SELECT BOARD

Minutes of the Meeting of April 2, 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 Dr. Malcolm MacNab. Dawn Holdgate was absent.

I. CALL TO ORDER

The meeting was called to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

Assistant Town Manager Gregg Tivnan reviewed the announcements.

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

2. 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.

3. 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.

Mr. Tivnan announced that the commuter parking lot at 2 Fairgrounds Road will reopen on April 15, and overnight parking at the Surfside Road beach lot will end. A more thorough update is scheduled for the Board's April 9th meeting.

4. Select Board Announcements/Comments.

There were no Select Board announcements or comments.

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

Chair Mohr responded to George Ellis' questions from the March 26th meeting, noting a) any discussions regarding legal strategy associated with the Vineyard Wind blade turbine failure are done in Executive Session under open meeting law, so the Select Board cannot comment on this publicly; and b) regarding the drilling project to assess water resources offshore Nantucket starting May 1st, the Board has an agenda item scheduled for April 9th to discuss the matter.

V. PUBLIC COMMENT

Rebek Duhaime asked multiple questions regarding short-term rentals (STR) and STR registrations and permits issued.

George Ellis asked about financials for the proposed new Our Island Home facility and how they compare to the current facility.

Clifford Williams asked about the method used to purchase affordable housing and who the contact person is if someone wants to engage in affordable housing.

Mary Chalke reviewed her concerns with the drilling project to assess water resources offshore Nantucket and the approval process, saying the public should have been part of the NEPA (National Environmental Policy Act) process and she feels the impacts to Nantucket have been omitted in the draft Environmental Assessment.

Barbara Burgo noted that she provided her concerns on an applicant to the African Meeting House Investigation Procurement Workgroup and their supposed conflicts of interest. She said she feels her voice is being silenced, or ignored. She asked when the workgroup plans to start meeting.

Campbell Sutton said in reviewing some of the STR articles there seems to be some tension between primary and accessory use. She asked if someone could investigate this issue in zoning.

Brook Gibbs said the Select Board should remove the appointed person with the supposed conflict from the African Meeting House Investigation Procurement Work Group and "give [Ms. Burgo's group] what they want".

Amy Eldridge asked if someone could provide a clear definition of residency and year-round residents.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; seconded by Mr. Dixon; so voted 4-0.

1. Approval of Minutes of March 26, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for March 30, 2025.

3. Approval of Treasury Warrants for April 2, 2025.

VIII. CONSENT ITEMS
1. Gift Acceptances: Human Services. Mr. Dixon read the donor list, amount of the gift and purpose as noted in the Select Board agenda packet, and moved to accept all gifts for their designated purpose, with thanks to the donors; seconded by Dr. MacNab; so voted 4-0.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Request for Approval of Street Name for New Roadway Created by Approval Required Subdivision between Ticcoma Way and Young's Way to be Named Jones Way. Operations Administrator Erika Mooney explained the request, noting that typically, when the Planning Board approves new subdivisions, the naming of the new roadway is done during the Planning Board process. The approval required subdivision of 26R Ticcoma Way included a new roadway but was not named. The owners are now asking that the Select Board approve the formal naming of the new roadway to "Jones Way". She added that when street name requests come to Town Administration, we first check with the Assessor and Police Department (e911) to see if there are any issues with the proposed street name. The original proposed name was Jones Road but that was found to be too close to Paul Jones Road. The Assessor suggested Jones Way and the Police Department agreed that was an appropriate name. Town Administration checked with attorney Bryan Swain, who represents the property owner, who agreed to Jones Way.

Mr. Fee moved approval to name the new roadway "Jones Way"; seconded by Mr. Dixon; so voted 4-0.

X. REAL ESTATE ITEMS
1. Request for Approval and Execution of Purchase and Sale Agreement for 9 Goldfinch Drive, Shown as Lot 279 on Land Court Plan No. 16514-12. Real Estate Specialist Tracy MacDonald reviewed the request, noting that if approved, 9 Goldfinch Drive will be used to department head-level municipal employees.

Mr. Fee moved approval and execution of the purchase and sale agreement for 9 Goldfinch Drive as presented; seconded by Mr. Dixon. Mr. Dixon noted that this property originally came to the Affordable Housing Trust but it was not possible for the Trust to purchase it with the way the Town had in mind for usage. He added that this real estate transaction might not be perfect bit he feels it is necessary. Mr. Fee stated that the Town can't provide services without housing. On the motion, so voted 4-0.

XI. TOWN MANAGER'S REPORT
1. Monthly Departmental Report: Sewer Department Including Stormwater Division. Sewer Director David Gray reviewed the report as contained in the Board's agenda packet. Stormwater Manager Charles Johnson reviewed proposed stormwater regulations that will be presented in May, which would establish a stormwater utility and stormwater enterprise fund based on the amount of impervious surfaces all over the island. He said there will be different zones such as a downtown zone where there is established infrastructure and fees to support that infrastructure. Mr. Johnson answered question from Board members about the zones and how they will be sorted. He said the zones and associated fees will be a way to support planning and maintenance of the stormwater system. Some discussion followed on the CMOM (Capacity Maintenance Operations Management) stormwater investigations that have been taking place and upcoming emergency repairs that will need to be done as a result.

XII. SELECT BOARD REPORTS/COMMENT
1. Committee Reports. Dr. MacNab said the first meeting of the African Meeting House Investigation Procurement Workgroup is scheduled for April 17th. He noted it has been a challenge to coordinate the members schedules.

Mr. Fee spoke on traffic and he said he feels there is a need for an urban gird pattern from town to the Airport with connected neighborhoods within the grid.

Mr. Dixon suggested a joint Select Board – Planning Board – Affordable Housing Trust meeting should be scheduled at some point.

Mr. Fee said he had a heard time not speaking up during Public Comment, noting some articles that were brought up are citizen arrant articles, not Select Board articles.

XIII. ADJOURNMENT
Mr. Fee moved adjournment at 6:37 PM; seconded by Mr. Dixon; so voted 4-0.

Approved the 9th day of April, 2025.

SELECT BOARD
APRIL 2, 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 3/26/2025
VIII. 1. Gift summary & recommended motion; Saltmarsh gift
IX. 1. AIS re: new street name; Letter from Beaudette & Swain, re: Jones Way; Plan No. 2024-12; Planning Board decision
X. 1. AIS re: 9 Goldfinch Dr; Purchase & Sale Agreement - 9 Goldfinch Dr
XI. 1. Sewer Department report