SELECT BOARD

Minutes of the Meeting of March 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, 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.

Ms. Mohr announced the passing of longtime Historic District Commission member Diane Coombs, noting she also served as a Select Board member, Planning Board Alternate and member of the Nantucket Historical Commission. Mr. Fee conveyed a few remembrances of Ms. Coombs. The Board held a moment of silence for Ms. Coombs.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the following announcements:

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

2. Town-Wide Info Session on Proposed New Our Island Home
Join the Town on Thursday, March 27th at 5:30 PM to Learn about the Vision for Nantucket's Proposed 45-Bed Skilled Nursing Facility and How it will Enhance Long-Term Elder Care for Generations to Come. More Information at www.nantucket-ma.gov/newoih.

3. Building for the Future: The Case for a New Department of Public Works Facility
Explore the Current DPW Facility and Learn About the Proposed Future Facility. Ask Questions and Share Your Feedback. Open Houses will be Held on April 5th and April 19th. Learn More at www.nantucket-ma.gov/newdpw.

4. Master Plan Two-Part Visioning Program Event
The Planning and Land Use Department (PLUS) Invites Residents to a Two-Part Master Plan Visioning Program on April 4th and 5th to Help Shape Nantucket's Future. Participate in Person at Nantucket High School Cafeteria, 10 Surfside Road or Online. Learn More at www.nantucket-ma.gov/masterplan.

5. Select Board Announcements/Comments.

There were no announcements/comments.

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

Chair Mohr noted there were no public comment questions at the Board's March 12, 2025 meeting.

V. PUBLIC COMMENT

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

Clifford Williams asked if there are guidelines used by the Town for the purchase of property for affordable housing.

Megan Perry commended the Zoning Board of Appeals for how it handled a recent hearing regarding the proposed Surfside Crossing 40B housing project.

Caroline Baltzer spoke on a citizen warrant article she has proposed for the 2025 annual town meeting in connection with a current active lawsuit about short-term rentals and a comment she said that the Judge in the case recently made about the Town's short-term rental bylaw.

Campbell Sutton spoke on a recent informational session held about the proposed new Public Works facility and Nantucket Hunting Association project at Shadbush Road. She suggested that instead of building a new building, that a house and/or meeting trailer be moved there for an administrative building.

Amy Eldridge asked if public comment will be allowed for the Pleasant Street discussion. Chair Mohr said yes.

Robert Bates commented on the local inspection station and asked if a solution to the issue of volume would be addressed.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee reviewed a typo correction on the March 10, 2025 minutes. Mr. Fee moved approval of items VII. 1 – 3, with the amendment to the March 10, 2025 minutes as noted; seconded by Ms. Holdgate; all in favor, so voted.

1. Approval of Minutes of March 10, 2025 at 11:00 AM; March 12, 2025 at 5:30 PM; March 13, 2025 at 4:00 PM.

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

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

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Applicant Introduction/Review of Applications and Appointments to African Meeting House Investigation Procurement Workgroup, Pursuant to Select Board Committee Appointment Policy. Chair Mohr reviewed the process for appointments to the African Meeting House Investigation Procurement Workgroup. She reviewed the charge of the Workgroup, which is to choose a vendor to review the investigation. Chair Mohr asked the Board to vote by acclamation to appointment the following representatives to the Workgroup: Clifford Williams as the representative from the Citizen Warrant Article Group, Dr. Noelle Trent as the representative from the Museum of African American History and Dr. MacNab as the Board's representative. So moved by Mr. Fee; seconded by Ms. Holdgate; all in favor, so voted. She noted there are four applicants for the two citizen seats: Abby De Molina, Brook Gibbs, Anthony "Rocky" Fox and Luke Thornewill. Chair Mohr stated that the Board is in receipt of a number of letters about applicants in the Board's packet. Ms. Mohr invited the applicants to speak. Ms. De Molina spoke on her application and

urged the Board to appoint Mr. Fox. Mr. Fox spoke on his application, noting that he feels his character has been called into question by a letter in the packet. He noted that he currently serves on numerous other Town and community committees and boards; and, that the business he is involved in has donated over $1 million to community groups and causes. Brook Gibbs spoke on his application and also spoke in support of Mr. Fox.

The vote for the two citizen seats took place by paper ballot as follows:

Ms. De Molina received votes from Mr. Dixon and Ms. Holdgate
Mr. Gibbs received one vote from Mr. Fee
Mr. Fox received votes from all Board members
Mr. Thornewill received votes from Chair Mohr and Dr. MacNab

Tie breaker:
Ms. De Molina received one vote from Mr. Dixon
Mr. Thornewill received votes from Chair Mohr, Mr. Fee, Ms. Holdgate and Dr. MacNab

So voted to appoint Mr. Fox and Mr. Thornewill.

Chair Mohr reviewed next steps for scheduling the Workgroup's first meeting which will most likely be hybrid or remote. She also noted that Dr. MacNab will be chairing the Workgroup.

2. Nantucket Public Schools: Request for Authorization to Utilize Funds in Special Education Reserve Fund to Cover Out-of-District Tuition Expenses Outside the Operating Budget for Tuition Expenses of the School. Nantucket Public Schools (NPS) Chief Financial Officer Martin Anguelov reviewed the request using the materials found in the Board's agenda packet.

Ms. Holdgate moved to approve the Nantucket Public School's transfer of $450,000 from the Special Education Reserve Fund to Special Education Tuition Expenses to cover a current budget deficit; seconded by Mr. Fee; all in favor, so voted.

IX. TOWN MANAGER'S REPORT
There was no Town Manager's Report.

X. SELECT BOARD REPORTS/COMMENT
1. Discussion/Possible Vote to Conclude Pleasant Street One-Way Pilot Program. Ms. Holdgate suggested that the pilot program end and that the Town continue working toward constructing a sidewalk along Pleasant Street. Curtis Barnes spoke on his observations that he has not seen anyone walking in the "reserved" pedestrian area and agreed with ending the pilot program. Amy Eldridge spoke in favor of ending the pilot program. Ms. Holdgate moved to discontinue the pilot program; to revisit prior options for a sidewalk or bike path along Pleasant Street; and to move forward with encroachment removal along this section of Pleasant Street; seconded by Mr. Fee; all in favor, so voted. Mr. Fee spoke about more vehicles coming to the island annually which are the source of traffic issues. Some discussion followed, about traffic in this area, prior proposals which have not progressed and traffic modelling.

2. Preliminary Review of Select Board Comments to May 3, 2025 Annual Town Meeting Warrant Articles. Chair Mohr asked Board members if they wanted to discuss possible comments to any of the Finance

Committee or Planning Board motions in the 2025 Annual Town Meeting (ATM) Warrant. Mr. Fee said he thought the Board should consider commenting on the short-term rental articles.

At 6:12 PM, Ms. Holdgate removed herself from the table and the room and recused from the discussion about short-term rental articles.

Dr. MacNab said he would like to think about Mr. Fee's suggestion. Chair Mohr spoke generally about the articles and commented on enforceability difficulties of some of them. Mr. Dixon concurred and spoke about the controversy surrounding short-term rentals and the difficulty of reaching community consensus as to how to regulate them. Town Counsel John Giorgio said that the judge in the case referenced by Ms. Baltzer under public comment, issued an order, today, as to the issues litigated at the trial. He said the order is pending legal analysis. He emphasized his recommendation that the Town should locally control "its own destiny rather than put it in the hands of a judge". He said as soon as it can be prepared his office will prepare a memorandum for the Board as well as a briefing on a case involving the City of South Lake Tahoe. Mr. Fee asked about Article 67 and the "commerce clause". Mr. Giorgio responded and reemphasized the need for community consensus. Some discussion followed.

Ms. Holdgate returned to the table at 6:26 PM.

Mr. Dixon suggested the Board consider a comment on Article 71 that any LED speed indicator signs will be very limited. It was agreed that Mr. Dixon will draft a comment for the Board's consideration next week.

3. Committee Reports.

Mr. Fee spoke on virtual community forums held yesterday for public input on Easy Street flood mitigation design options; ways in which other communities are addressing similar issues and the need for community brainstorming. Some discussion followed. Chair Mohr commented that Nantucketers will have to start adjusting expectations for life with more water.

Mr. Dixon commended housing staff for their hard work during the temporary absence of the Housing Director.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 6:39 PM; seconded by Ms. Holdgate; all in favor, so voted.

Approved the 26th day of March, 2025.

SELECT BOARD
MARCH 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:

VII. 1. Draft minutes of 3/10/2025; Draft minutes of 3/12/2025; Draft minutes of 3/13/2025
VIII. 1. African Meeting House Investigation Procurement Workgroup applicant list; AMHIPW Applications; Committee Appointment Policy; Letter of concern from Barbara Burgo; Mission of AMHIPW; Letters of support (4) for Rocky Fox application
VIII. 2. AIS re: NPS Special Education Reserve Fund; Article 32 of 2018 ATM; Advisory on Special Education Stabilization Fund; Budget reports
X. 1. Select Board 10/9/2024 minutes re: establishing Pleasant St One-Way Pilot Program; Pleasant St graphic; Pleasant St One-Way Pilot Program press release; Email from Sam Phelan re: Pleasant St improvements; email from Art Gasbarro; email from Sam Phelan
X. 2. Draft 2025 ATM Warrant as of 3/18/2025