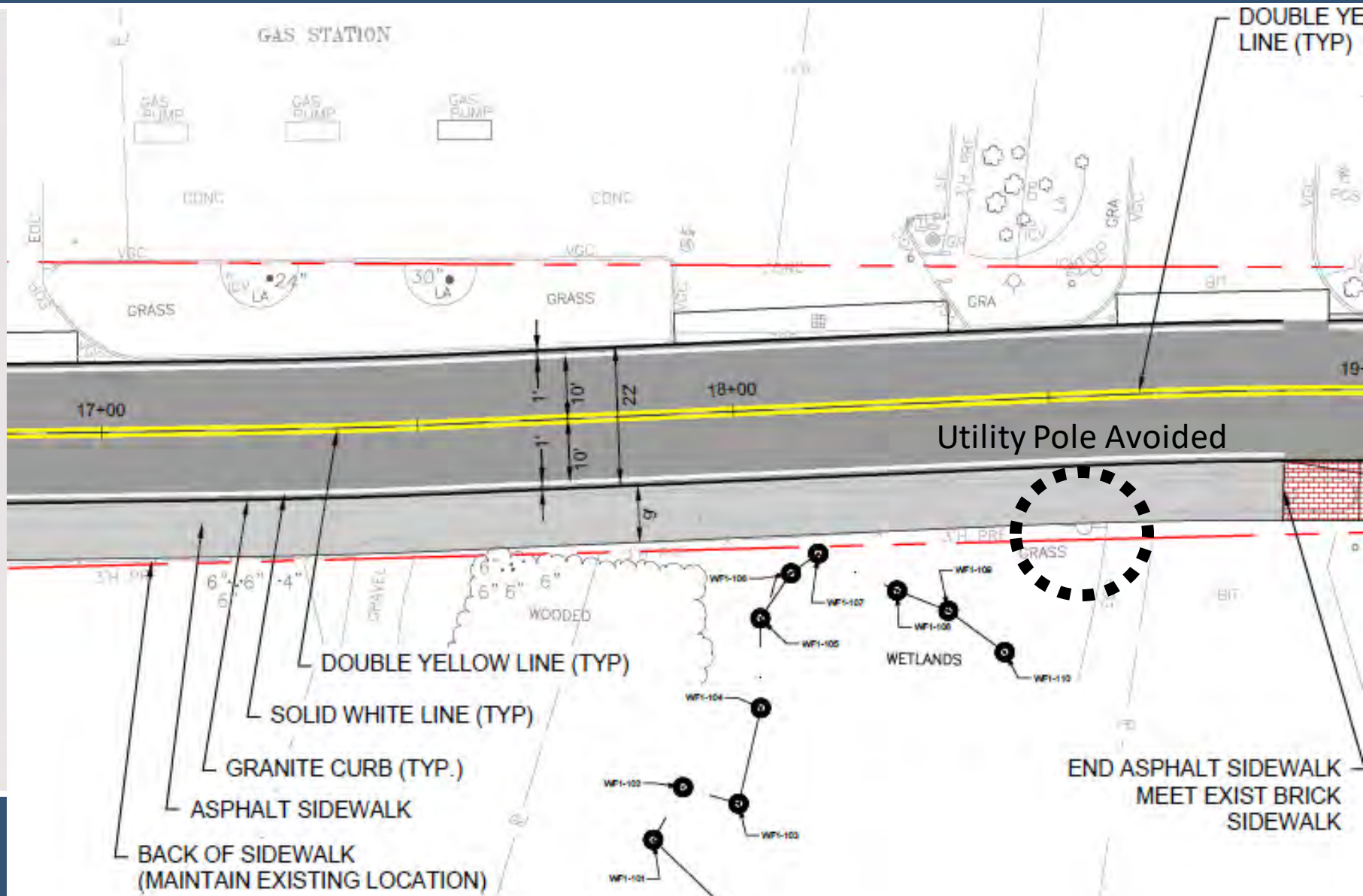
Sparks Avenue Sidepath – Boys & Girls Club Alternative 1



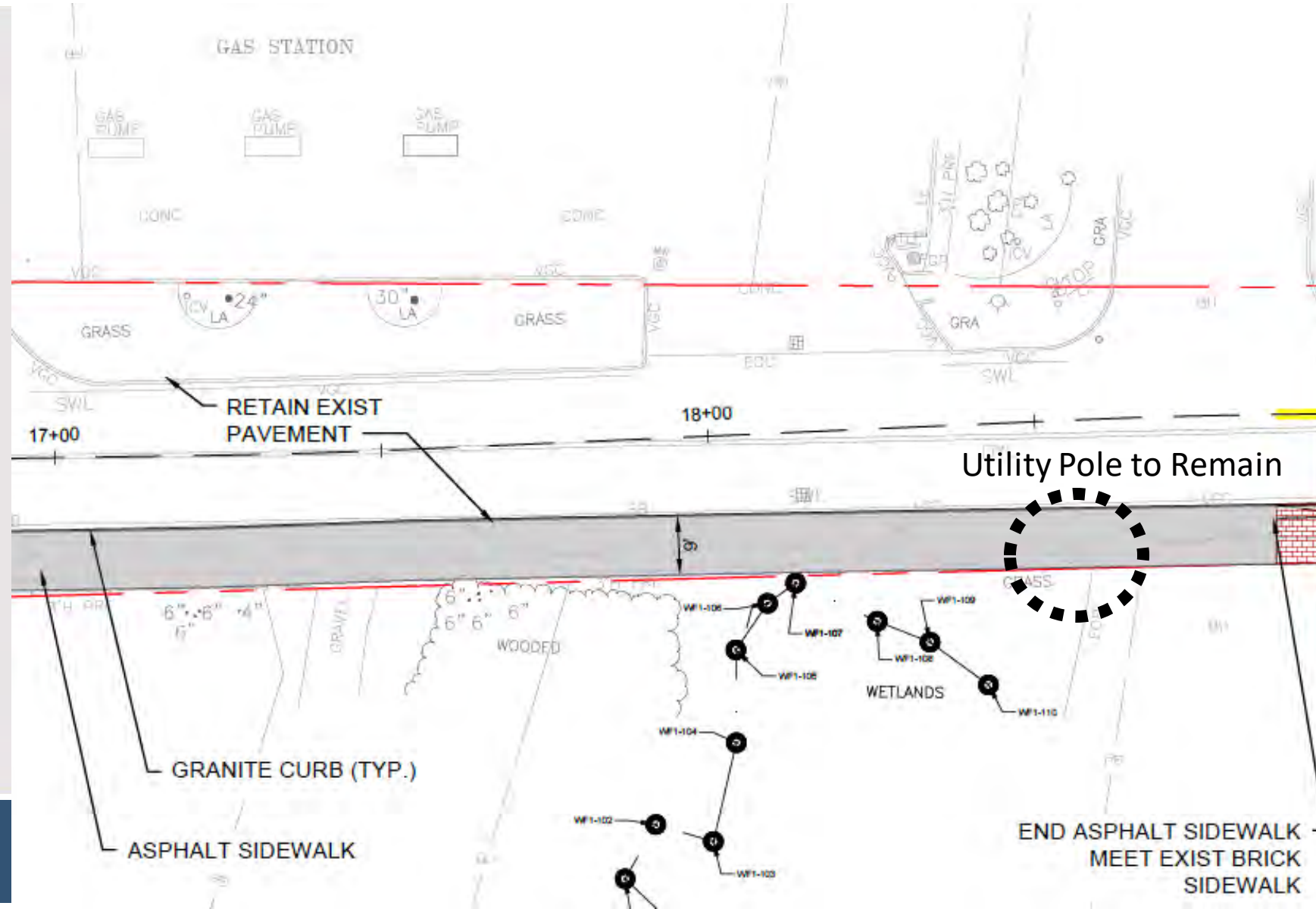
Sparks Avenue Sidepath – Boys & Girls Club Alternative 2



Sparks Avenue Sidepath – Gas Station Alternative 1



Sparks Avenue Sidepath – Gas Station Alternative 2



Sparks Avenue Sidepath



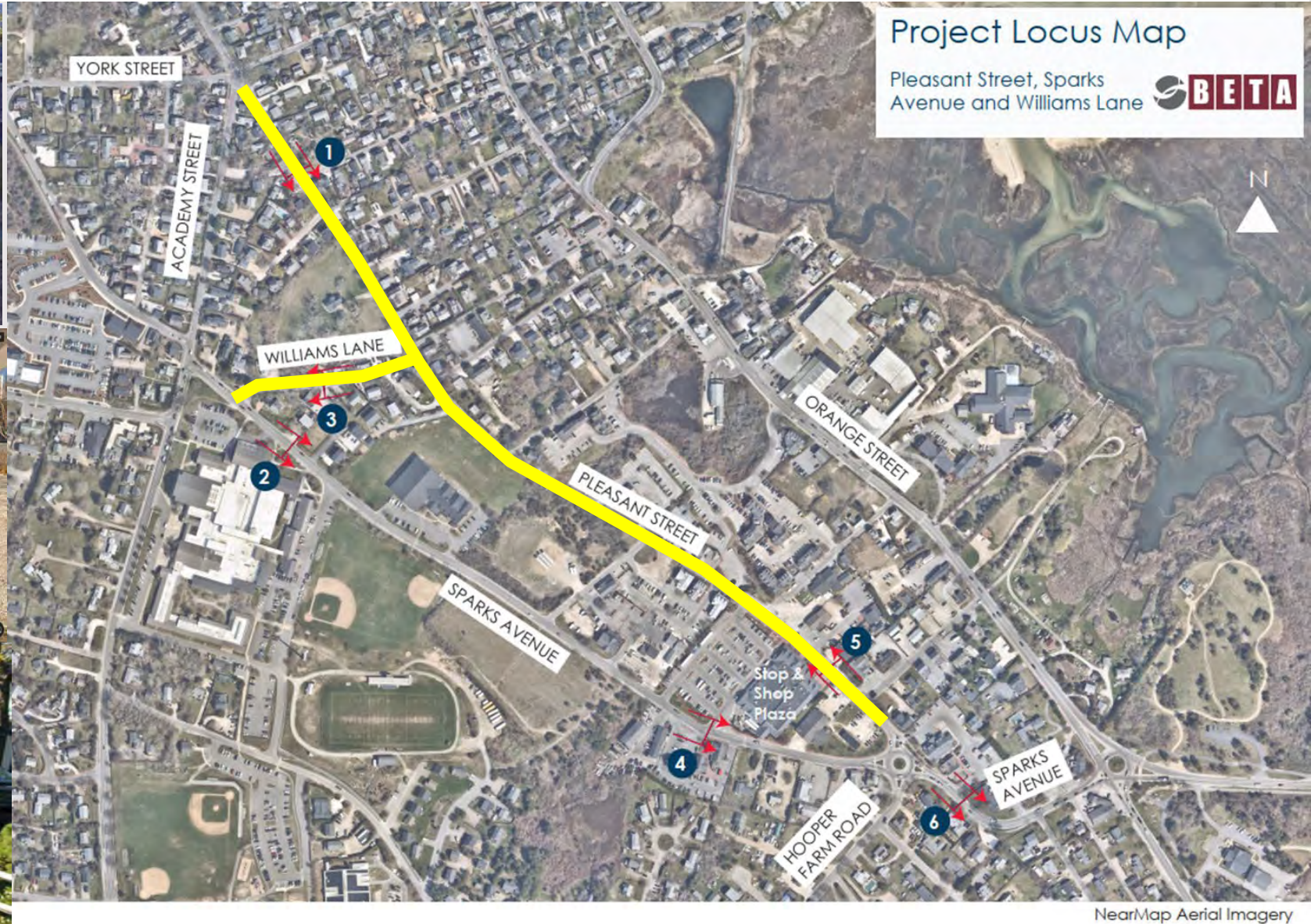
- Scope of Preliminary Engineering is completed
- Preferred alternative needs to be selected
 - Alternative 1 - \$2,524,600
 - Alternative 2 - \$1,123,600
- Alternative 1 requires supplemental funding for implementation
- Alternative 2 has substandard widths (6 feet) in some sections
- **Requested action:**
 - Utilize Alternative 2 for the widening of the Sparks Avenue Sidepath

Pleasant Street and Williams Lane



- Support Strategic Goals for:
 - Mode shift from single occupancy vehicles
 - Expand public paths between mid-island and the ferries.
- Project Limits:
 - Pleasant Street (5 Corners to Roundabout)
 - Williams Lane (Sparks Ave. to Pleasant Street)
- Project Engineer: BETA Group
- Town Appropriation: \$452,000 (design)
- Contract Status: Preliminary Design \$61,145 (nearly complete)
- Status: Pre-25% Design
 - Alternatives under review

Pleasant Street and Williams Lane



Pleasant Street Design Options

Nantucket Historical Commission Comments



Pleasant Street Design Options

Nantucket Historical Commission Comments



- NHC reviewed the Sam Phelan letter on April 19 and May 17
- NHC provided recommendations in a July 11, 2024 letter:
 - Utilize natural materials for curbing, medians, and path.
 - Minimize signage
 - Option 1 – two-way, retain existing trees, narrow sidewalk west of trees
 - Option 2 – one-way northbound with multi-use path
 - Majority support
 - Pilot traffic monitoring study to establish feasibility
 - Option 3 – two-way, remove/replant trees, narrow sidewalk – less favorable
- NHC important features:
 - Tree canopy
 - Narrow road width



Pleasant Street Design Options

Nantucket Historical Commission Comments

NHC – Option 1



Cost Estimate:
\$915,500

Property Impact:
3,580 sqft



Pleasant Street Design Options

Nantucket Historical Commission Comments

NHC – Option 1



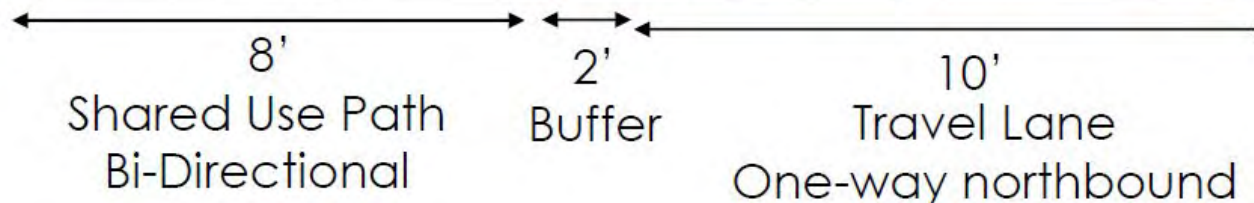
Pleasant Street Design Options

Nantucket Historical Commission Comments

NHC – Option 2

Cost Estimate:
\$837,300

Property Impact:
0 sqft



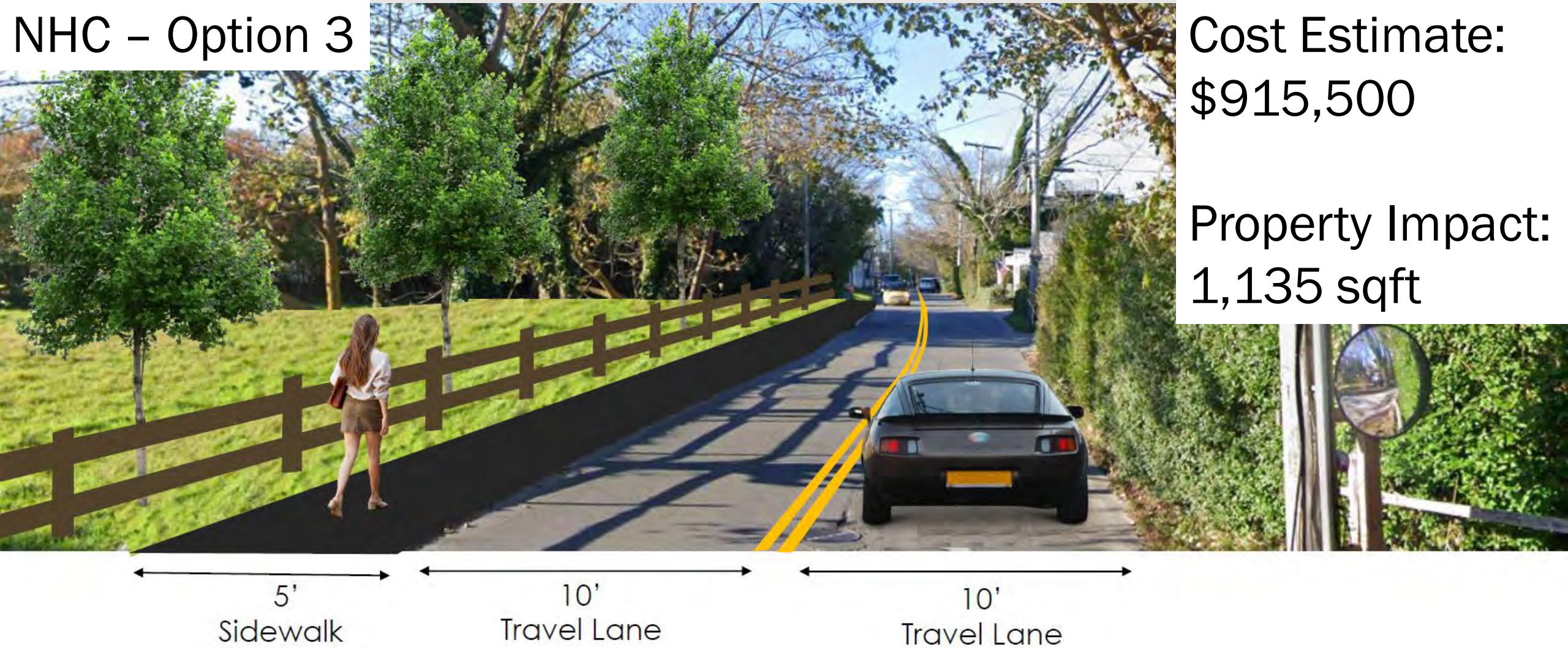
Pleasant Street Design Options

Nantucket Historical Commission Comments

NHC – Option 3

Cost Estimate:
\$915,500

Property Impact:
1,135 sqft



Pleasant Street Design Options

NP&EDC and BPAC Recommendations



- BPAC August 2024 Recommendation:
 - Support Option 2 following a pilot traffic monitoring study to establish feasibility.
- NP&EDC August 2024 Recommendation:
 - Support a pilot of Option 2 for a sufficient time to establish feasibility.



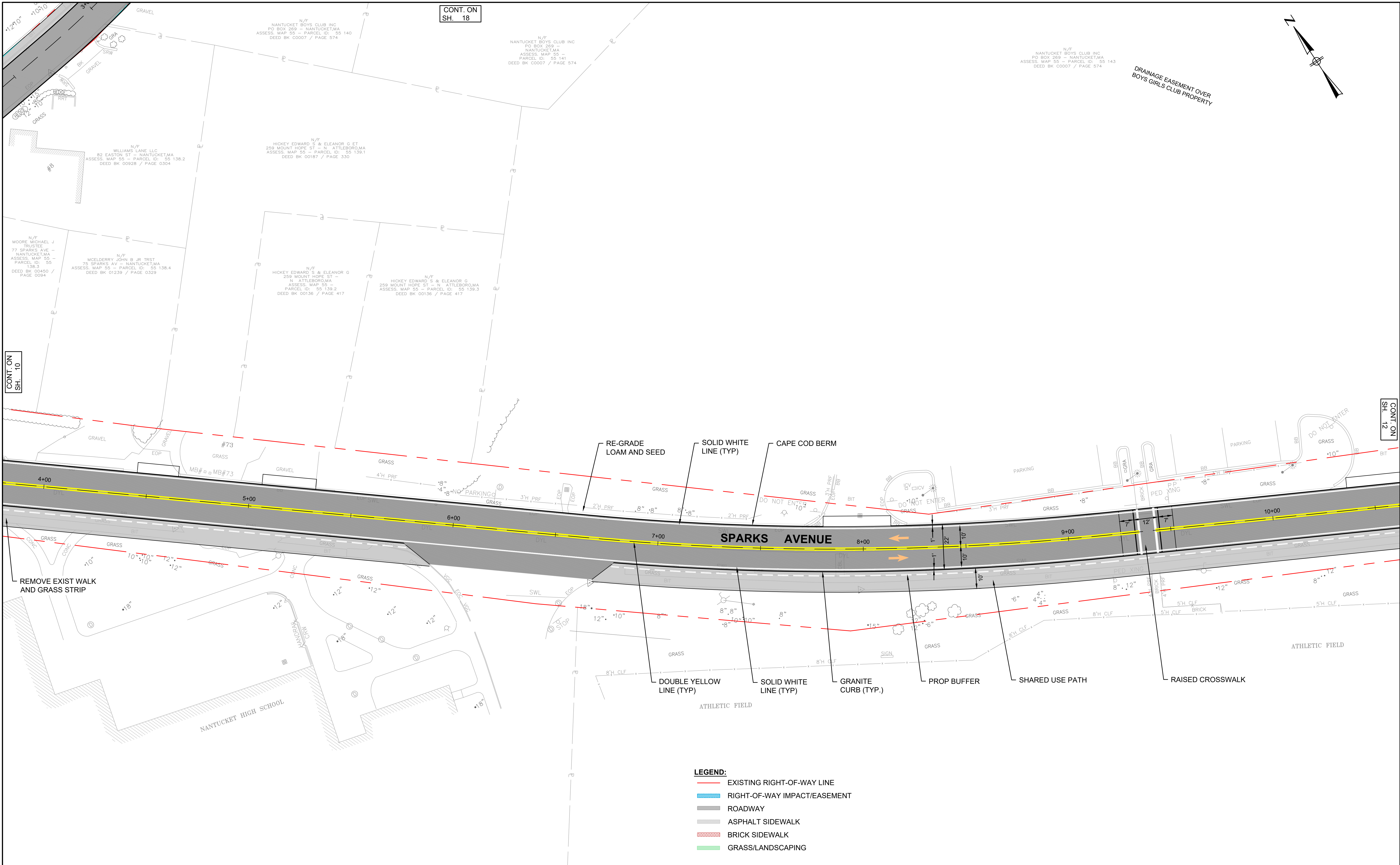
Pleasant Street Design Options



	Option 1 – Sidewalk preserving treeline	Option 2 – One-way with shared use path	Option 3 - Sidewalk
Construction Cost	\$915,500	\$837,300	\$915,000
Property Impacts	3,580 sqft	0 sqft	1,135

- NHC support for Option 2 following a piloting of the one-way flow
- BPAC support of Option 2 following a piloting of the one-way flow
- NP&EDC supports piloting of Option 2
- **Requested action:**
 - Select Board support the piloting of Option 2 for bicycle and pedestrian improvement along Pleasant Street between Williams Street and Five Corners with one-way traffic flow northbound, with a multi-use path in the existing southbound lane to establish feasibility.

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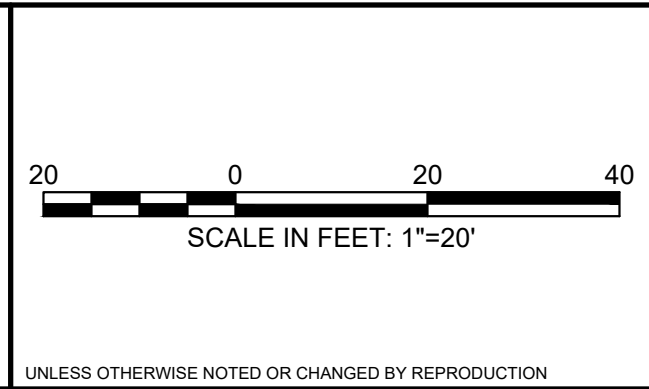
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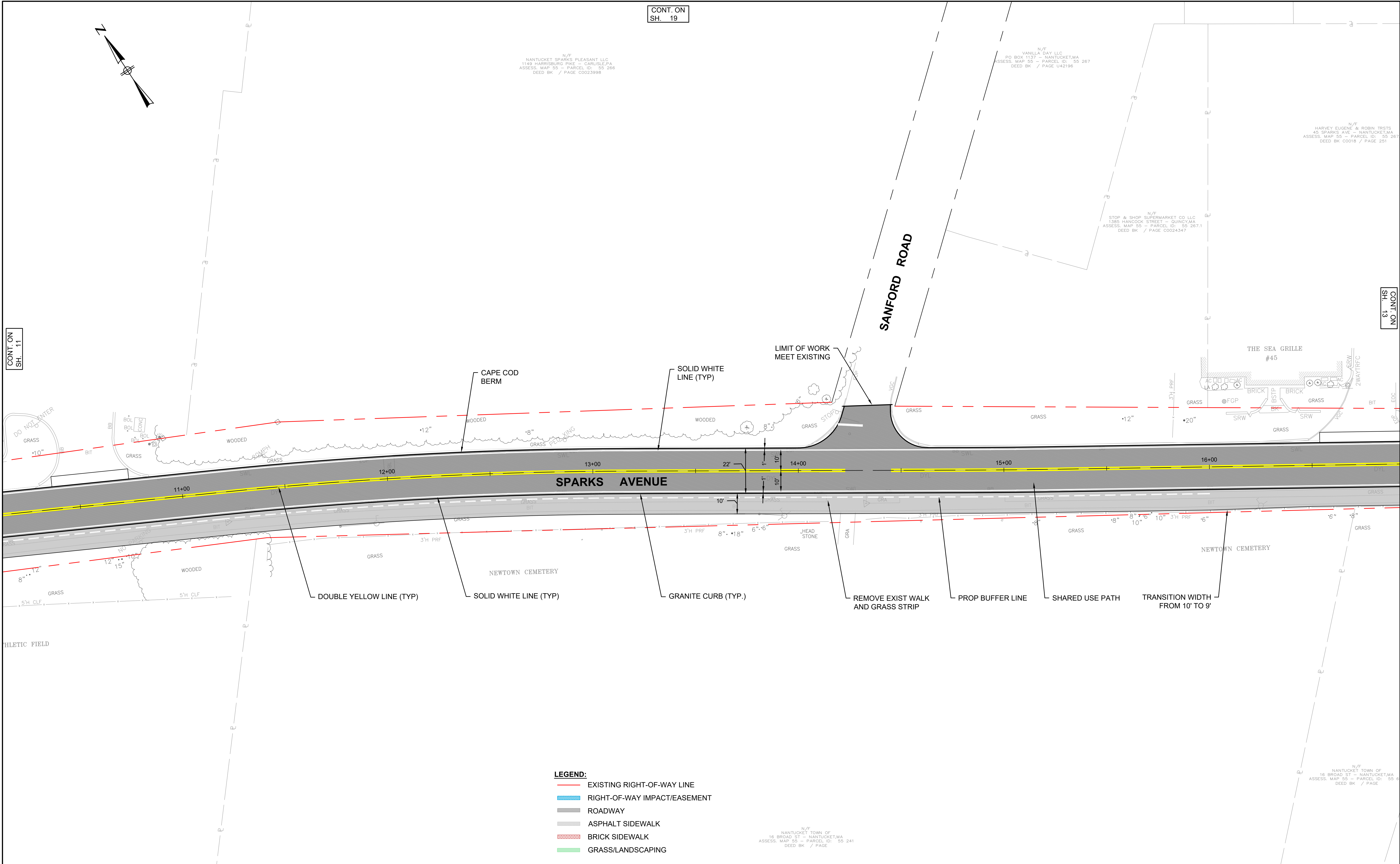


**SPARKS AVENUE, PLEASANT STREET,
WILLIAMS LANE
NANTUCKET, MASSACHUSETTS**

**ALTERNATIVE 1
SPARKS AVENUE**

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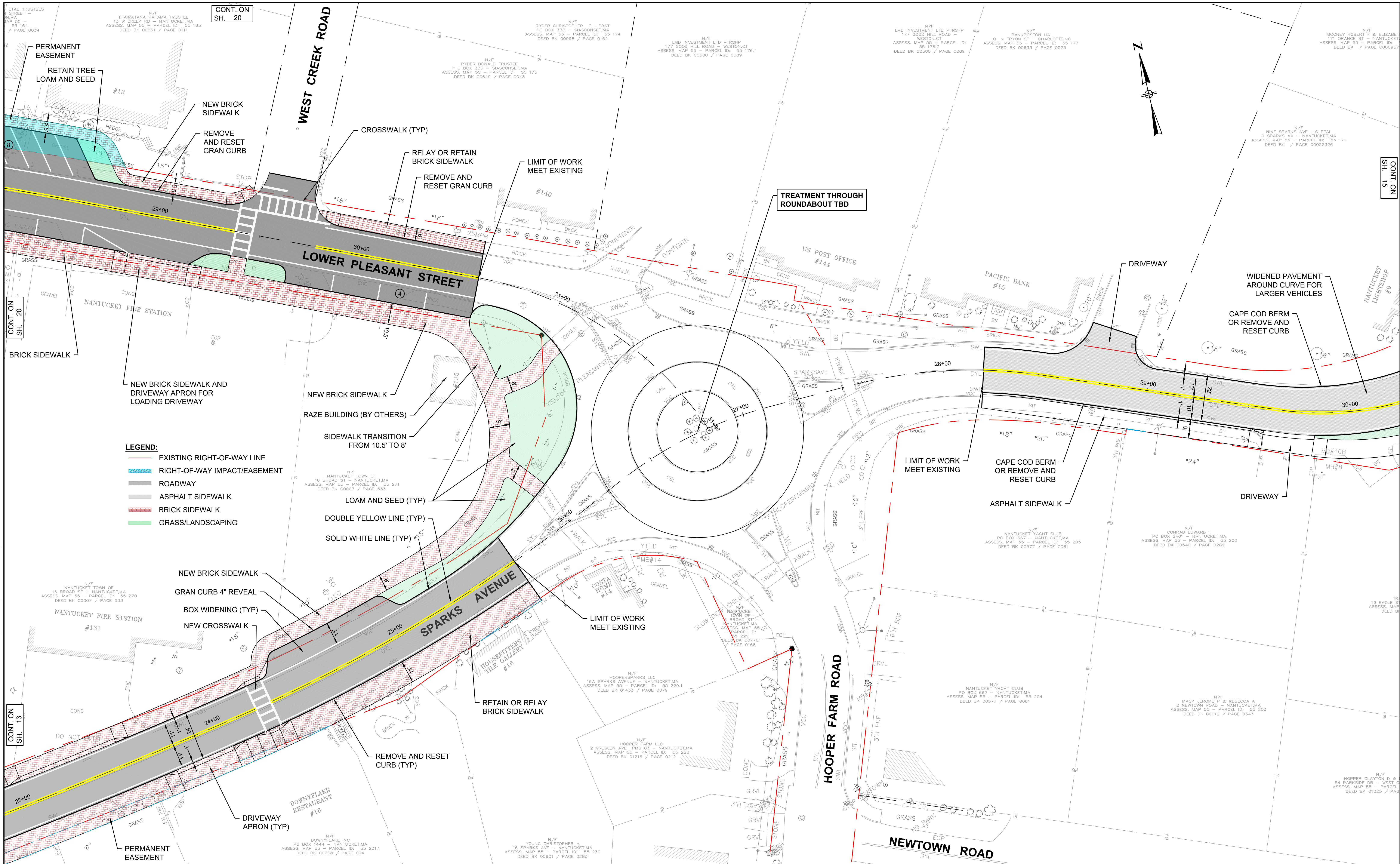
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NANTUCKET, MASSACHUSETTS**

**ALTERNATIVE 1
SPARKS AVENUE**

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ISSUE DATE	JANUARY 2024
SHEET NO.	12

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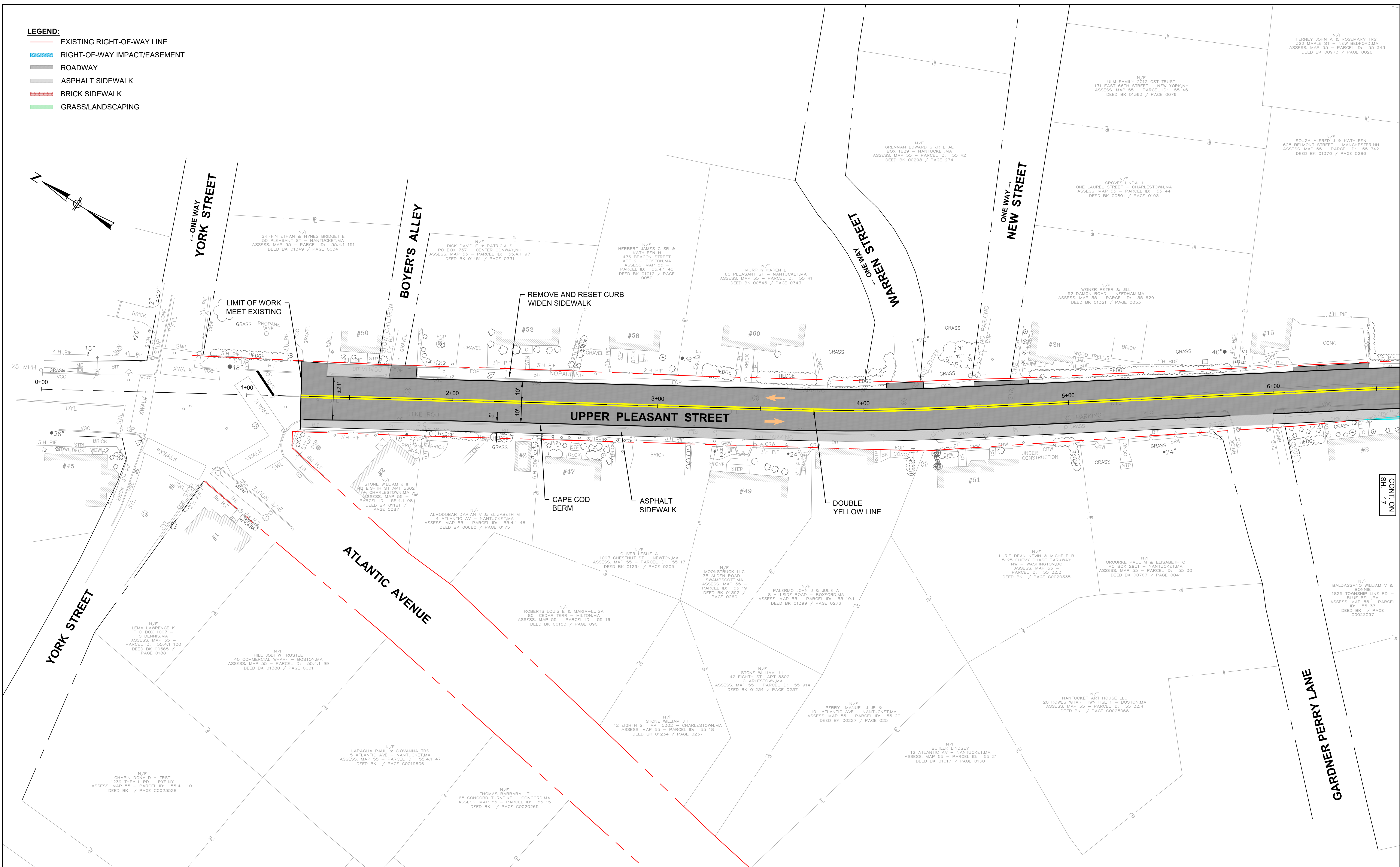
**SPARKS AVENUE, PLEASANT STREET,
WILLIAMS LANE
NANTUCKET, MASSACHUSETTS**

**ALTERNATIVE 1
SPARKS AVENUE**

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- EXISTING RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY IMPACT/EASEMENT
 - ROADWAY
 - ASPHALT SIDEWALK
 - BRICK SIDEWALK
 - GRASS/LANDSCAPING



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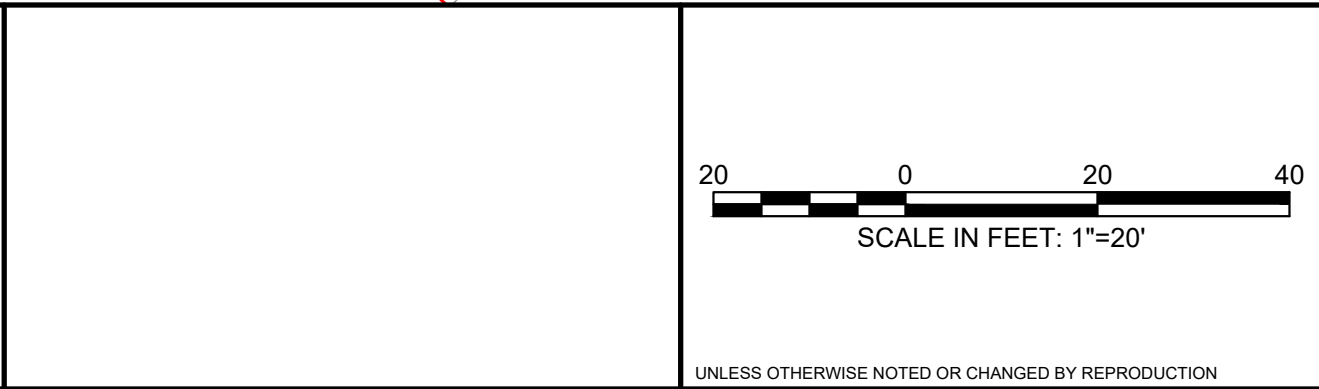
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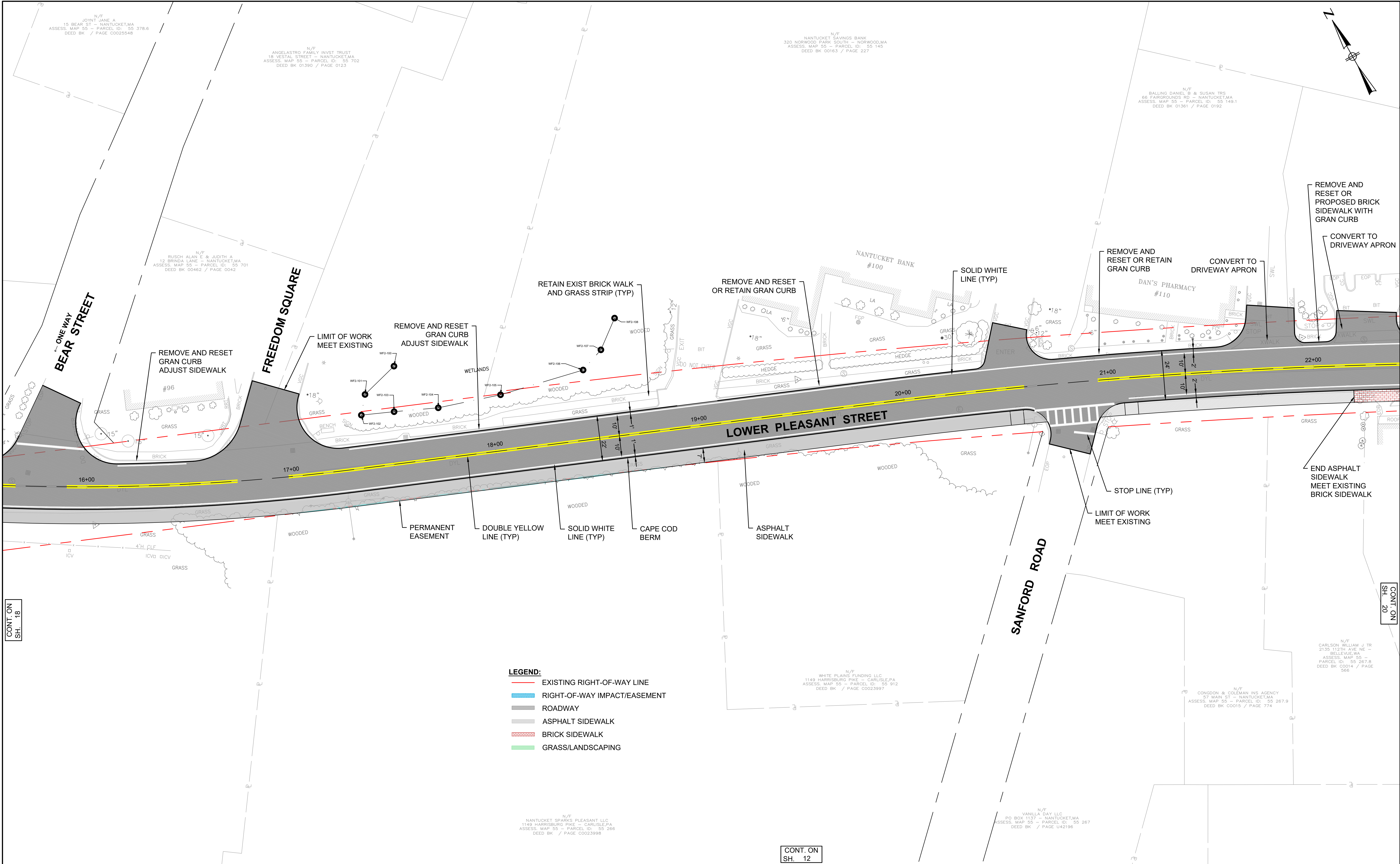
**SPARKS AVENUE, PLEASANT STREET,
WILLIAMS LANE
NANTUCKET, MASSACHUSETTS**

**ALTERNATIVE 1
PLEASANT STREET**

BETA JOB NO.	6943
ISSUE DATE	JANUARY 2024
SHEET NO.	16

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SH. 17

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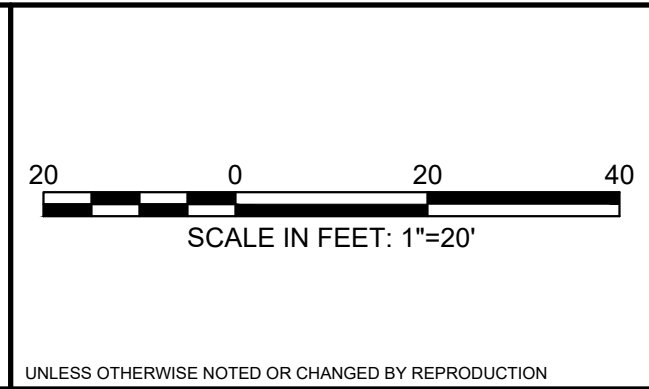
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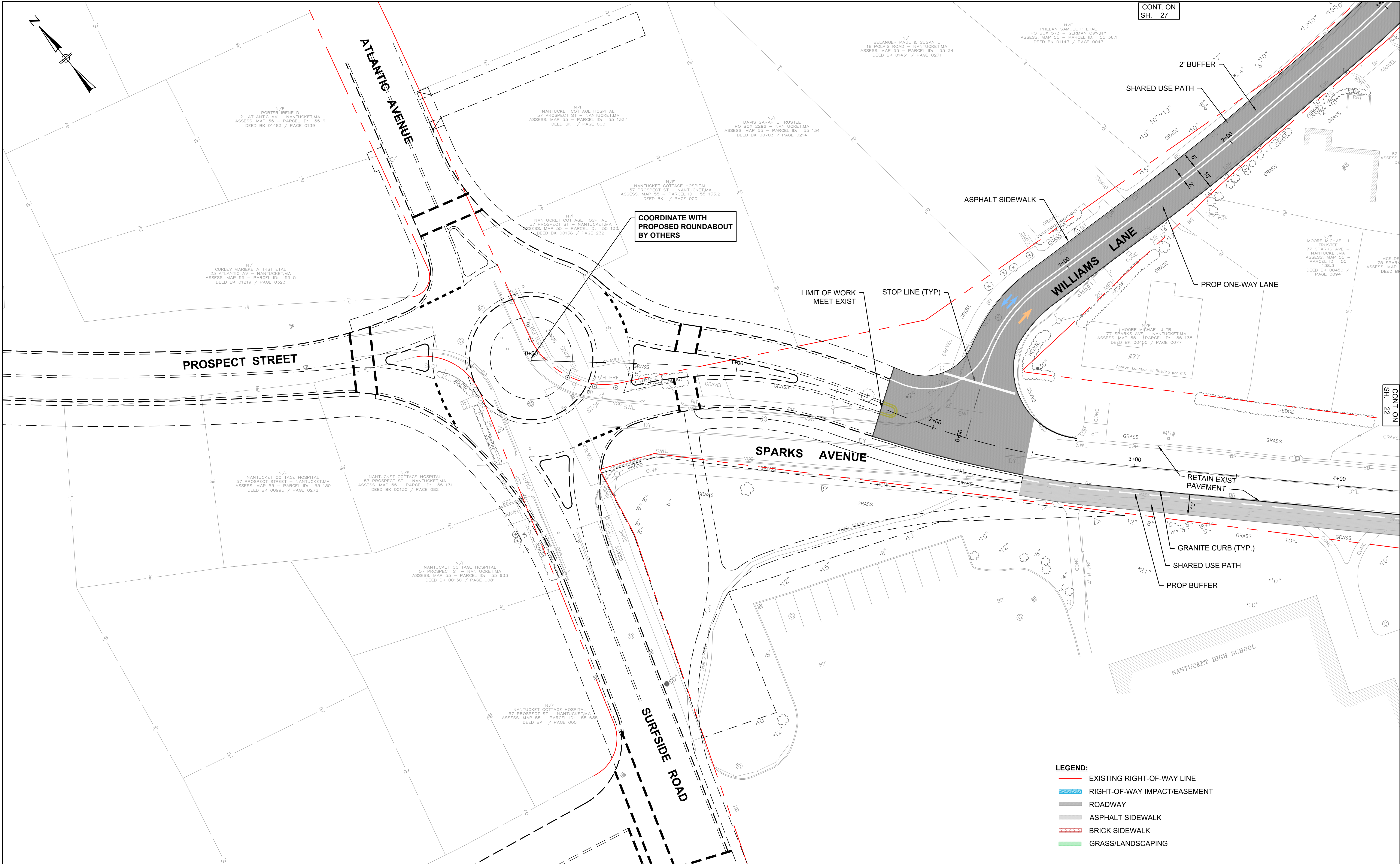


SPARKS AVENUE, PLEASANT STREET,
WILLIAMS LANE
NANTUCKET, MASSACHUSETTS

ALTERNATIVE 1
PLEASANT STREET

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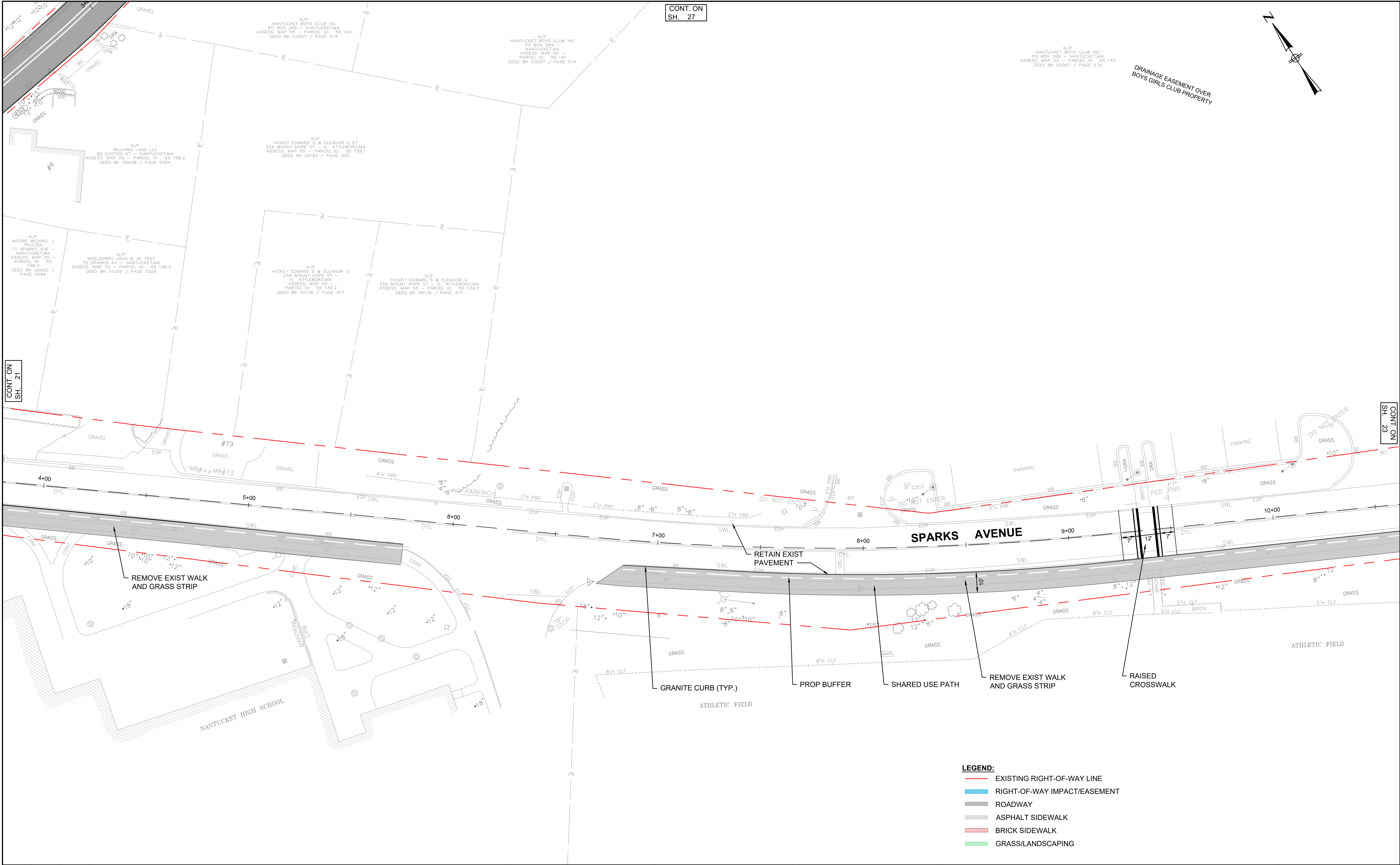
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WILLIAMS LANE
NANTUCKET, MASSACHUSETTS**

ALTERNATIVE 2
PLANTYPE2

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ISSUE DATE	JANUARY 2024
SHEET NO.	21

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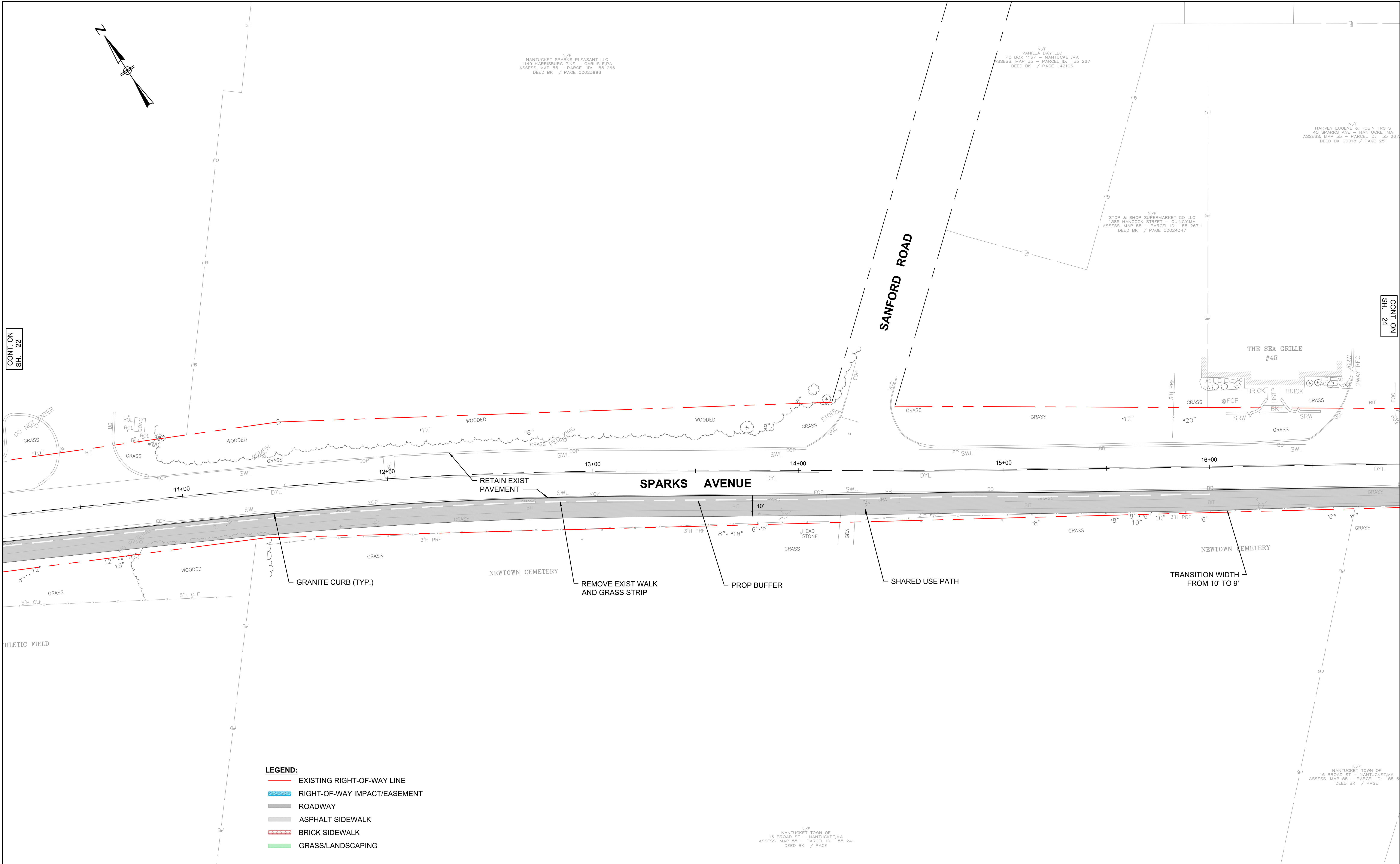
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**SPARKS AVENUE, PLEASANT STREET,
WILLIAMS LANE
NANTUCKET, MASSACHUSETTS**

ALTERNATIVE 2
PLANTYPE2

BETA JOB NO.	6943
ISSUE DATE	JANUARY 2024
SHEET NO.	22

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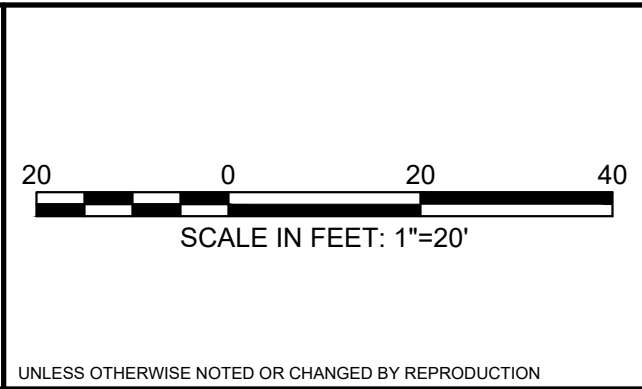
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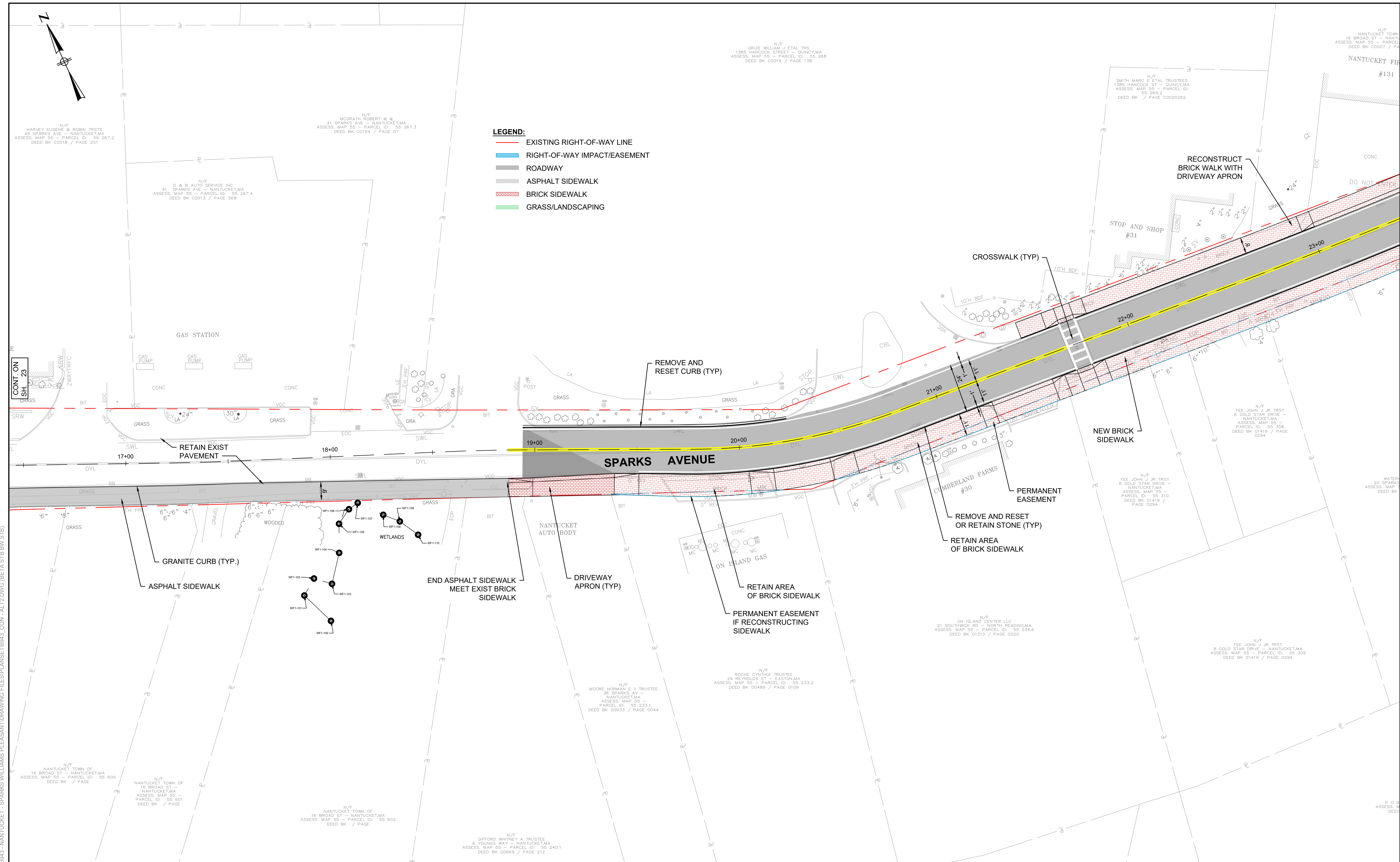

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PLANTYPE2**

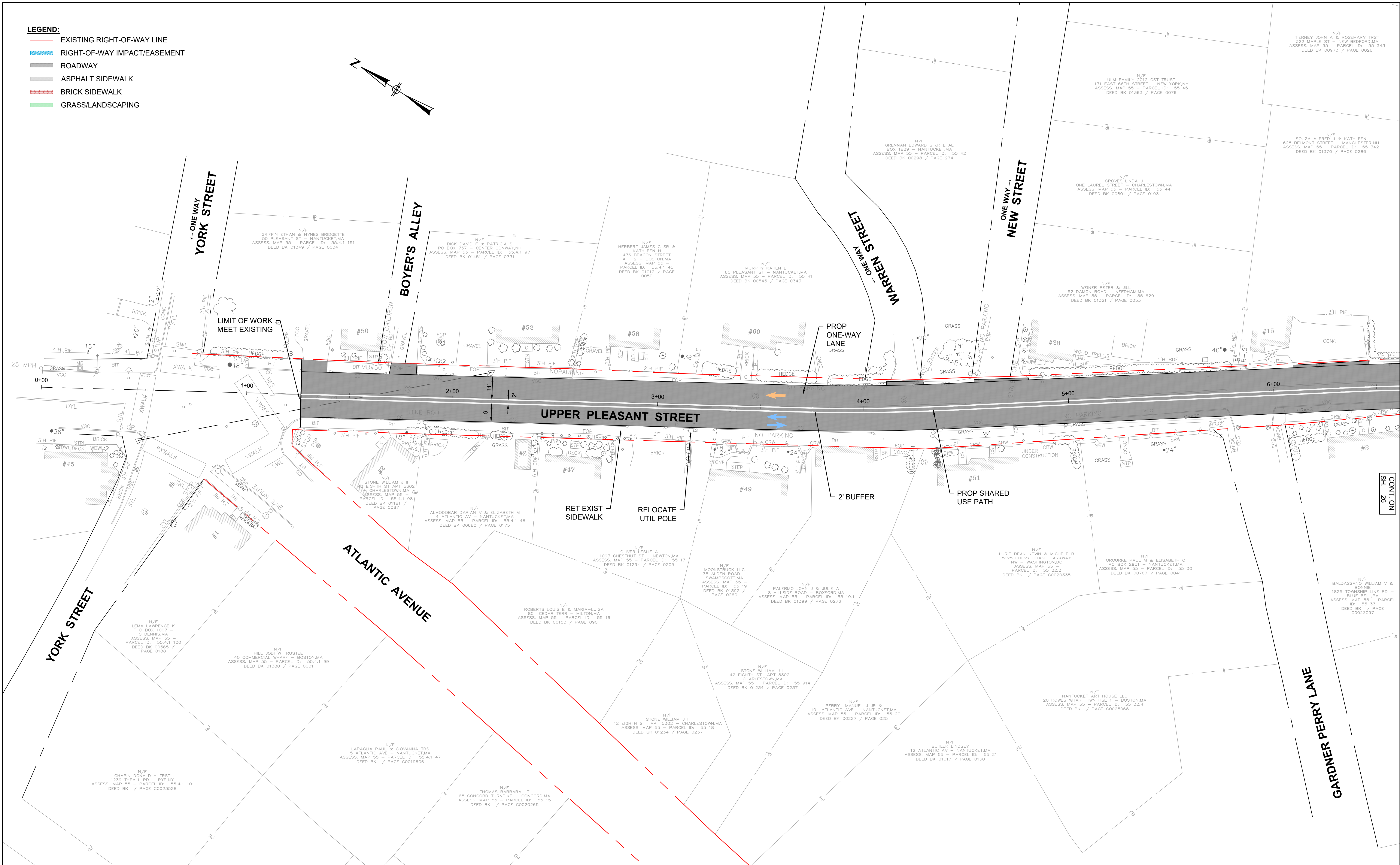
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 - RIGHT-OF-WAY IMPACT/EASEMENT
 - ROADWAY
 - ASPHALT SIDEWALK
 - BRICK SIDEWALK
 - GRASS/LANDSCAPING



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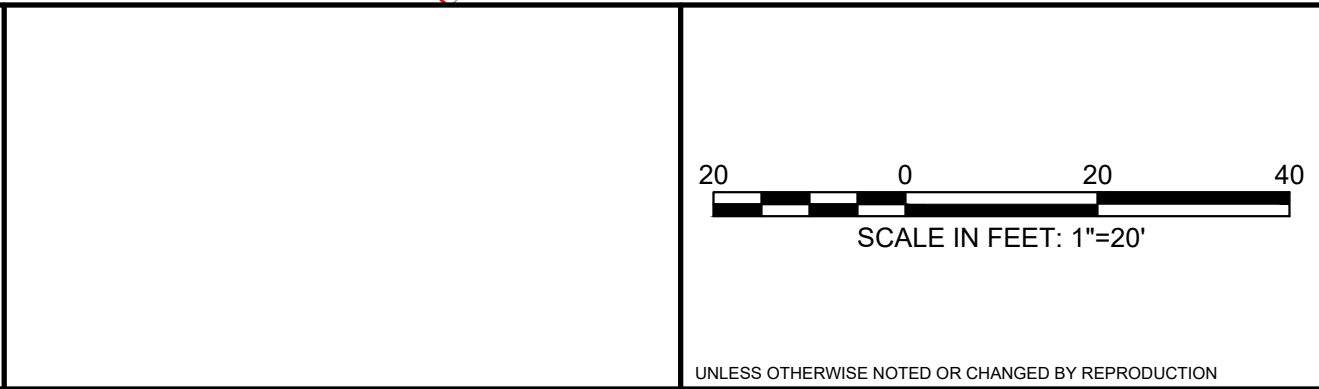
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**ALTERNATIVE 2
PLANTYPE2**

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ISSUE DATE	JANUARY 2024
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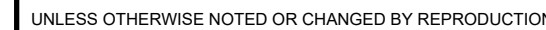


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DRAINAGE EASEMENT OVER
BOYS GIRLS CLUB PROPERTY

BETA JOB NO.	6943
ISSUE DATE	JANUARY 2024
SHEET NO.	27



137 Read Road
Red Hook, NY 12571
and
7 Williams Lane &
65 Pleasant St.
Nantucket, MA 02554

March 22, 2024

To: Mike Burns

Transportation Program Manager, NP&EDC
mburns@nantucket-ma.gov

Mr. Burns:

I want to complement the Bicycle and Pedestrian Advisory Committee for the work that it has done to analyze the options for and repercussions of improving pedestrian and bicyclist safety on Williams Lane and Pleasant St. As frequent walkers to downtown from 7 Williams Lane and 65 Pleasant St our family can attest to the hazardous conditions for pedestrians on both streets. I also frequently bike on both roads. While I have never found Williams Lane hazardous, Pleasant St. clearly is dangerous due to speeding and traffic backups at Five Corners.

To date, the focus of the Committee's analysis has been to evaluate how installation of a walking path and/or bike lane would impact a) traffic volume, b) construction costs and c) the need to obtain property easements on Williams Lane and Pleasant St. I urge the Committee to also consider in its analysis the principles of Context Sensitive Design, as advocated by the FHWA (www.fhwa.dot.gov/planning/css/). Specifically, consider the impacts each of the potential traffic improvements would have on the historical integrity of Pleasant St. and Williams Lane.

Upper Pleasant St. and Williams Lane are in Nantucket's Old Historic District. This District is drastically different from the commercially oriented Pleasant St. area near Stop and Shop. The vast majority of houses between 5 Corners and Williams Lane are over 100 years old. 57, 61 and 65 Pleasant Street were recognized in 2013 and 2022 by the Nantucket Preservation Trust for their historic significance and the Phelans continue to carefully preserve the historic integrity of their buildings and properties along Pleasant St and Williams Lane.. While the area has changed over the years, it does retain many characteristics from 100-150 years ago. (See attached photos). Potential degradation of the area's historical context by planned street modernization should be a parameter included in the the Committee's Evaluation Matrix.

Below are suggestions for alternative construction techniques that we urge the Committee to adopt in order to retain Williams Lane and Pleasant Street's historic character.

Typical Construction Standard	Alternative Standard
Extensive use of bright white surface painted lines indicating crosswalks, center of road/path, buffers, directional arrows, etc.	Limit use of traffic improvement options that require use of pavement painting/markings. E.g. Restrict line painting on asphalt to stop lines and intersection crosswalks.
Install curbing at edge of all roads and pedestrian ways	Retain existing curbing, do not increase height or width. Retain soft edge areas along Pleasant and Williams Lane
Separation of bike and pedestrian ways from the roadway via painted lines or curbing.	Install split rail fence or 1-2' surface stone/brick to divide pathways from roads.
Install paved asphalt surfaces on all pathways and sidewalks	Pedestrian walkways can be ADA compliant when constructed using gravel hard pack. Bike paths may be surfaced with crushed stone or gravel.
Free-standing metal post directional or instructional signs	Limit use of free-standing signs to stop and speed limit signs. All signs should be on painted wooden 4x4 posts.
Remove trees, bushes and fences for roadway expansion and build up sloped areas to road level when expanding the town right of way	If expansion is unavoidable causing removal of fences etc., replace all existing fences, bushes and trees with like kind. Install historically sensitive fencing when preventing access to steep sloped areas

Nantucket town retains considerable charm due to preservation of its narrow and irregular streets and walkways. This is extensively documented in "Preserving Historic Pavement on Nantucket". At a minimum, the Bicycle and Pedestrian Advisory Committee should modify its Evaluation Matrix to include a fourth criteria - preservation of historic integrity. It would also be appropriate for the Town committees and boards reviewing plans for traffic improvements on Pleasant St. and Williams Lane to include input from a member of the Nantucket Historic Commission.

The Pleasant St and Williams Lane area continues to exemplify many aspects of its historical heritage as a locale on the edge of the more densely built up historic town district. Let's be sure preservation of its historical characteristics are considered in the committee's final selection of the best bike and pedestrian path alternatives .

Thank you for your time and consideration of these comments. Feel free to contact us to discuss them further.

Sincerely yours

Sam and Ellen Phelan

e-mail: sphe076600@yahoo.com,

cell phone: 914 466-8695

65 Pleasant St circa 1895.
Street abutting picket fence, no curb.



Circa 1900, Looking north up Pleasant St from approximately Kimberly St.
Note tree lined, wide road with white 5' fence going up to approximately Back St.



Circa 1940, Looking to Pleasant St from porch of 61 Pleasant
Note split rail fence replaced former solid white fence, trees continue to line street



Circa 1940, Corner of Pleasant St and Williams Lane looking NW
Note curbed sidewalk in front of 67 Pleasant St which stops in front of 65 Pleasant St.



Copies to:

C. Elizabeth Gibson, Town Manager - TownManager@nantucket-ma.gov
Matt Fee, Member Board of Selectmen - mfee@nantucket-ma.gov
Niles Parker, Executive Director, NHA – [c/o ask@nha.org](mailto:c/o_ask@nha.org)
Holly Backus, Preservation Planner, Planning & Land Use Services -
hbackus@nantucket-ma.gov
Mary Bergman - Executive Director, Nantucket Preservation Trust –
mbergman@nantucketpreservation.org
Raymond Pohl, Chair, Historic District Commission -
Dave Iverson, Chair, Planning Board – [c/o plus@nantucket-ma.gov](mailto:c/o_plus@nantucket-ma.gov)
Angus MacLeod, Chair, Nantucket Historical Commission
Acting Chair, NP&EDC – [c/o lsnell@nantucket-ma.gov](mailto:c/o_lsnell@nantucket-ma.gov)
Bill Grieder, Chair Roads & Rights of Way Committee, bill.grieder@gmail.com
Henry Terry, President, Nantucket Town Association, [c/o](mailto:c/o_nantuckettownassociation@gmail.com)
nantuckettownassociation@gmail.com

Preliminary Outline #1 for 2025 Annual Town Meeting Warrant

For 10/09/24 SB review

As of 10/05/24

NOTE: Numbering & Order is NOT FINAL

Annual Articles

1. Receipt of Reports
2. Appropriation: Unpaid Bills
3. Appropriation: Prior Year Articles
4. Revolving Accounts: Annual Authorization
5. Appropriation: Reserve Fund
6. FY 2024 General Fund Budget Transfers
7. Personnel Compensation Plans for FY 2025 (*add per diem dispatcher*)
8. Appropriation: FY 2025 General Fund Operating Budget
9. Appropriation: Health & Human Services
10. Appropriation: General Fund Capital Expenditures
11. Appropriation: FY 2025 Enterprise Funds Operations
12. Appropriation: Enterprise Funds Capital Expenditures
13. FY 2024 Enterprise Funds Budget Transfers
14. Appropriation: Waterways Improvement Fund
15. Appropriation: Ferry Embarkation Fee
16. Appropriation: Ambulance Reserve Fund
17. Appropriation: County Assessment
18. Appropriation: Finalizing FY 2025 County Budget
19. Rescind Unused Borrowing Authority (*if needed*)
20. Appropriation: OPEB Trust Fund
21. Appropriation: Free Cash
22. Appropriation: Stabilization Fund

Other Select Board Sponsored Articles

NOTE: most of these were reviewed/discussed by SB and/or Town Administration since the 2024 ATM

ZONING* BYLAW & GENERAL BYLAW AMENDMENTS

**Board discussion occurred in January 2018 regarding a request/directive that all zoning articles must be accompanied by a narrative explanation as to why the item is being put forward, along with any operational or financial impacts*

Zoning Bylaws

Pending from Planning

Rezone 8 White St (AHT)

General Bylaws

- Anything for E-bikes, E-scooters? (BPAC reviewing; could potentially be regs vs bylaw)
- Noise bylaw – any changes to hours/days/summer? (routinely brought up by ACNVT and Sconset Civic Assoc)
- Rental car bylaw changes – in progress
- Anything from SB re STRs?
- Traffic calming signage exemption?
- Local bylaw to mirror c. 91 enforcement (conceptual right now)
- Wetlands bylaw “clean up” updates (bc of new ConCom wetlands regs)

HOME RULE PETITIONS

Resubmittal of Pending HRP's from prior ATMs (if these have not been acted upon by the Legislature)*

- Bike path easement acquisition/County (Nov 2023 STM)
- Community Housing Bank (Article 76/2022 ATM; Article 79/2019 ATM; Article 70/2018 ATM; Article 88/2017 ATM; Article 82/2016 ATM)
- Sewer Act Amendment (Article 84/2023 ATM; Article 77/2022 ATM)
- Gov't Study Committee Recommendations (Article 85/2023 ATM; Article 78/2022 ATM)
- Fertilizer Ban (Article 86/2023 ATM)
- Real Estate Conveyances x 2 (1 – Article 87/2023 ATM, Article 94/2022 ATM: 50 Altar Rock Rd to NCF; 2 – Article 88/2023 ATM, Article 95/2022 ATM: Portion of Ames Ave)

NEW:

**several of these are currently in hearings; need to confirm their status; these need a thorough review*

MGL ACCEPTANCES

- “Good Landlord” tax exemption opt-in?
-

REAL ESTATE RELATED

Easement Conveyances/Acqs:

- Airport to NGrid for Airport Housing project
- Airport to NGrid for South Ramp
- Town to NGrid for Airport Sewer Pump Station
- Town to NGrid for Waitt Dr housing
- Town to NGrid for L1 project switching module at 16 Broad

OTHER

- Coastal erosion structure approval in connection with SBPF/Town project at Baxter Rd?
- Need to review any 2024 ATM Town-sponsored articles for potential resubmittal
- Town Council Charter? “Sense of the Meeting”? Or?

FINANCIAL AND/OR BALLOT QUESTIONS

possible debt exclusion(s) and/or capital exclusion(s) for capital projects; real estate:

- Supplemental design for new DPW facility
- OIH construction
- Baxter Rd alt access (tentative)

Establish Concession Revolving Fund?

Establish Town Employee Housing Revolving Fund?

Will need appropriation article for Community Impact Fee revenue adopted at 2023 STM

Opioid settlement proceeds allocation article?

CITIZEN ARTICLES

Submittal deadline Mon, November 18

2025

Select Board Meeting Schedule

(Approved XX)

January

NO meeting 1/1

1/8

1/9 – xs

1/13 – Licensing & Petitions

1/15

1/22

1/29 (+ County mtg)

February

2/5

2/6 - xs

2/10 – Licensing & Petitions

2/12

2/19 (+ County mtg)

NO meeting 2/26 (school vacation week)

March

3/5

3/6 – xs

3/10 – Licensing & Petitions

3/12

3/19

3/26 (+ County mtg)

April

4/2

4/3 - xs

4/9

4/14 – Licensing & Petitions

4/16

NO meeting 4/23 (school vacation week)

4/30 (+ County mtg)

May

5/7

5/8 – xs

5/12 – Licensing & Petitions

5/14

5/21

5/28 (+ County mtg)

*June – start summer schedule (*added more meetings per Select Board request)*

6/4

6/5 - xs

6/9 – Licensing & Petitions

6/11*

NO meeting 6/18

6/25 (+ County mtg)

July

NO meeting 7/2

7/9

7/10 - xs

7/14 – Licensing & Petitions

7/16

7/23 (+ County mtg)

NO meeting 7/30

August

8/6

8/7 - xs

8/11 – Licensing & Petitions

NO meeting 8/13

8/20 (+ County mtg)

NO meeting 8/27

September

NO meeting 9/3

9/10

9/11 - xs

9/15 – Licensing & Petitions

9/17

9/24 (+ County mtg)

October

10/1

10/2 - xs

10/8

10/15

10/20 – Licensing & Petitions

10/22 (+ County mtg)

NO meeting 10/29 (5th Wed)

November

11/5

11/6 - xs

11/10 – Licensing & Petitions

11/12

11/19 (+ County mtg)

NO meeting 11/26 (day before Thanksgiving)

December

12/3

12/4 - xs

12/8 – Licensing & Petitions

12/10

12/17 (+ County mtg)

NO meeting 12/24

NO meeting 12/31 (5th Wed)

**Fiscal Year 2025
Tax Rate Hearing, Residential Exemption,
and Tax Rate Shift**

- Preliminary Discussion

*Presented by: Rob Ranney, MAA
Assessor, Town of Nantucket
Wednesday, October 9, 2024*

Purpose of the Tax Rate Hearing

1. To determine the tax allocation by classification
2. Adoption of a residential exemption
3. Adoption of a shift

(Please note: FY25 values have not been set yet, the numbers contained herein, unless otherwise specified, are FY2024 final numbers for demonstration and discussion purposes only)

1. The tax levy (amount to be raised by real estate and personal property taxes) for fiscal year 2024 was \$116,471,833. The levy amount is distributed by property class based on the proportionate, full and fair cash value (FFCV) share for each class.

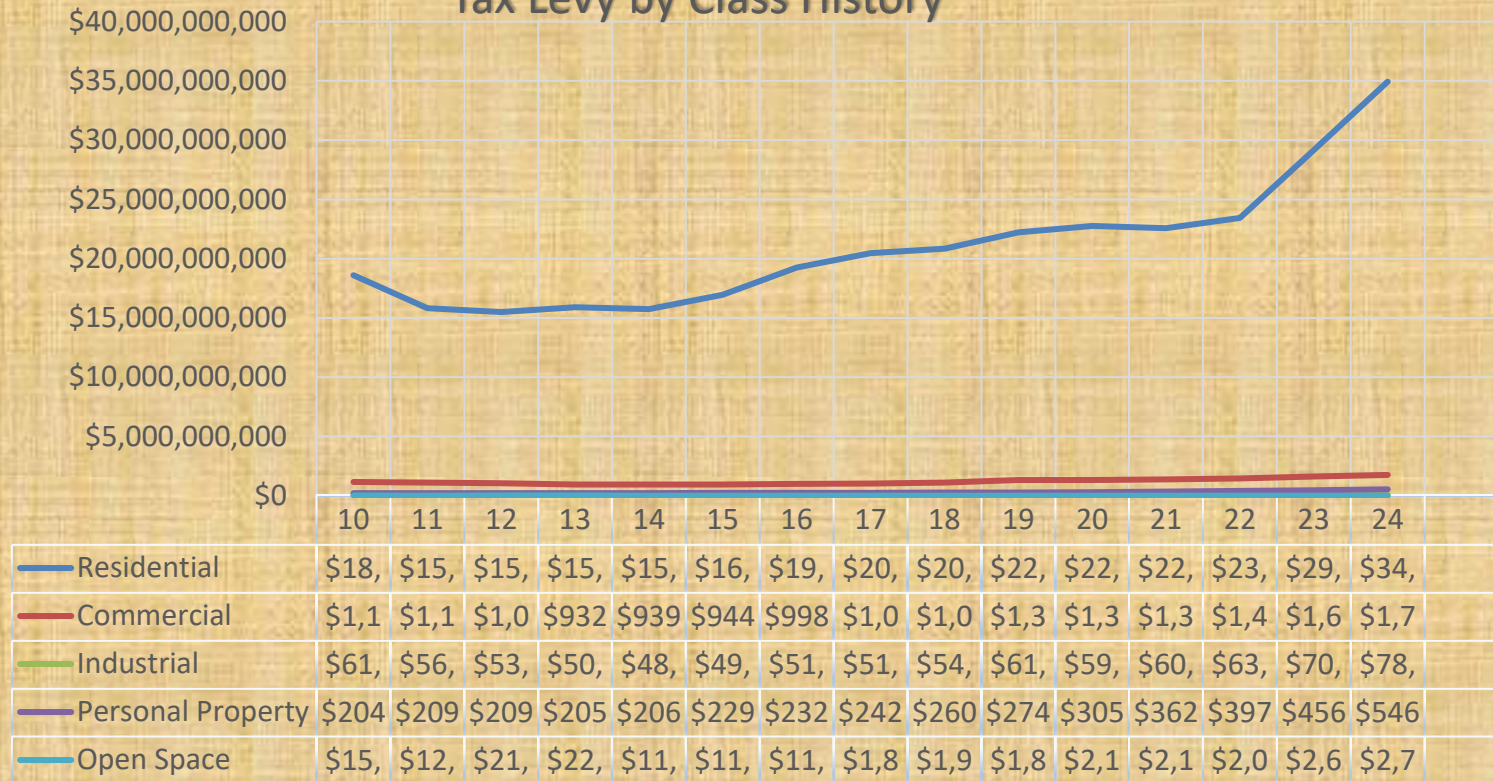
Assessors must classify all real property according to use as of each January 1 into one of four classes: Residential, Open Space, Commercial or Industrial.

Municipalities decide annually within limits established by statute and the Department of Revenue (DOR) the percentage of the tax levy that will be paid by each class of real property owners and personal property owners. The decision is made at a public hearing.

FY2024 values by class with percentages 'pre-shift' and then after the adoption of a 25% residential exemption and a 1.70 shift to the commercial, industrial, and personal property (CIP) classes.

LA4 VALUES		FFCV PERCENTS		SHIFT OPTIONS	
Residential	34,942,014,777	Residential	93.5973	Min Res Factor at 150%	96.5839
Open Space	2,790,100	Open Space	0.0075	Min Res Factor at 175%	94.8759
Commercial	1,763,411,270	Commercial	4.7236	Chapter 3	0.0000
Industrial	78,037,963	Industrial	0.2090	Lowest Historical Res%	64.7940
Pers Prop	546,025,794	Pers Prop	1.4626	Prior FY LA5 Res Shift%	88.3392
Total	37,332,279,904	Total %	100.0000	Lowest Res Factor	94.8759
		INPUT OPTIONS		OPEN SPACE DISCOUNT	
Levy (Recap Page 1-Ic)	116,471,832	Resid Factor Selected	0.952175	Open Space Discount %	0.0000
		Com/Ind/PP Shift	1.69999	Open Space Factor	1.00000
		Single Tax Rate	3.12		
SHIFT PERCENTS		TAX RATES			
Residential %	89.1210	Residential	3.13		
Open Space %	0.0072	Open Space	3.01		
Commercial %	8.0301	Commercial	5.30		
Industrial %	0.3553	Industrial	5.30		
Pers Prop %	2.4864	Pers Prop	5.30		
Total %	100.0000				
Total Residential Value	34,942,014,777	/ Total Res Parcel Count	10,931	= Average Residential Value	3,196,598
Avg Residential Value	3,196,598	X Res Exemption%(max35)	25.0000	= Residential Exemption	799,150
No. Eligible Res Parcels	2,222.285026	Total Res Value Exempted	1,775,939,079		
Total Residential Value	34,942,014,777	- Total Res Value Exempted	1,775,939,079	= Tot Res Value After Exemption	33,166,075,698
Total Residential Value	34,942,014,777	/ # Eligible Res Parcels	2,222.285026	= Approx. Break-Even Value	15,723,462

Town of Nantucket Tax Levy by Class History



— Residential
 — Commercial
 — Industrial
 — Personal Property
 — Open Space

2. RESIDENTIAL EXEMPTION

Enacted by the Commonwealth in 1979 and adopted locally in 1981, the residential exemption is an option under property tax classification MGL c.59, sec. 5C that shifts the tax burden *within* the residential class from owners of moderately valued residential properties to the owners of vacation homes, higher valued homes, and other residential properties not occupied primarily by the owner, including apartments and vacant land.

The amount of the tax levy paid by the residential class remains the same, but because of the exempted residential valuation, the levy is distributed over less assessed value. This creates a shift within the residential class that reduces the taxes paid by homeowners of moderately valued properties, with the difference being made up primarily by the non-owner-occupied residential properties.

Residential Exemption

- MGL C. 59 section 5c allows a community to provide an exemption to taxpayers who own and occupy their dwelling as their primary residence.
- This exemption may not exceed 35%* of the average value in the residential property class.
- The average residential value for Nantucket in fiscal year 2024 was **\$3,196,598**.
- A 25% exemption in FY24 reduced each qualifying parcel by \$799,150.

*The Municipal Modernization Act that went into effect on November 7, 2016 amended MGL Ch 59 s.5C from 20 to 35%.

- The loss in value attributable to the exemption is made up by the entire residential class (there is no such thing as a ‘free lunch’.)
- For the fiscal year 2024 there were about 2,225 exemptions, representing \$1,775,939,079 in value.
- Only the residential class is affected by changes to the residential exemption.
- Nantucket is one of approximately twenty communities in the state, including Boston, which offers the residential exemption.

Who Benefits?

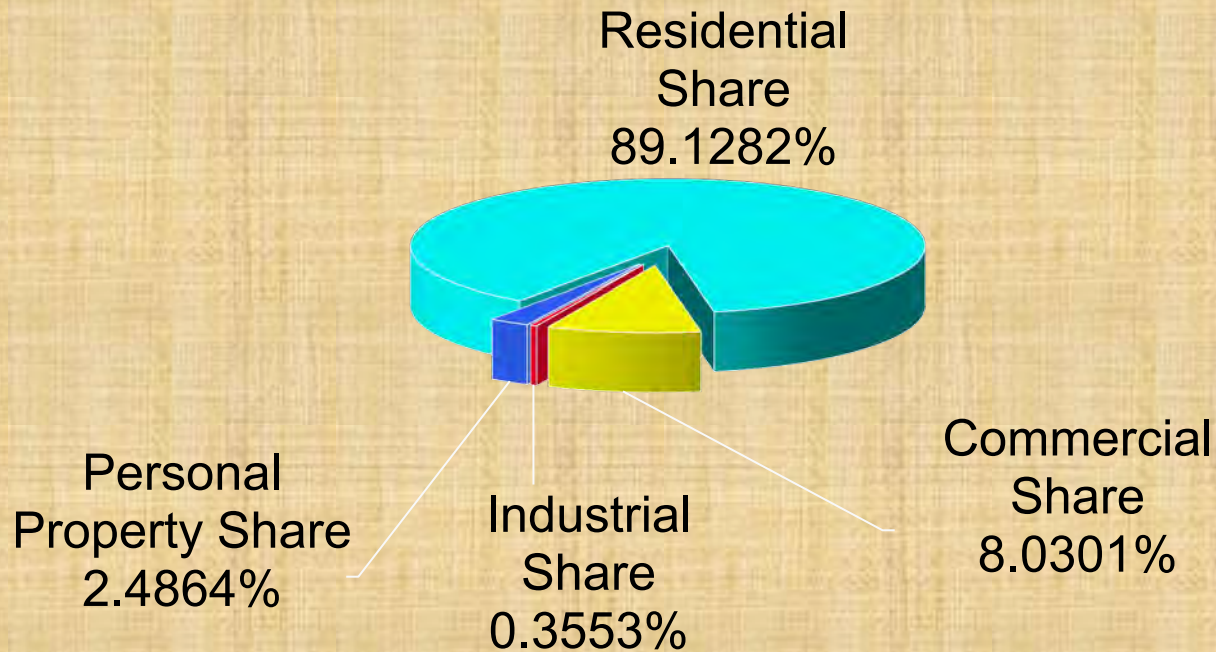
Lower-valued Owner-Occupied Properties:

With No Residential Exemption				
	Property #1	Property #2	Property #3	Property #4
Assessed Value	\$1,000,000	\$2,000,000	\$4,000,000	\$10,000,000
Tax Bill (2022 @ \$3.74)	\$3,740.00	\$7,480.00	\$14,960.00	\$37,400.00
Eligible Properties- With Residential Exemption				
	Property #1	Property #2	Property #3	Property #4
Assessed Value	\$1,000,000	\$2,000,000	\$4,000,000	\$10,000,000
Exemption (2022)	\$541,019	\$541,019	\$541,019	\$541,019
Net Value	\$458,981	\$1,458,981	\$3,458,981	\$9,458,981
Tax Bill w/25% Exemption	\$1,716.59	\$5,456.59	\$12,936.59	\$35,376.59
Actual \$ Savings with Exemption	\$2,023.41	\$2,023.41	\$2,023.41	\$2,023.41
ResEx Tax Bill As A Percentage of Non-ResEx Tax Bill	46%	73%	86%	95%

3. Adoption of a shift redistributes the % of the levy to be raised by each class of property, shifting the burden from the Residential Class to the Commercial (CIP) Classes.
(FY2024)

Class	Value	Levy Percentage	Shift	New Levy Percentage
Residential	34,942,014,777	93.5973%		89.1210
Open Space	2,790,100	0.0075%		0.0072
Subtotal	34,944,804,877	93.6048%		89.1282%
Commercial	1,763,411,270	4.7236%	1.70	8.0301%
Industrial	78,037,963	0.2090%	1.70	0.3553%
Personal	546,025,794	1.4626%	1.70	2.4864%
CIP Total	2,387,475,027	6.3952%		10.8718%
Total	37,332,279,904	100.00%		100.00%

FY 2024 Class Share of Tax Levy with 1.70 Shift



Shift and Residential Exemption Options based on FY2024 actuals

2024	Tax Rates								
ResEx %	CIP Shift	Res	Com	Avg Res	Avg ResEx	Avg Com	ResChange	ResExChange	ComChange
25%ResEx									
\$799,150	1.55	3.16	4.84	\$6,368	\$3,840	\$13,206			
\$799,150	1.60	3.15	4.99	\$6,345	\$3,826	\$13,632	-\$23	-\$14	\$426
\$799,150	1.65	3.14	5.15	\$6,323	\$3,813	\$14,058	-\$22	-\$13	\$426
\$799,150	1.70	3.13	5.30	\$6,300	\$3,799	\$14,484	-\$23	-\$14	\$426
27.5%ResEx									
\$879,065	1.55	3.18	4.84	\$6,402	\$3,606	\$13,206			
\$879,065	1.60	3.17	4.99	\$6,379	\$3,594	\$13,632	-\$23	-\$12	\$426
\$879,065	1.65	3.16	5.15	\$6,357	\$3,581	\$14,058	-\$22	-\$13	\$426
\$879,065	1.70	3.15	5.30	\$6,334	\$3,568	\$14,484	-\$23	-\$13	\$426
30%ResEx									
\$958,979	1.55	3.20	4.84	\$6,437	\$3,370	\$13,206			
\$958,979	1.60	3.19	4.99	\$6,414	\$3,358	\$13,632	-\$23	-\$12	\$426
\$958,979	1.65	3.17	5.15	\$6,391	\$3,346	\$14,058	-\$23	-\$12	\$426
\$958,979	1.70	3.16	5.30	\$6,368	\$3,334	\$14,484	-\$23	-\$12	\$426
35%ResEx									
\$1,118,809	1.55	3.23	4.84	\$6,507	\$2,891	\$13,206			
\$1,118,809	1.60	3.22	4.99	\$6,484	\$2,880	\$13,632	-\$23	-\$11	\$426
\$1,118,809	1.65	3.21	5.15	\$6,461	\$2,870	\$14,058	-\$23	-\$10	\$426
\$1,118,809	1.70	3.20	5.30	\$6,438	\$2,860	\$14,484	-\$23	-\$10	\$426



Questions?