

SELECT BOARD

Minutes of the Meeting of February 19, 2025. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Brooke Mohr, Thomas Dixon, Matt Fee and Dawn Holdgate. Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER

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

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted. Chair Mohr noted that Dr. MacNab was participating remotely, and all votes will be taken by roll call vote. She said that item IX. 3 (Town Administration Departmental Report) has been tabled to the Board's March 5th meeting.

Chair Mohr said that the Select Board meeting will be recessed following the Legislative Update (item III. 2) to hold the County Commission meeting, after which the Select Board meeting will resume.

III. ANNOUNCEMENTS

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

2. Legislative Update with Nantucket Delegation: Senator Cyr and Representative Moakley.

Representative Thomas Moakley introduced himself and spoke on recently filed legislation to improve access to Housing Court for Nantucket and Dukes Counties. He spoke on additional initiatives he is working on relating to improving access to the Court system for Nantucket, Dukes and Barnstable Counties. Rep. Moakley provided an update on follow-up to the December, 2024 Christmas Stroll power outage, noting that federal funds have been requested by the Governor's office to assist small businesses. Senator Julian Cyr introduced himself and noted that he and Rep. Moakley are working/work together as a team for the Island. He spoke on some places they visited today, including the High School, Our Island Home and Saltmarsh Senior Center. He provided an update on the recently enacted state-wide Affordable Homes Act and what it could allow for Nantucket, noting that Nantucket's housing issues are among the most severe in the state. Senator Cyr spoke on assistance his office provided the Town with the Department of Public Health regarding necessary regulatory applications in connection with a new Our Island Home facility. He spoke on efforts he and Rep. Moakley are exploring to increase ways in which Islanders can get their vehicles inspected more expeditiously. He provided an update on a proposed increase to the Ferry Embarkation Fee. He provided other updates on various topics. He noted that Nantucket files the most home rule petitions (HRP) of any municipality in the State and provided an item on the status of pending HRPs. He said that HRPs are more difficult to pass if they are controversial or have opposition either locally or from other interests. He spoke on other legislative initiatives, state-wide, that could have an impact on Nantucket. Mr. Fee asked about pending legislation to allow for remote participation for town meeting and/or board/committee/commission meetings. Senator Cyr spoke in support of the board/committee/ commission meetings legislation and said he would check on the other legislation. Mr. Fee asked about state-wide Accessory Dwelling Unit (ADU) legislation. Senator Cyr explained how he believes it would impact Nantucket. Dr. MacNab asked about offshore wind projects and state support for Nantucket. Senator Cyr stated that the Vineyard Wind turbine blade failure from last summer was "unacceptable" and that he has responded to Nantucket concerns, as best he can as Vineyard Wind is a federally permitted project. Rep. Moakley reiterated the support expressed by Senator Cyr. Both legislators urged the public to contact them if they need assistance with anything. Ms. Holdgate commented on the

“Good Neighbor Agreement” with Vineyard Wind and said that the Town was misled on several issues, including environmental impacts, safety, and visual impact. Senator Cyr responded and expressed support for the Town. Mr. Fee spoke on the economic impact of the blade failure on the Island, including unknown future impacts. Chair Mohr announced that she was advised just before the Board meeting that the Aircraft Detection Lighting System (ADLS) lighting for the Vineyard Wind project is expected to start being implemented next week, in a phased approach.

Chair Mohr thanked the legislators for attending and providing the updates.

At 6:10 PM, the Select Board meeting was recessed for a meeting of the County Commission; the Select Board meeting resumed at 6:19 PM.

3. Announce Applications Received for Committee Vacancies – Round 4: Council for Human Services; Council on Aging; Cultural Council; Town of Nantucket Scholarship Committee; Zoning Board of Appeals Alternate – Appointments to be Made March 5, 2025. Operations Administrator Erika Mooney noted there were no applicants for the Council for Human Services or the Council on Aging. Ms. Mooney read the names of the applicants: Kendall Graham and Jeremy White for Cultural Council; Peter A. Morrison, Alexis M. Sturgis and Jeannie Critchley for the Town of Nantucket Scholarship Committee; and Peter W. Lisi and Robert A. Constable for Zoning Board of Appeals Alternate.

4. Workgroup Openings: African Meeting House Investigation Procurement Workgroup, Two Citizen Seats Available. Applications Due no Later than 12:00 PM on Friday, February 28, 2025. Appointments to be Made on Wednesday, March 19, 2025.

5. Master Plan Update: Help Shape Nantucket's Future! 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. Deadline Extended to February 21, 2025.

6. New DPW Facility & NHA Shooting/Archery Range Project: Informational Session
Join the Town of Nantucket and the Nantucket Hunting Association on March 6, 2025 at 5:30 PM for an Informational Session on the Proposed New DPW Facility and Shooting/Archery Range at 1 Shadbush Road. Learn about Project Updates, Including Roadway Improvements and Utility Extensions, and Share Your Feedback. Attend in Person at 4 Fairgrounds Road, via Zoom, or Watch Live on YouTube. More Information at www.nantucket-ma.gov/newdpw.

7. No Select Board Meeting on Wednesday, February 26, 2025 (School Vacation Week); Next Meeting to be Held on Wednesday, March 5, 2025.

8. Select Board Announcements/Comments.
There were no announcements or comments.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS
Chair Mohr noted there were no public comment question responses from the February 12, 2025 meeting.

V. PUBLIC COMMENT

Megan Perry commented on an email she sent to several Town officials concerning Surfside Crossing; and commended the Zoning Board of Appeals for the time it has spent on this project.

Campbell Sutton asked for more information about Article 23 of the 2025 Annual Town Meeting.

Denise Kronau, noting that she is speaking as a citizen, not in her role as Chair of the Finance Committee, made a statement in opposition to the new Our Island Home facility project with respect to its cost to construct and associated on-going expenses.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES AND WARRANTS

Mr. Fee moved approval of items VII. 1 – 4; seconded by Mr. Dixon; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes, Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

1. Approval of Minutes of February 10, 2025 at 11:00 AM; February 12, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for February 16, 2025.

3. Approval of Treasury Warrants for February 19, 2025.

4. Approval of Pending Contracts for February 19, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. REAL ESTATE ITEMS

1. Request for Acceptance and Execution of Grant of Easement for a Non-Exclusive Access and Pedestrian Sidewalk Easement to Relocate and Reconstruct a Portion of Existing Public Pedestrian Sidewalk Located at 6 and 8 North Beach Street to Create a Vehicular “Drop-Off” Pursuant to the Conditions of Planning Board Special Permit PLSP2021-12-0159, Dated February 14, 2022 and Shown on Easement Plan Entitled “Access Easement Exhibit in Nantucket, MA, Prepared for The Brant RE, LLC,” Dated March 25, 2024; and Approval and Execution of Grant of License Agreement for Removal and Construction of Turn-off/Drop-off Ingress and Egress Area where Former Sidewalk was Located as Shown on License Area Plan. Town Manager C. Elizabeth Gibson introduced the item and also introduced newly hired Real Estate Specialist (II) Robert Bystrowski, present at the meeting. Real Estate Specialist Tracy MacDonald reviewed the matter.

Mr. Fee moved to accept and execute the Grant of Easement and approve and execute the license agreement for 6-8 North Beach Street; seconded by Ms. Holdgate; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes, Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted. Mr. Fee spoke on the numerous conditions as noted in the packet for this project.

2. Request for Approval for 3 Masaquet LLC to Convey Lot 2 as Shown on Plan of Land Entitled “Plan of Land in Nantucket, MA, Prepared for 3 Masaquet LLC, #3 Masaquet Avenue, Map 8- Parcel 145, “ Dated October 30, 2024, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2024-40, Pursuant to Conditions of Prior Yard Sale Deeds for the Property. Ms.

Holdgate recused from this item and left the table at 6:31 PM. Ms. MacDonald reviewed the matter. Attorney Arthur Reade, representing the property owner, reviewed the plans contained in the Board's packet and provided additional explanation as to the purpose of the transaction. Mr. Fee asked about future transfers of the property. Town Counsel Attorney Vicki Marsh responded and noted that any future conveyances would require Select Board approval.

Mr. Fee moved to approve the conveyance of Lot 2 as reviewed; seconded by Mr. Dixon; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

Ms. Holdgate returned to the table at 6:39 PM.

IX. TOWN MANAGER'S REPORT

1. Quarterly PFAS (Per- and Polyfluoroalkyl Substances) Related Initiatives Update. Ms. Gibson introduced the item and turned it over to Assistant Town Manager Gregg Tivnan for a more detailed overview. Mr. Tivnan provided the more detailed overview, referencing documents as contained in the Board's agenda packet. Environmental Contamination Administrator Andrew Shapero and the Town's PFAS Consultant Andy Miller of CDM Smith reviewed the presentation contained in the Board's agenda packet. Nantucket Water Department Director Mark Willett spoke on how public water supply wells have been impacted and/or have been protected from PFAS intrusion; and, for the one well that has been found to have a detectable level of PFAS, the plan to treat water coming from that well. Mr. Shapero provided updates on other PFAS-related initiatives and activities that the Town is involved in. Mr. Fee asked about PFAS testing at the landfill. Mr. Miller responded and described the methodology being used. Meridith Lepore questioned PFAS testing at the Town-owned 2-4-6 Fairgrounds Road site. Mr. Shapero responded. Ms. Gibson thanked the Town staff for the presentation and noted that several Town staff are spending hours, weekly, working on PFAS-related issues; and, that at an informational session last fall, the Department of Environmental Protection specifically mentioned that the Town of Nantucket is doing more to address local PFAS-related issues than any other town in the state.

2. FY 2026 Enterprise Fund Budget Reviews: Airport; Solid Waste. Ms. Gibson introduced Airport Manager Noah Karberg to review the Airport enterprise fund budget for FY 2026 using the link in the packet which allowed for display of the budget details on screen. Mr. Fee questioned one of the revenue categories, "Charges for Services". Mr. Karberg suggested that he could better provide an answer in a memo that would be more explanatory than he can provide now. Mr. Dixon asked about funding for a capital project of at least \$100 million for a runway reconstruction; and, a housing project of approximately \$6 million. Mr. Karberg explained. Dr. MacNab asked if the funding source from the federal government for the runway did not materialize, what would happen. Mr. Karberg said that most likely the reconstruction would not occur. Some discussion followed.

Solid Waste Manager Chris Lowe reviewed the Solid Waste enterprise fund budget for FY 2026 using the link in the packet which allowed for display of the budget details on screen. There were no questions from the Board.

3. Monthly Departmental Report: Town Administration. This matter was tabled to the March 5th meeting.

X. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Mr. Fee commented on a "Kitchen Table" discussion he attended yesterday in associated with the Master Plan. Ms. Holdgate spoke on a public bathrooms project that came before the

Capital Program Committee yesterday and suggested a Board discussion about it at some point. She added that she participated in a public outreach event today at Our Island Home. Mr. Dixon said that he accompanied Senator Cyr and Rep. Moakley to the High School today and they were all impressed by the classes and student engagement that they stopped in to observe.

XI. ADJOURNMENT TO EXECUTIVE SESSION, NOT TO RETURN TO OPEN SESSION

At 7:42 PM, Mr. Fee moved to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purposes of:

1. Purpose 7: To Comply with, or Act Under the Authority of, any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23, and Public Records Law, G. L. c. 4, § 7(26) and G. L. c. 66, § 10(a)) to Review Executive Session Minutes of January 9, 2025 for Possible Release.

Seconded by Ms. Holdgate; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes, Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

Approved the 5th day of March, 2025.

**SELECT BOARD
FEBRUARY 19, 2025 – 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. 3. Committee Applicants List - Round 4; Applications; Committee Vacancy Appointment Timeline - Round 4
- III. 4. African Meeting House Investigation Procurement Workgroup appointments timeline
- III. 6. New DPW Facility & Hunting Assn. Shooting/ Archery Range Public Info Session flyer
- VII. 1. Draft minutes of 2/10/2025; Draft minutes of 2/12/2025
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: 6-8 North Beach St; Easement Agreement; Acceptance of Easement; Easement Plan; Mortgagee's Consent - 6 North Beach St; Mortgagee's Consent - 8 North Beach St; Mortgagee's Consent - 4 Dolphin Ct; License Agreement; License plan; Planning Board Special Permit; Land Court Plan No. 9545-G; GIS map; Portion of SB minutes 6/5/2024; Portion of SB minutes 9/11/2024
- VIII. 2. AIS re: 3 & 7 Masaquet Ave; Permission for Conveyance; Deed for Lot 2, Plan No. 2024-40; Declaration of Restriction to Merge Lots; Plan No. 2024-40; Plan No. 2018-56; Plan No. 2023-17; GIS plan; 7 Masaquet Ave Sketch Plan
- IX. 1. AIS re: Quarterly PFAS Related Initiatives update; PFAS presentation; Groundwater Profile; Well locations - 1 Milestone Rd
- IX. 2. FY 2026 Budget Stories Links - Airport & Solid Waste