SELECT BOARD

Minutes of the Meeting of March 12, 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, Dawn Holdgate and Dr. Malcolm MacNab.

I. CALL TO ORDER

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

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

III. ANNOUNCEMENTS

Operations Administrator Erika Mooney reviewed the following announcements:

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

2. Announce Applications Received for African Meeting House Investigation Procurement Workgroup; Appointments to be Made on Wednesday, March 19, 2025. Applicants: Abby De Molina, Brook Gibbs, Anthony “Rocky” Fox and Luke Thornewill.

3. Virtual Event: Easy Street Flood Mitigation
The Public is Invited to a Virtual Community Open House on Tuesday, March 18, 2025 to Learn About the Easy Street Flood Mitigation Project, Explore Three Proposed Design Options to Address Increasing Flood Risks, and Provide Feedback; Sessions Will be Held Via Zoom from 9:30 – 10:30 AM and 5:30 – 6:30 PM. More Information at www.nantucket-ma.gov/easystreet.

Town Manager C. Elizabeth Gibson made two additional announcements:

Motor vehicle excise bills were recently issued on the wrong date, due to a printer/mailing error and people may contact the Collector’s office if they have questions about the due date for payment, which has been extended from March 17, 2025 to March 27, 2025.

A public informational session for the proposed new Our Island Home facility will be held on Thursday, March 27th at 5:30 pm, in the Community Room of the Public Safety Facility; and, on Zoom.

4. Select Board Announcements/Comments. Mr. Fee said he went to New Bedford last week for a class and was very impressed with some of the revitalization, including underground wiring and no visible utility poles. He suggested that how New Bedford accomplished that be explored.

V. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3564/_2025)

Chair Mohr read responses to public comment questions from the Board’s March 5, 2025 meeting, which are published on the Town’s website.

V. PUBLIC COMMENT

Chair Mohr reminded the public of the 3-minute limit for Public Comment.

Brook Gibbs said he found some mini remote controlled life buoys online that he suggested could be used for lifesaving efforts by lifeguards.

Arthur Gasbarro commented on Article 47 of the 2025 Annual Town Meeting warrant.

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 Mr. Dixon; all in favor, so voted.

1. Approval of Minutes of March 5, 2025 at 5:30 PM; March 6, 2025 at 9:00 AM.

2. Approval of Treasury Warrants for March 12, 2025.

3. Approval of Pending Contracts for March 12, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Mr. Fee asked for an explanation on the contracts with BETA for evaluation of the Pleasant Street one-way pilot program; and, Air Traffic Solutions for traffic data collection devices and license subscriptions. Transportation Program Manager Mike Burns explained the contracts. Some discussion followed. Ms. Holdgate suggested the BETA contract not proceed, stating that enough public feedback has been received about the one-way pilot program and believes the pilot program should end as soon as possible. Discussion followed regarding a traffic issue today with Pleasant Street and Atlantic Avenue both being restricted due to the pilot and a planned closure of Atlantic. Ms. Holdgate moved to end the pilot program. Chair Mohr asked that the Board stay focused on the agenda item.

Ms. Holdgate moved approval of Pending Contracts excluding the BETA contract; seconded by Mr. Fee; all in favor, so voted.

It was agreed that the Pleasant Street one-way pilot program will be placed on next week's Board agenda for discussion.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Joint Meeting with Nantucket Historical Commission (NHC) for Overview of Easy Street Flood Mitigation Feasibility Study and Design Update. The Nantucket Historical Commission did not have a quorum. Coastal Resiliency Coordinator Leah Hill reviewed the presentation as found in the Board's agenda packet, including goals of the project, funding and importance of the project. She said that what is being sought from the Board at this time, is feedback on the design options. She noted avenues for public feedback. She said the staff will return to the Board next month with a recommendation for approval of an option so that the project can be moved forward. Trevor Johnson and Bill Casey of Arcadis, the Town's consultant for the project, reviewed the specifics of the design options, as contained in the Board's agenda packet. Mr. Casey noted that permitting could take a significant amount of time. Ms. Holdgate asked about the Land Bank's input, as a property owner in the area. She expressed concern about visual impacts to the Old Historic District. Ms. Hill responded, noting that the Land Bank is very involved in the project. Mr. Dixon asked about the Steamship terminal. Ms. Hill said the Steamship Authority is also very involved in the development of design in this area.

The Nantucket Historical Commission (NHC) called to order at 6:27 PM, with a quorum.

Ms. Holdgate asked about the engagement of other abutters in the area, including Old North Wharf. Ms. Hill responded. Ms. Holdgate asked about the potential for grant funding. Ms. Hill responded and noted that there is generally federal funding available for large projects like this. Mr. Fee spoke in support of working closely with the Steamship. Mr. Fee asked about flood water that "gets in" to the area of design. Ms. Hill said that a pump station(s) will be incorporated into the design. Mr. Fee commented on the difficulty of getting people to realize the importance of planning for the future. Chair Mohr concurred and asked if there might be examples, with photos, of actual places where such flood mitigation measures have been constructed. Ms. Hill indicated she would pursue this. Some discussion followed about where else such initiatives are occurring. Chair Mohr commented that the flooding is "upon us". Angus MacLeod of the NHC, stated that the Commission is concerned about historic assets in the area. Sarah McLane of the NHC spoke on her personal experience with the impact of flood mitigation measures on historic resources and homes and questioned if pumps will be effective. Rita Carr of the NHC asked for more visuals to more clearly, specifically show what the measures could look like; and, whether there are projections that could support moving slowly with changes, so that people have time to "get used to them". Some discussion followed. Mr. Casey said these are conceptual options and have not been fully developed, pending selection of a design. Ms. Hill responded to the question about projections and said that by 2030, daily flooding along Easy Street is possible. Sustainability Programs Manager Vincent Murphy spoke on actual data that has been collected since the 1970's that supports the increase in days per year that Easy Street is flooded. Mr. Fee spoke again on the need for changes to be planned, now. Preservation Planner Holly Backus agreed that changes need to be made and concurred with Ms. Holdgate about visual impacts. Ms. Holdgate asked about Option #1 and costs associated with phasing, timing and disruption while construction is underway. Ms. Hill explained how the options are intended to be constructed, noting that cost estimates are not yet available. Some discussion followed. Mr. Casey spoke on timing of pre-construction and construction activities. Discussion followed on the potential consequences of unknowns. Chair Mohr urged the public to attend the scheduled public information sessions.

The NHC meeting was adjourned at 6:58 PM.

<u>2. Finance Department:</u>
Finance Director Brian E. Turbitt reviewed the requests as contained in the Board's agenda packet.

<u>a) Request for Approval of Sale of General Obligation Bonds Dated March 30, 2025 in the Amount of $32,905,800 for the Following Purposes: Affordable Housing - $11,825,000, Sewer Projects - $7,800,000, General Fund Projects - $13,280,000.</u>

<u>b) Request for Approval of Sale of Bond Anticipation Notes Dated March 30, 2025 in the Amount of $5,790,000 for the Following Purposes: Sewer Force Main Project - $1,500,000 and Community Preservation Committee - $4,290,000.</u>

Mr. Fee moved approval of the sale of bonds and notes (items a and b) pursuant to the vote dated March 12, 2025 and found in the Board's agenda packet; seconded by Dr. MacNab; all in favor, so voted.

<u>3. Request for Reconsideration of Select Board December 18, 2024 Denial of Curb Cut at 126 Main Street.</u>
Chair Mohr explained that the way this will be addressed is to take up the request for reconsideration to

determine if the Board wants to take the matter up again. Linda Williams said that as the owner's representative she was not invited to the Board's meeting late in 2024 when the Board voted to deny the application and did not have a chance to present the application. Ms. Holdgate moved to reconsider; seconded by Mr. Fee; all in favor, so voted.

Department of Public Works (DPW) Director Drew Patnode reviewed the history of the requested curb cut at 126 Main Street, noting that the Traffic Safety Staff Group gave it a negative recommendation and the Board voted unanimously to deny the request. He explained that since that time, a driveway has been constructed on the site and the public sidewalk has been disturbed in preparation for a curb cut, without the necessary approvals from the Town. He noted that the proposed driveway only measures 17' deep which could impact the sidewalk and pedestrian access. Ms. Williams spoke as to the specifics of the on-street parking spots, in connection with the associated lots. She said that one of the "legal" lots does not have parking spot at all on site and emphasized that this is a "very unusual situation". Mr. Fee asked about the feasibility of a shared driveway. Ms. Williams responded and said that was completely impossible and referenced a Town tree and a garage not allowed by the HDC to be moved as the reasons. Ms. Holdgate questioned why there could not be on-street parking. Discussion followed on how this situation came to be in the first place. Mr. Fee said he is saddened by formerly beautiful yards which have been turned into parking lots. Chair Mohr said she is not inclined to approve the request. Ms. Holdgate said she would be willing to allow a curb cut but only if it is full-sized. Dr. MacNab moved to uphold the original decision to deny the request; seconded by Mr. Dixon. Mr. Dixon supported the remarks of the DPW Director. On the motion, all in favor, so voted.

X. PUBLIC HEARINGS

1. Public Hearing to Consider Rate Increases for Private Pay Residents at Our Island Home: Daily Private Pay Rate for Semi-Private Room from $560 to $600 per Day; Daily Private Pay Rate for Single-Private Room from $580 to $620 per Day, Effective July 1, 2025 through June 30, 2026. Chair Mohr opened the public hearing and reviewed the proposed rate increases. Our Island Home Administrator Peter Holden explained the rate increases, noting that the rates have not been increased since 2019. Brook Gibbs asked why there could not be a higher rate increase. Mr. Holden responded. Amy Eldridge stated that she supports the increase and asked about rate increases for non-private rooms. Mr. Holden explained that the Town does not set those rates, they are set by the state. Ms. Holdgate spoke in support of the rate increases, which she said were carefully thought through.

There being no further public comment, Ms. Holdgate moved to close the public hearing; seconded by Mr. Fee; all in favor, so voted.

Ms. Holdgate moved to approve the private pay rate increases as proposed; seconded by Mr. Fee; all in favor, so voted.

XI. TOWN MANAGER'S REPORT

1. Review Proposed Date(s) of Fall 2025 Special Town Meeting/Election. Ms. Gibson reviewed the following dates: Tuesday, November 4, 2025 for a special town meeting and Tuesday, November 18, 2025 for a special town election (if needed). She also reviewed a list of potential warrant articles as contained in the agenda packet. Some discussion followed and it was generally agreed that these dates will be held for now, with the need for a special town meeting to be revisited after the 2025 annual town meeting and election when certain votes will be known which will determine the need.

XII. SELECT BOARD REPORTS/COMMENT

1. Letter of Support for Legislation that Would Impose Surcharge on Streaming Services for Community Media Funding. Charles Douglas of NCTV spoke in support of the legislation and explained it. Mr. Fee moved to send a letter of support as requested; seconded by Ms. Holdgate; all in favor, so voted.

2. Committee Reports.

Dr. MacNab said that there has been a lot of community discussion about the Sconset Beach Erosion Control project and suggested there be an update at a Board meeting, soon.

Ms. Holdgate spoke on outreach underway for the Our Island Home project including three videos which will be issued shortly, and several meetings with community groups.

Chair Mohr spoke on an informational session for the DPW Facility and Nantucket Hunting Association projects held last week. Mr. Fee spoke in support of this joint project.

XIII. ADJOURNMENT

Mr. Fee moved adjournment at 7:36 PM; seconded by Ms. Holdgate; all in favor, so voted.

Approved the 19th day of March, 2025.

SELECT BOARD
MARCH 12, 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. 2. African Meeting House Investigation Procurement Workgroup applicant list; AMHIPW Applications; AMHIPW appointment timeline
III. 3. Easy Street Flood Mitigation Project Open House flyer
VII. 1. Draft minutes of 3/5/2025; draft minutes of 3/6/2025 open session
VII. 4. Pending Contracts spreadsheet
VIII. 1 - Easy Street Flood Mitigation Feasibility Study & Design presentation
VIII. 2a. AIS re: Sale of General Obligation Bonds – Updated; bidder list
VIII. 2b. AIS re: Sale of Bond Anticipation Notes - updated; bidder list
VIII. 2a & b. Vote of Select Board on Bonds & Notes
VIII. 3. AIS re: 126 Main St curb cut; Packet from Chip Stahl dated 2/22/2025; 12/18/2024 SB minutes and packet information; HDC materials from driveway/ hardscaping approval; Email with 126 Main St Reps re: driveway construction
X. 1. Public hearing notice for Our Island Home private pay rate increase
XI. 1. Proposed date of 2025 Special Town Meeting/ Special Town Election
XII. 1. Email re: Modernizing Funding for Community Media