



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2024 NOV 29 PM 01:57
NANTUCKET TOWN CLERK
Posting Number:T 1121

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, DECEMBER 4, 2024 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**Signature of Chair or
Authorized Person** | ERIKA MOONEY

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YOU TUBE LINK FOR VIEWING ONLY:

https://youtube.com/live/dm4_dVdCfnM

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_vk42X3xAQNOXwcZqNFY65w

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. 2024 Committee Vacancies - Round 3: Capital Program Committee; Council for Human Services; Council on Aging; Cultural Council; Real Estate Assessment Committee; Town of Nantucket Scholarship Committee; Zoning Board of Appeals.
3. Select Board Announcements/Comments.

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

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of November 18, 2024 at 11:00 AM; November 19, 2024 at 5:00 PM; November 20, 2024 at 5:30 PM.
2. Approval of Payroll Warrants for November 24, 2024.
3. Approval of Treasury Warrants for November 27, 2024; December 4, 2024.
4. Approval of Pending Contracts for December 4, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Human Services; Natural Resources Department.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Ticcoma Green:
 - a) Request for Approval of Draft Commitment Letters from Town of Nantucket to HallKeen Management for Workforce Housing Rental Project at 6 Fairgrounds Road.
 - b) Request for Extension of Land Development Agreement for Workforce Housing Rental Project at 6 Fairgrounds Road (Approved January 17, 2024).
2. Request for Waiver of Sewer Connection Permit Fees and Sewer Capacity Fees for Ticcoma Green Workforce Housing Rental Project at 6 Fairgrounds Road.
3. Housing Office: Affordable Housing Trust Quarterly Report.

X. PUBLIC HEARINGS

1. Public Hearing to Consider Increasing Sewer User Fees, Monthly Flat Fee and Quarterly Flat Fee.
2. Public Hearing to Consider Amending the Commercial Landfill Fee Schedule.
3. Public Hearing to Determine Tax Allocation by Classification (Chapter 369, Acts of 1982, as Amended); Percentage of Residential Exemption to be Granted for Fiscal Year 2025.

XI. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Police Department.
2. Continued Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting; Preliminary Review of Citizen Warrant Articles.

XII. SELECT BOARD'S REPORTS/COMMENT

1. Review Letter of Engagement for Zoning Board of Appeals Independent Special Counsel and/or Consultant for Surfside Crossing, LLC Application 25-24; Possible Votes Taken.

2. Announcement of Response to Bureau of Energy Management (BOEM) Mitigation Proposal for SouthCoast Wind (Offshore Wind Project).
3. Announcement as to Status of Memorandum of Understanding with Nantucket Hunting Association for Lease of Town Property at 1 Shadbush Road.
4. Committee Reports.

XIII. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of 43A Union Street Trust, Steven Russon, Trustee of Historic District Commission Disapproval of Certificate of Appropriateness No. HDC2024-08-11015 to Demolish/Move Off a Garage at 43A Union Street, Map 42.3.2, Parcel 29.1.

XIV. 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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 4, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Contractual Services						
Professional Services Agreement	Fire	National Medical Education & Training Center (NMETC)	\$21,600	Paramedic training for two (2) firefighters	Fire Budget – Training	Jan 1, 2025 – Jun 30, 2026
Purchase Agreement	Fire	Industrial Protection Services, Inc.	\$64,897	Purchase of first responder battery powered rescue tools	Article 10 2023 ATM	Dec 1, 2024 – Mar 31, 2025
Professional Services Agreement	Housing	SMRT, Inc.	\$32,827	Provide construction plans for bidding on renovations at 71 Surfside	Affordable Housing Trust Fund – Professional Services	Nov 21, 2024 – Nov 20, 2025
Professional Services Agreement	Our Island Home	TEAMHealth	\$54,000	Medical Director services for Our Island Home	OIH Budget – Professional Services	Dec 1, 2024 – Nov 30, 2027
Professional Services Agreement	Parks & Recreation	New England Recreation Group	\$8,640	Installation of playground equipment at Children’s Beach	Parks & Recreation: Professional Services	Dec 1, 2024 – May 31, 2025
Professional Services Agreement	Public Works	Weston & Sampson	\$1,132,250	Design development phase of new Public Works facility	Article 16 2018 ATM	Dec 5, 2024 – Jun 30, 2025
Purchase Agreement	Sewer	Aerzen USA Corporation	\$55,249.05	Replacement of three (3) blowers at Surfside WWTP	Waste Water – Repair & Maint: Equipment	Dec 1, 2024 – Nov 30, 2025
Purchase Agreement	Sewer	New England Kenworth	\$249,411.63	Purchase of replacement dump truck	Article 22 2024 ATM	Dec 1, 2024 - Nov 30, 2025
Contract Amendment	Sewer	Robert B. Our, Inc.	Add \$40,000 to original contract amount of \$200,000 for amended contract amount of \$240,000	Increase to on-call emergency and general excavating services for sewer and stormwater needs	Article 18 2018 ATM; Sewer Operating Budget	Sep 21, 2022 – Sep 20, 2025

Professional Services Agreement	Sewer	Environmental Partners Group	\$529,705	Owner's Project Representative Services for Somerset Needs Area Sewer extension project	Article 22 2024 ATM	Nov 1, 2024 – Apr 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	Add \$42,724 to original contract amount of \$542,704 for an amended contract amount of \$585,428	Design & engineering services in support of Phase 2 upgrades to Surfside WWTF – additional sampling and lab analysis	Article 12 2018 ATM	Nov 1, 2023 – Dec 31, 2025