SELECT BOARD

Minutes of the Meeting of December 18, 2024. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Brooke Mohr, Thomas Dixon, Matt Fee, Dawn Holdgate and Dr. Malcolm MacNab.

I. CALL TO ORDER
Chair Mohr called the meeting to order at 6:13 PM following a joint meeting of the County Commission and Nantucket Planning and Economic Development Commission (NP&EDC) and a regular meeting of the County Commission.

II. SELECT BOARD ACCEPTANCE OF AGENDA
The agenda was accepted as posted.

III. ANNOUNCEMENTS
1. The Select Board Meeting is Being Audio and Video Recorded.

2. Announce Applications Received for 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. Operations Administrator Erika Mooney read the names of the applicants: Caroline Baltzer for Capital Program Committee, Jesse Bell for Real Estate Advisory Committee and Lisa Botticelli for Zoning Board of Appeals.

3. Master Plan Update: Help Shape Nantucket's Future!

Share your Thoughts in the Master Plan Community Survey, Open until January 24, 2025. Your Input is Essential to Updating the 2009 Master Plan. Take the Survey Today: www.nantucket-ma.gov/masterplan.

Host a Kitchen Conversation—A Small-Group Discussion You Can Facilitate from Your Kitchen, Office, Coffee Shop, or Anywhere. Share Ideas with Friends and Neighbors about Nantucket's Strengths and Challenges to Help Update the Master Plan. To Learn More, Email Megan Trudel at mtrudel@nantucket-ma.gov.

4. Recognition of Retiring Zoning Board of Appeals Member Michael O'Mara with 38 Years of Service.
Chair Mohr read the following statement: "On behalf of the Town of Nantucket, I would like to extend our heartfelt thanks to Michael O'Mara for his 38 years of exceptional service to the Zoning Board of Appeals, many of those years as Chair. As Mr. O'Mara participated in his final meeting last week, I want to recognize the profound impact he had on the ZBA, bringing his wisdom, professionalism, and steadfast dedication to the work. Thank you, Mr. O'Mara, for your remarkable service. We wish you all the best in this next chapter."

Chair Mohr also thanked Janet Schulte who was present online, for her service with the Town, noting this is her last Select Board meeting as a Town employee.

5. Town Offices will be Closed Wednesday, December 25, 2024 in Observance of Christmas and Wednesday, January 1, 2025 in Observance of New Year's Day.

6. No Select Board Meetings on Wednesday, December 25, 2024 and Wednesday, January 1, 2025.

7. Select Board to Hold Public Hearing on Proposed FY 2026 General Fund Budget on Wednesday, January 8, 2025 at 5:30 PM in Public Safety Facility Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.

8. Select Board Announcements/Comments.
Chair Mohr noted an online forum will be held on January 14th with federal Bureau of Safety and Environmental Enforcement (BSEE) officials regarding the Vineyard Wind blade failure. She said that a link to a BSEE email will go out for people to ask questions which are due to BSEE by December 30th. She reviewed the role of BSEE with offshore wind projects.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS
There were no follow-up questions.

V. PUBLIC COMMENT
Megan Perry spoke on a Zoning Board of Appeals hearing held today regarding the Surfside Crossing 40B and commended the ZBA for how it handled the meeting.

Curtis Barnes commented on the ZBA meeting and also commended the ZBA.

Mr. Barnes commended the new boat mentioned by Chair Mohr.

Mr. Barnes also commented on the Master Plan survey, noting he thinks it is very well done.

Gail Holdgate spoke on follow up to Article 36 of the 2024 Annual Town Meeting.

Barbara Burgo spoke on follow up to Article 36 of the 2024 Annual Town Meeting.

Tucker Holland spoke on a Cub Scout and Boy Scout recognition ceremony on December 16th and commended the Scouts, leaders and families on their achievements and the value of Scouting.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII. 1 – 2; seconded by Ms. Holdgate; all in favor, so voted.

1. Approval of Minutes of December 9, 2024 at 11:00 AM; December 11, 2024 at 5:30 PM.

2. Approval of Treasury Warrants for December 18, 2024.

3. Approval of Pending Contracts for December 18, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Town Manager C. Elizabeth Gibson asked Finance Director Brian Turbitt to explain a contract with Hazen and Sawyer for engineering services in connection with "Phase II Surfside Wastewater Treatment Facility" upgrades, noting the dollar increase is significant. Mr. Turbitt explained the reasons for the increase and provided a brief history of this project. Mr.

Fee moved approval of the pending contracts as presented; seconded by Ms. Holdgate; all in favor, so voted.

VIII. TOWN MANAGER'S REPORT

1. Overview of Proposed Amendments to Town Regulations Chapter 375: Traffic and Related Town of Nantucket Parking/Enforcement Plan; Request to Schedule Public Hearing for Amendments to Regulations. Ms. Gibson introduced Transportation Program Manager Mike Burns to present the overview. Mr. Burns reviewed the presentation in the Board's packet. Mr. Fee questioned commercial vehicles in the Town's Washington Street lot, noting he hears that lot is full of commercial vehicles on weekends. Mr. Fee stated that paid parking should be implemented downtown, with a lesser fee for parking lots out of town. Mr. Fee asked about "matching" permits to spaces at parking lots. Police Chief Kasper responded and acknowledged that while the proposal to charge for parking at the Fairgrounds lot is "counterintuitive" there are specific reasons why this is recommended. Some discussion followed. Mr. Fee commented on the need to value public parking. Ms. Holdgate moved to schedule the public hearing for January 22nd; seconded by Mr. Fee; all in favor, so voted.

2. Traffic Safety Recommendations. Mr. Burns reviewed each recommendation as contained in the packet. The Board acted on the recommendations as follows:

4 Traders Lane – Add a yellow line along the sidewalk of Summer Street Church to remove on-street parking (two spaces). This would remove on-street parking along a narrow two-way roadway and is supported by an abutter who experiences frequent damage to their fence. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

Step Lane – Remove parking on Step Lane at N. Water Street (two spaces). This is part of the sewer project and supported by abutters. Dr. MacNab recused from this item and stepped away from the table. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; so voted 4-0.

3 Willard Street - Add a 20-foot yellow line opposite driveway to 3 Willard Street. Due to the narrow roadway, this will allow the property owner to better access their driveway. Ms. Holdgate moved approval as presented; seconded by Mr. Dixon; so voted 4-1. Mr. Fee was opposed.

25 N. Water Street - Extend the yellow line on the west side of N. Water Street 20 feet south from the driveway at 24 N. Water Street (remove one space). Due to the narrow roadway, this will allow the property owner to better access their driveway. There are two remaining on-street spaces. Dr. MacNab recused and stepped away from the table. Some discussion followed. Anthony Jannotta, the property owner, spoke in favor of the request. Ms. Mooney spoke on the request and the Traffic Safety position and considerations and an associated utility pole. Ms. Holdgate moved to deny the request; seconded by Mr. Fee; so voted 4-0.

8 Mill Street - Add a yellow line on south side of Mill Street extending 15 feet east from the intersection with North Mill Street. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

N. Mill Street - Add a yellow line and signage on both sides of the road to prohibit parking between Mill Street and Candle House Lane. Mr. Fee asked who put the request forward. Public Works Director

Andrew Patnode responded and explained the recommendation in detail. Ms. Holdgate moved approval as presented; seconded by Dr. MacNab; so voted 4-1. Mr. Fee was opposed.

58 Fair Street - Designate the on-street space in front of 61 Fair Street as accessible parking per a request from the Commission on Disability. Discussion followed on the configuration of the space. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

4 Fair Street - Designate the last 20 feet of on-street parking near the intersection of Main Street as accessible parking per a request from the Commission on Disability. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; all in favor, so voted.

Whalers Lane - Designate the last 20 feet of on-street parking near the intersection of N. Water Street as accessible parking per a request from the Commission on Disability. Ms. Holdgate moved approval as presented; seconded by Mr. Fee; all in favor, so voted.

Gold Star Drive - Install a speed hump between 3 and 5 Gold Star Drive per the request of abutters. Chair Mohr asked if the direct abutters to the proposed speed humps support this. Ms. Mooney responded affirmatively. Mr. Fee moved approval as presented; seconded by Dr. MacNab; all in favor, so voted.

Candle Street between Salem Street and Washington Street – Change 15-minute parking to 1-hour. Chair Mohr questioned the change of time, noting that the Food Pantry, where the request originated, has resolved the issue that prompted the request. Ms. Holdgate said 15-minute time zones are difficult to monitor. Mr. Fee moved approval as presented; seconded by Ms. Holdgate; all in favor, so voted.

126 Main Street - Remove one on-street space for a driveway. This is not recommended as there is no net gain in parking. Ms. Holdgate moved to deny the request; seconded by Mr. Dixon; all in favor, so voted.

10 Vesper Lane - Change two spaces west of the hospital driveway from 2-hour parking to 30-minutes. Ms. Holdgate recused from this item and left the room at 7:20 PM. Mr. Fee questioned the timing proposal. Mr. Fee moved approval as presented; seconded by Mr. Dixon; so voted 4-0.

Washington Street at Salem Street – Relocate two tour van spaces closer to Salem Street. Mr. Burns explained the recommendation. Mr. Fee moved approval as presented; seconded by Dr. MacNab; so voted 4-0.

Ms. Holdgate returned to the meeting at 7:22 PM.

3. Our Island Home:
a) Review of Proposed FY 2026 Our Island Home Operating Budget. Town Manager C. Elizabeth Gibson introduced the item and turned it over to Our Island Home (OIH) Administrator Peter Holden. Mr. Holden reviewed the presentation in the Board's packet. Dr. MacNab questioned the expenses and the revenue numbers. Mr. Holden responded.

b) Overview of Proposed Rate Increases/Schedule Public Hearing. Robert Eisenstein of Eisenstein Flaherty Associates, the Town's consultant for OIH operations reviewed the presentation contained in the

Board's agenda packet. Mr. Fee suggested an annual cost-of-living increase, noting he supports the recommendation. He asked if the OIH rate is higher than other places, if there would be an impact on census. Mr. Eisenstein responded. Mr. Fee moved to schedule a public hearing; seconded by Ms. Holdgate; all in favor, so voted.

c) Update on Proposed New Our Island Home Project. Ms. Gibson introduced the item and provided background of this project. She turned the update to Craig Piper of SMRT, the Town's designer of the project. Mr. Piper reviewed the presentation in the Board's packet and noted that the design phase is nearing completion.

d) Overview of State Department of Public Health Determination of Need Process for Proposed New Our Island Home. Mr. Eisenstein explained the process and noted there is a substantial amount of information that needs to be provided to the State, which is currently being compiled. He reviewed the timing, and the range of information required for submittal. Dr. MacNab asked about a health needs assessment. Mr. Eisenstein explained. Some discussion followed.

e) Review of Projected Operational Expenses and Associated Assumptions for Proposed New Our Island Home. Ms. Gibson noted that several months ago, Dr. MacNab requested information on the operational costs of the proposed new facility. She introduced Assistant Town Manager Richard Sears who presented the projections, using the information in the Board's agenda packet. Mr. Fee asked about if the numbers were going to "turn" in later years, "against us". Mr. Sears responded and said it is not a business model "that works", due to the nature of the operation. Mr. Fee asked how to attract more Medicare patients because of the beneficial reimbursement rate. Mr. Eisenstein and Mr. Sears responded. Dr. MacNab asked about Medicare, generally. Mr. Eisenstein explained. Dr. MacNab asked about housing the nurses and other staff. Mr. Sears responded. Mr. Dixon commended Mr. Sears on an excellent presentation. Some discussion followed on the numbers and the basis of projections and future unknown federal requirements. Dr. MacNab said it's a good presentation and that overall the health care industry is not a good business model. He said the Town will have to decide if it wants to remain in the business. Ms. Holdgate commented that was a reason to put forward a $5 million operating override three years ago, to determine if the taxpayers support the operation. Discussion followed on the potential future of OIH; and, if the project does not gain approval, the consequences of the Town's likely "exit" from the operation. Mr. Dixon thanked all involved for the time, effort and care that has, and is, going into this project.

4. FY 2026 General Fund Budget Presentation Follow-up (as Needed). Ms. Gibson noted this has been a standing agenda item on the agenda following the Town Administration General Fund budget recommendations, which were provided to the Board on December 11, 2024.

5. Continued Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting. Ms. Gibson reviewed the updated list of potential Town-sponsored warrant articles for the 2025 Annual Town Meeting (ATM), as contained in the Board's agenda packet. There was consensus with respect to the following proposed articles:

Noise bylaw – defer to the fall

Short-term Rentals – no to drafting a proposal

Traffic Calming – add to 2025 ATM warrant

Chapter 91 enforcement – off – not ready

Wetlands bylaw - add to 2025 ATM warrant

CRC – defer to the fall

Coastal Resiliency District Home Rule Petition (HRP) – defer to the fall; start outreach/education

“Good Landlord” tax exemption – not ready to move forward

HRPs – discussion as to status of pending Nantucket HRPs

NP&EDC HRP – discussion on the HRP approved at the 2024 September Special Town Meeting. Ms. Holdgate and Mr. Fee said they want to have a joint process with the sponsor and NP&EDC to work on a “compromise”. Discussion continued on how and when to do this.

Siasconset Beach Preservation Fund (SBPF)/Town geotube project – Mr. Fee express concern about the viability of a warrant article because of SBPF’s lack of compliance.

6. Monthly Town Management Report. Ms. Gibson reviewed the report as contained in the Board’s agenda packet.

IX. SELECT BOARD 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 (Tabled from December 4, 2024; December 11; 2024). No information was brought forward, and this matter was tabled indefinitely.

2. Committee Reports.

Mr. Fee spoke on the rental car bylaw and its inception. He also spoke on projections from prior plans such as the Comprehensive Plan, which he said have come to fruition.

X. ADJOURNMENT

Mr. Fee moved adjournment at 9:00 PM; seconded by Ms. Holdgate; all in favor, so voted.

Approved the 8th day of January, 2025.

SELECT BOARD
DECEMBER 18, 2024 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

III. 2. Round 3 Committee Vacancy Timeline; Committee membership & applicant list; Committee applications
VII. 1. Draft minutes of 12/9/2024; Draft minutes of 12/11/2024
VII. 3. Pending Contracts spreadsheet
VIII. 1. AIS re: Amendments to Traffic Regulations; Proposed amendments to Chapter 375/Traffic; Proposed amendments to Parking/Enforcement Plan; Summary table of enforcement conditions; Parking Regulation & Enforcement Plan presentation
VIII. 2. Traffic Safety Recommendations with graphics
VIII. 3a. Link to Our Island Home FY 2026 Budget
VIII. 3b. Proposed Our Island Home Rate Increases presentation
VIII. 3c & 3d. Proposed New Our Island Home Facility update
VIII. 3e. Our Island Home Operational Expenses & Assumptions for new facility
VIII. 4. FY 2026 General Fund Budget recommendations; FY 2026 Town Manager's Budget Message
VIII. 5. Outline # 7 for 2025 ATM Warrant; Draft zoning articles
VIII. 6. Monthly Town Management Report