SELECT BOARD

Minutes of the Meeting of April 16, 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

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

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Mohr noted that item IX-1 has been tabled to the April 30th meeting. The agenda was otherwise accepted as presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson 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. An Open House will be Held on April 19. Learn More at www.nantucket-ma.gov/newdpw.

3. Come Tour Our Island Home – Tour, Learn and Ask Questions
Our Operations Administrator, Michelle Munroe, is Available to Give Tours and Answer Any Questions You May Have. Schedule a Tour Today: https://calendly.com/mmunroe-nantucket-ma/30min.

4. Finance Committee to Hold 2025 Annual Town Meeting Informational Session on Thursday, April 24, 2025 at 5:00 PM via Zoom:
https://us06web.zoom.us/j/88379074130?pwd=23VCTPtX6YaSLgalhmLeaurtlxV1JF.1.

5. DPW: April 25, 2025 Arbor Day Proclamation; and Seedling Giveaway on Saturday, April 26, 2025 and Sunday, April 27, 2025 from 8:00 AM to 12:00 PM or When Seedlings are Gone at Nantucket Landfill (Materials Recovery Facility Area). Chair Mohr read the Proclamation. Mr. Fee moved to proclaim April 25th as Arbor Day in Nantucket; seconded by Ms. Holdgate; all in favor, so voted.

6. 2025 Annual Committee/Board/Commission Vacancies and Appointment Timeline.

7. Digital Archive Project (eDocs) at PLUS Now Underway
Planning and Land Use Services Department (PLUS) Undergoing Year-Long Initiative to Digitize Planning, Zoning, Historic District and Land Use Documents. Find More Information at https://nantucket-ma.civilspace.io/en/projects/the-digital-archive-project.

8. No Select Board Meeting on Wednesday, April 23, 2025 (School Vacation Week); Next Meeting to be Held on Wednesday, April 30, 2025.

9. 2025 Annual Town Meeting is Saturday, May 3, 2025 at 8:30 AM at Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road; Review of Informational Town Meeting Warrant Article Videos.

10. 2025 Annual Town Election Scheduled for Tuesday, May 20, 2025 from 7:00 AM to 8:00 PM at Nantucket High School, 10 Surfside Road.

Ms. Gibson announced that there is a Water-Based Paint Collection Event this Saturday, April 19th from 9:00 AM to Noon at the DPW offices, 188 Madaket Road. She noted that this event is not a replacement for the household hazardous waste collection event that was cancelled last week due to boat cancellations, preventing the contractor from getting to the Island.

Housing Director Kristie Ferrantella introduced the Town's new Deputy Municipal Housing Office Director, Dylan Metsch-Ampel, who joined the Housing office on April 14th.

11. Select Board Announcements/Comments.
Mr. Dixon said that Habitat for Humanity is currently accepting applications for an affordable housing unit and reviewed the income restrictions and application deadline.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3564/_2025)
Chair Mohr read the responses to the questions asked at the Board's April 9th meeting, which were also shown on the screen.

V. PUBLIC COMMENT
Megan Perry spoke in support of the Zoning Board of Appeals denial of the Surfside Crossing 40B project.

Clifford Williams spoke on Article 50 of the 2025 annual town meeting warrant and asked, if the article passes, how would one work with the Affordable Housing Trust.

Burton Balkind thanked the Board and staff for providing thorough responses to Public Comment questions, noting that he appreciates the transparency. Mr. Balkind questioned an appeal of the Conservation Commission approval of the erosion control project at Baxter Road recently filed by two members of the Sconset Beach Preservation Fund (SBPF), with respect to the impact on the public-private partnership between SBPF and the Town.

Brook Gibbs commented on a prior public comment he had made about timers on water heaters and spoke on projections he estimated for savings if those were implemented.

Mr. Gibbs asked for a dry erase board to be made available in the meeting room.

Mr. Gibbs asked for the Board's position on illegal immigrants working on the island.

Amy Eldridge commented on the tax impacts of upcoming capital projects being proposed at the 2025 annual town meeting and questioned their affordability.

Veronica Bonnet asked what the Board is doing to ensure safety going into the summer regarding the offshore Vineyard Wind project; and, spoke on federal permitting of that project. She also commented on a root cause analysis that has not been completed regarding the failure of a Vineyard Wind turbine blade last summer. She further commented on an offshore wind project off of New Jersey and urged the Board to object to offshore wind projects.

Campbell Sutton thanked the Town for the public comment responses. She asked what happens to the kayaks and dinghies which are left at public beaches over the winter.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Ms. Holdgate moved approval of items VII 1 – 3; seconded by Mr. Fee; all in favor, so voted.

1. Approval of Minutes of April 9, 2025 at 5:30 PM; April 10, 2025 at 9:00 AM.

2. Approval of Payroll Warrants for April 13, 2025.

3. Approval of Treasury Warrants for April 16, 2025.

4. Approval of Pending Contracts for April 16, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Chair Mohr read the following statement regarding the employment contracts under item VII-4: "There are three employment contracts on the Pending Contracts list. The contracts for the Finance Director and Fire Chief are negotiated and recommended by the Town Manager and are subject to approval by the Select Board. The Town Manager's contract is negotiated and approved by the Board. Those negotiations occurred in executive session on April 10th. We are pleased to have the department head contracts recommended for renewal and pleased to reach agreement with the Town Manager on a renewal contract. Once the contracts have been executed by all parties, they will be posted on the Town website." Mr. Fee moved approval of the Fire Chief and Town Manager contracts as presented; seconded by Ms. Holdgate; all in favor, so voted.

Ms. Holdgate recused from the Finance Director contract and left the room at 6:03 PM for this item. Mr. Fee moved approval of the contract for the Finance Director as presented; seconded by Mr. Dixon; all in favor, so voted.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Request for Taxicab License Legacy Transfer: "Highland Taxi". Operations Administrator Erika Mooney reviewed the request, noting that it meets the criteria of Town Regulation Chapter 367 – Taxicabs, Charter, Limousine and Tour Vehicles, § 367-2(F)(3) from Diane Holdgate to be granted a taxicab license legacy transfer from her late mother's, Diane Coombs, "Highland Taxi." Mr. Fee moved approved; seconded by Mr. Dixon; so voted 4-0. Chair Mohr expressed condolences on behalf of the Board to Ms. Holdgate on the passing of her mother.

Ms. Holdgate returned to the meeting at 6:06 PM.

2. National Grid: Overview of Advanced Metering Infrastructure (AMI)/Smart Meter Program. Ms. Mooney explained that on March 10th, she met with a team from National Grid (NGrid), along with Project Manager Kevin Manuel and Energy Coordinator Lauren Sinatra, for an overview of NGrid's new Smart Meter Program. She said it was agreed at the conclusion of that meeting that it would be helpful for the NGrid

team to make a presentation to the Select Board and get the information out to the public. Ms. Mooney introduced Lisa Morgera of NGrid, who introduced her team: Jesse Harvey, Diana Rivera and Mark Correia. The NGrid team reviewed the presentation contained in the Board's agenda packet. Brook Gibbs questioned the value of the data and compensation to the homeowner. He expressed privacy concerns. Ms. Morgera responded. Mr. Gibbs asked if the system detects "bad grounds". Mr. Correira responded. Some discussion followed. Mr. Fee spoke on his positive experience with a similar system. Amy Eldridge asked about the operation of the new meter system vs the current. Mr. Correia responded. Ms. Eldridge asked if customers can opt out. Mr. Correira responded. The Board thanked the NGrid representatives for the presentation.

3. Housing Office:
a) Request for Letter of Support to Commonwealth of Massachusetts Executive Office of Housing and Livable Communities (EOHLC) Seeking Local Preference for HallKeen's Ticcoma Green Housing Project at 6 Fairgrounds Road. Ms. Ferrantella reviewed the request, noting there is a draft letter of support in the Board's packet. Mr. Fee moved approval; seconded by Ms. Holdgate; all in favor, so voted.

b) Designation of Select Board Member Representative to Request for Proposals Review Committee for the Development of Affordable Housing Trust Properties at 135/137 Orange Street, 12 Bartlett Road and 16 Vesper Lane. Ms. Ferrantella reviewed the request, proposing Ms. Holdgate as the Board's representative. Mr. Fee moved to appoint Ms. Holdgate as the Board member representative; seconded by Dr. MacNab; all in favor, so voted.

IX. TOWN MANAGER'S REPORT
1. Update on Town Infrastructure Projects Road Reconstruction Schedule. This matter was tabled to the Board's April 30th meeting.

X. SELECT BOARD REPORTS/COMMENT
1. Discussion Regarding Terms and Conditions for License with Siasconset Beach Preservation Fund (SBPF) for Use of Town Property for Erosion Control Project at Baxter Road. Ms. Gibson introduced the item and noted that an internal team of herself, Sustainability Programs Manager Vincent Murphy and Mr. Fee have met several times to review potential license terms and conditions and met earlier this week with SBPF representatives. She indicated there is an open question as to whether a license would be ready to put forward to the Board for potential execution, before the 2025 annual town meeting, noting that there is an article (81) on the warrant which seeks to authorize the Select Board to allow the use of Town property for the erosion control project, per the Town Code. Mr. Murphy reviewed a list of potential draft terms and conditions as contained in the Board's agenda packet. Dr. MacNab asked what would happen at the end of the license. Mr. Murphy responded that, if needed, there is a permitted removal plan and funds in an escrow account to implement it. Dr. MacNab said that he was bothered by a difference between the length of time required for sand mitigation and the term of the permit for the project. He spoke in favor of adequate sand being put on the project. Mr. Murphy continued reviewing the conceptual terms and conditions. Mr. Fee suggested including a provision as to offshore sand sourcing. Meridith Moldenhauer, representing SBPF, spoke in favor of reaching agreement on a license before the approval for use of the Town property goes to town meeting. Ms. Moldenhauer noted that SBPF has not yet had a chance to sufficiently respond to each point of the document Mr. Murphy reviewed but commented generally on several of the points, adding that they would like to have additional discussion on these. Some discussion followed. Dr. MacNab questioned the protocol in the event of a breach of the road. Mr. Murphy explained. Some discussion followed and included success measures, funding of the project, timing and whether or not the article is

ready to proceed at town meeting. Chair Mohr asked Attorney George Pucci of Town Counsel's office to comment on the appeals (3) of the Conservation Commission (ConCom) approval which have been filed. Mr. Pucci explained that the project cannot move forward while the appeals are pending. He explained each appeal. He reviewed the legal process and timing for an appeal and how rulings would be issued. Ms. Holdgate said she supports continued work on the license for the 2025 annual town meeting. Mr. Dixon asked about the feasibility of getting this done, by then. Mr. Murphy said he thinks it might be "doable" but will require significant effort. Ms. Moldenhauer indicated that SBPF is willing to work at this but that they do want both parties to feel completely confident with a license. She noted that they do not want to rush the issue. Some discussion followed. Chair Mohr said she perceives a risk if there is not an agreed upon license before town meeting. Ms. Holdgate reiterated trying to get this done. Mr. Fee said the appeals could impact whatever is agreed on. Dr. MacNab said he is not sure he will support a final license. Mr. Dixon expressed concern about the potential lack of public input/review. Chair Mohr said she would like to see a more final document by the Board's next meeting on April 30th. Some discussion followed. Chair Mohr opened the discussion to public comment with a three-minute time limit. Doug Rose spoke on a 2022 memorandum of understanding between the Town and SBPF with respect to potential legal exposure and cost. Burton Balkind questioned the impact of the appeals on the license. He suggested there is no rush on this. Amy Eldridge complained about the disruption to her neighborhood in Sconset of dump trucks delivering sand to the project site and suggested a different route, and more enforcement. Nantucket Land and Water Council Director Emily Molden thanked the Board for allowing public discussion on this matter. She commented on the license concepts with respect to sand issues, concurring with Mr. Rose's comments. Chair Mohr stated there is more room for public comment on the license conditions and now believes the floor of town meeting is not the place for that. Ms. Holdgate said that while she does not mind waiting, she would still like to see if a license could be agreed upon before town meeting. Some discussion followed. Chair Mohr noted she is very cognizant of what Town Administration is working on before town meeting as well and that the human resources may be too stretched. Ms. Moldenhauer said SBPF would be happy to sponsor a community forum on the license and to answer questions about the project. Mr. Fee moved to put forward a technical amendment to "take no action" on Article 81 and to internally develop a timeline for working on the license; seconded by Ms. Holdgate. Dr. MacNab commented on the project, in general. On the motion, so voted 4-1. Dr. MacNab was opposed.

Ms. Moldenhauer requested discussion on the sand plan, associated with the ConCom approval of the project. Mr. Pucci recommended that the Board not discuss the sand plan at this point. Ms. Moldenhauer stated that Mr. Pucci is misconstruing the request and requested again that she be permitted to review it. Some discussion followed. Ms. Holdgate and Mr. Fee said they do not object to hearing from Ms. Moldenhauer without responding to it. Mr. Pucci again recommended against this matter coming forward tonight. It was the general consensus of the Board not to continue with this matter tonight.

<u>2. Committee Reports.</u>
Ms. Holdgate said that outreach for Our Island Home continued today.

Mr. Fee said he would like an opinion from Town Counsel prior to Town Meeting on Accessory Dwelling Units (ADUs).

<u>XI. ADJOURNMENT</u>
Ms. Holdgate moved adjournment at 8:32 PM; seconded by Mr. Fee; all in favor, so voted.

Approved the 30th day of April, 2025.

SELECT BOARD
APRIL 16, 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. 5. 2025 Arbor Day Proclamation; Seedling Give-away flyer
III. 6. 2025 Committee Appointment Timeline; 2025 Committee Openings Information
III. 7. eDocs project statement
VII. 1. Draft minutes of 4/9/2025; Draft minutes of 4/10/2025 open session
VII. 4. Pending Contracts spreadsheet
VIII. 1. AIS re: Legacy Taxi License Transfer; Town Regulations Ch. 367-2(f)(3) Legacy taxicab licenses; Letter from Diane Holdgate; Highland Taxi license
VIII. 2. NGrid Smart Meter Program presentation
VIII. 3a. AIS re: Ticcoma Green; Letter to EOHLC re: Ticcoma Green local preference
VIII. 3b. AIS re: RFP Review Committee
X. 1. Conceptual license terms for use of public beach below Baxter Rd; SBPF sand nourishment plan