

SELECT BOARD

Minutes of the Meeting of June 25, 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 Dawn Holdgate, Thomas Dixon, Matt Fee and Dr. Malcolm MacNab. Brooke Mohr was absent.

I. CALL TO ORDER

Chair Holdgate 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 presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements.

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

2. Mandatory Outdoor Water Use Restrictions in Effect

Due to a Level 1 Drought Condition, Mandatory Restrictions Limit Lawn Irrigation to Two Designated Days Per Week Based on Street Address, with No Irrigation Allowed Friday through Sunday. For Updates, Visit <https://nantucket-ma.gov/1897/Water-Department>; and Social Media.

3. Take a Free Tour of the Brant Point Shellfish Hatchery!

Tours Run Tuesdays at 11:00 AM Throughout the Summer. Sign-ups Open Two Weeks in Advance at: www.nantucket-ma.gov/hatchery.

4. Starting June 29, the Take It or Leave It (TIOLI) Facility will Accept Latex Paint for Recycling Every Wednesday and Sunday. Recycling your Leftover Paint Helps Reduce Waste and Keep Nantucket Clean. Learn More: www.nantucket-ma.gov/paint.

5. Independence Day on Nantucket

On Friday, July 4, 2025, Join the Town of Nantucket in Celebrating Independence Day with a Full Day of Festive Activities Across Main Street, Children's Beach, and Jetties Beach. www.nantucket-ma.gov/July4 to See Full Schedule.

6. 2025 Committee Vacancies – Round 2: Cannabis Advisory Committee; Contract Review Subcommittee (Human Services); Cultural Council; Roads and Right of Way Committee; Town of Nantucket Scholarship Committee; Tree Advisory Committee; Zoning Board of Appeals Alternate. Applications for Round 2 of the annual committee vacancies are due by noon on Thursday, July 3, 2025 and appointments will be made on July 23, 2025.

Nantucket Historical Commission is Being Re-Advertised for All Available Seats. Due to a seat that was changed to vacant after the vacancies on the Nantucket Historical Commission were advertised, all three seats are being re-advertised. There is one seat with a term ending in 2027 and two seats with terms ending in 2028. Applications are due July 11, 2025 at noon and appointments will be made on August 6, 2025.

Ms. Gibson introduced Chief Technology Officer Mike Alvarez to announce item #7:

7. Stay Updated: New Agenda & Meeting Notification System

The Town of Nantucket has Upgraded its Agenda and Meeting Management System to Better Serve You! This Change is to Keep in Alignment with the Select Board's Strategic Plan and Makes it Easier for Residents to Access:

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- Agendas
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8. No Select Board Meeting on Wednesday, July 2, 2025 (Summer Schedule); Next Meeting is Wednesday, July 9, 2025.

9. Town Offices will be Closed Friday, July 4, 2025 in Observation of Independence Day.

Ms. Gibson announced two additional announcements:

- Master Plan Vision Statement

The Planning Board is Holding a Public Hearing on Monday July 14, 2025 at 4:00 PM in the Public Safety Facility Community Room at 4 Fairgrounds Road and via Zoom Webinar to Solicit Feedback for the Master Plan Vision Statement. The Public Comment Period will Remain Open through Monday, August 4, 2025 at 4:00 PM. All Written Comments Should be Addressed to Megan Trudel, Deputy Director of Planning at mtrudel@nantucket-ma.gov.

- Online Permit Submissions

The Planning and Land Use Services (PLUS) Department will be Launching Online Permit Submissions for the Building Division by End of Summer 2025. Stay Tuned for Additional Details.

10. Select Board Announcements/Comments.

Chair Holdgate reported that Nat Lowell is back on-island and on the road to recovery, following a recent health issue.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/> 2025) Chair Holdgate read the responses to the questions asked at the Board's June 4th and June 11th meetings, which were also shown on the screen.

V. PUBLIC COMMENT

Amy Eldridge asked when the landfill will start taking batteries again.

Amy Eldridge asked about the composter at the landfill being down since February.

Campbell Sutton stated that while she appreciated the detail provided in the Public Comment responses with respect to Public Records requests, she would like to understand an example of how to word a manageable request.

Deputy Housing Director Dylan Mesch-Ampel provided an update on the state's Seasonal Community Designation and upcoming "Listening Sessions" scheduled throughout the state and where more information can be found. See attached prepared statement.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Dr. MacNab questioned a contract for Culture and Tourism relating to self-guided tours and asked if the Nantucket Historical Association was consulted. He disclosed that his wife works for the NHA. Ms. Gibson said she would have to find out and get back to the Board. Mr. Fee moved approval of items VII. 1 – 4, with the exception of the contract questioned by Dr. MacNab, that contract to be held until the next meeting; seconded by Dr. MacNab; so voted 4-0.

1. Approval of June 9, 2025 at 11:00 AM; June 10, 2025 at 4:00 PM; June 11, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for June 22, 2025.

3. Approval of Treasury Warrants for June 18, 2025; June 25, 2025.

4. Approval of Pending Contracts for June 25, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. National Grid: Presentation of Nantucket Non-Wires Alternative (NWA) Initiative. Energy Coordinator Lauren Sinatra introduced the item. Steven Hopengarten of National Grid reviewed the presentation as found in the Board's agenda packet and answered questions from Board members.

2. Joint Meeting with Board of Health to Discuss:

Board of Health (BOH) members Malcolm MacNab, Ann Smith and James Cooper were present. The Board of Health called to order at 6:20 PM. Dr. MacNab introduced the following items.

Public Health Director Roque Miramontes and Health Department Chief Environmental Health Officer John Hedden were present.

b) Status of Event/Gathering Regulations Discussions (Tabled from June 11, 2025). Dr. MacNab explained that a particular event last summer at a property on South Shore Road that caused a lot of difficulty for neighbors ended up coming before the Board of Health as an issue. He said that the BOH held public meetings and hearings as to draft “gathering” regulations, which have not been adopted at this point. He reviewed those draft regulations. He stated that he has concerns as to the BOH handling this matter, at all. He questioned whether or not regulations are actually needed and noted several concerns involving the capacity of the Health Department to administer and enforce. He noted there are existing bylaws relating to noise and parking and perhaps those are sufficient. Mr. Cooper spoke against the Board of Health having regulations for gatherings and said the issues should be handled by other departments that have the authority to enforce noise and parking restrictions. Ms. Smith commented that overcrowding could be an issue that would be related to Board of Health/Health Department oversight. Campbell Sutton commented on parking enforcement on private roads vs public roads. Ann Dewez suggested that the number of short-term rental registrations be posted on the Town website. Mr. Miramontes stated that the current number is 1,295. He spoke on the lack of Health Department capacity to enforce the draft gathering regulations. Dr. MacNab asked for Select Board comment. Chair Holdgate said that she is not sure about targeting gatherings at short-term rental properties because many gatherings happen at non-short-term rental properties. She spoke on other regulations relating to parking and bathrooms that could possibly be utilized. Ms. Eldridge asked if a single event is considered is a short-term rental. Dr. MacNab responded. Mr. Dixon stated that if the Health Director is saying it does not have enforcement capacity, he is not in favor of proceeding at this time. Mr. Cooper questioned liability if there were to be an accident. Mr. Fee said he concurs that this issue is not a Board of Health issue and that there are other regulations and restrictions that can be invoked to address large gatherings. Mr. Fee spoke further about uses allowed or not allowed by zoning. Discussion followed. Ms. Sutton said she agrees with comments made by Mr. Dixon and Mr. Fee and said there should be an enforcement department funded by application fees and fines for non-compliance. Caroline Baltzer read from a statement she said was issued by the Town in April, 2025 relating to a pending lawsuit regarding short-term rentals; and, referenced Article 66 of the 2025 annual town meeting. Dr. MacNab said the BOH is not “totally comfortable” with the draft regulations and his sense is that the Select Board is not either. He commented that something should be done about gatherings. Mr. Dixon noted there are existing bylaws which regulate much of what is being discussed as needing to be addressed. He added that a “rational basis” should be established for anything new. Discussion continued as to gatherings happening at sites that are not short-term rentals. Ms. Eldridge spoke on regulations she thought regulated numbers of people at beaches. Matthew Peel spoke in favor of regulations for gatherings and questioned whether Town Meeting approval would be needed. Discussion continued with respect to gatherings and other types of activities that are regulated, or not. Chair Holdgate encouraged the public to submit feedback to the Board.

c) Update on Temporary Moratorium on Septic Variance Requests in Nitrogen Sensitive Areas. Dr. MacNab read the moratorium as adopted by the Board of Health and explained the BOH rationale, noting a concern about the number of bedrooms impacting the effectiveness of Innovative-Alternative (IA) septic systems, especially when found in the same nitrogen sensitive areas. He explained the upcoming discussions that are expected to help inform the BOH’s position, going forward. Discussion followed. Chair Holdgate commented that it seems this came up suddenly and hopes that scientific evidence will guide the BOH. Dr. MacNab spoke on some of the applications that came before the BOH in the last several months that led to the moratorium. Chair Holdgate noted that if IA systems are not going to be approved, will that lead to sewerage Madaket. Frank Daily expressed concern about broad assumptions leading to this action that may or may not be confirmed; and, that many people could be negatively impacted by the moratorium

if it were to continue. Chair Holdgate expressed concern about the lack of public input prior to the moratorium. Some discussion followed. Mr. Fee spoke in favor of obtaining the information needed to make a solid decision. Mr. Dixon, noting that he is about to become the Select Board representative to the Board of Health, he watched the BOH meetings leading up to adoption of the moratorium and spoke on the information needed to finalize a decision. Ann Smith spoke in favor of the moratorium and spoke further on what led to the BOH's decision.

a) Licensing and Enforcement of Short-Term Rentals (Tabled from June 11, 2025). Dr. MacNab reiterated a concern of his that short-term rentals should not be administered through the BOH or Health Department, stating that it is not a public health issue. Rebek Duhaime agreed with Dr. MacNab. Charity Benz suggested "shifting" the program from the Health Department to the Finance Department. Some discussion followed. Chair Holdgate said that the Town Manager would need to make a determination on where else to put short-term rental administration. Chair Holdgate spoke in favor of all rentals being regulated.

The Board of Health adjourned at 7:39 PM.

3. Affordable Housing Trust Fund:

a) Request for Approval and Execution of Letter of Support of Nantucket Land Trust, Inc.'s Application to be Recognized as an Organization Exempt from Federal Income Tax. Deputy Housing Director Dylan Metsch-Ampel reviewed the request. Nantucket Land Trust executive director Tucker Holland spoke in favor of the request. Dr. MacNab asked about coordination of the multiple housing agencies on the Island, noting he is concerned about duplication of effort. Mr. Holland reviewed the scope of the other groups. Mr. Fee moved to approve the draft letter of support as found in the Board's agenda packet; seconded by Dr. MacNab; so voted 4-0. Mr. Dixon noted some other members of the Nantucket Land Trust.

b) Request for Review and Execution of Acknowledgement of Termination of Affordable Housing Restriction, Declaration of Cross Easements, Partial Release of Mortgage and Consent to Sale of Open Space Portion of Property Subject to a Regulatory Agreement for 1, 2, 3, 4, 5, 7, 9 and 11 Wiggles Way, Formerly Known as 31 Fairgrounds Road. Housing Director Kristie Ferrantella reviewed the request and the documents found in the Board's agenda packet. Mr. Fee moved approval of all documents as presented; seconded by Mr. Dixon; so voted 4-0.

Chair Holdgate left the meeting at 7:50 PM.

4. Nantucket Conservation Foundation: Request for Waiver of Town Noise Bylaw from 10:00 PM to 11:00 PM for "Bash in the Bog" Event to be Held Saturday, July 12, 2025 at Milestone Cranberry Bog, 220 Milestone Road. Culture and Tourism Special Events Coordinator Deanna Weatherly reviewed the request for a waiver of the Town Noise Bylaw. Mr. Dixon moved approval; seconded by Dr. MacNab; so voted 3-0.

Chair Holdgate returned to the meeting at 7:53 PM.

IX. TOWN MANAGER'S REPORT

1. Traffic Safety Recommendations. Transportation Program Manager Mike Burns reviewed the following Traffic Safety recommendations as outlined in the Board's agenda packet:

- Bike Path Crossings – replace 18-inch stop signs with 18-inch yellow diamond "intersection caution" signs on path approaches to intersections recommended by the Bicycle and Pedestrian Advisory Committee

along Madaket Road, Hummock Pond Road, Polpis Road, and Milestone Road. Additional recommendations include crosswalk and approach markings for all path crossings at intersecting roads and major driveways, as recommended in the MassDOT Design Guide, and locating stop signs for existing stop-controlled intersecting roads prior to the path so that vehicles approaching a stop-controlled intersection with a bike path crossing would stop once before the crossing and then a second time before entering an intersection. Mr. Fee spoke in favor of the recommendation. Mr. Fee moved approval as recommended; seconded by Dr. MacNab; so voted 4-0.

- Ticcoma Way – install “no parking either side between signs” signage on the southwest side of Ticcoma Way from the southern end of the public layout to +/- 50 feet northwest of Amelia Drive. And install a “no overnight parking here to corner” sign on the southwest side of Ticcoma Way +/- 50 feet northwest of Amelia Drive with an arrow pointing to Fairgrounds Road. Mr. Burns noted this is for overnight parking only. Daytime parking is allowed. Mr. Fee moved approval as recommended; seconded by Mr. Dixon; so voted 4-0.

- Centre Street at Lily Street – extend the no parking yellow line on the north side of Centre Street 20 feet east from the intersection of Lily Street. This will remove one parking space and better accommodate the right turn movements from Lily Street onto Centre Street. Mr. Fee moved approval as recommended; seconded by Dr. MacNab; so voted 4-0.

Mr. Dixon asked about the bike signs in other locations such as Bartlett Road. Mr. Burns said more are under discussion.

2. Monthly Town Management Report. Ms. Gibson provided a verbal report reviewed

X. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. There were no Committee Reports.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 8:09 PM; seconded by Dr. MacNab; so voted 4-0.

Approved the 9th day of July, 2025.

**SELECT BOARD
JUNE 25, 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. 6. Round 2 Committee Vacancy Timeline; Nantucket Historical Commission Vacancy Timeline; Notice of Committee Vacancies
- VII. 1. Draft minutes of 6/9/2025; Draft minutes of 6/10/2025 open session; Draft minutes of 6/11/2025
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. NGrid Non-wires Alternative Initiative presentation
- VIII. 2a. Draft edits to Town Regulations Chapter 338 - Short-Term Rental Property
- VIII. 2c. Board of Health motion
- VIII. 3a. AIS re: Nantucket Land Trust; Draft Select Board letter of support; Habitat for Humanity Nantucket letter of support; Housing Nantucket letter of support
- VIII. 3b. AIS re: Wiggles Way development; Acknowledgement of Termination of Restriction; Declaration of Cross Easements; Consent to Sale of Open Space
- VIII. 4. AIS re: Noise Bylaw waiver request; Nantucket Conservation Foundation letter; NCF Special Event permit application
- IX. 1. Traffic Safety Recommendations; Bike Path Crossings presentation; Ticcoma Way graphic; Center St at Lily St graphic

Dylan Metsch-Ampel, Town Deputy Housing Director

I want to share an update on the Seasonal Communities designation that the Town voted to accept at this past Town Meeting.

For quick background, the Seasonal Communities designation, which was created through the Affordable Homes Act, empowers the Town with certain tools including:

- Acquiring “year-round housing” occupancy restrictions
- Acquiring and developing housing with preference for seasonal public employees
- Increasing property tax exemptions for homes that are the owners’ primary residence

We are excited about the potential for the Seasonal Communities designation to improve housing on Nantucket.

With that in mind, we wanted to let everyone know about upcoming Seasonal Communities Listening and Engagement Sessions being organized by the Executive Office of Housing and Livable Communities. In their own words, during the session they will:

“provide a brief overview of the designation and the work [they] are doing alongside the Seasonal Communities Advisory Council to develop regulations structuring the tools it makes available to communities before opening for public feedback. Regulations are still in development, and as a result, these sessions will not provide definitive answers on questions about final regulations, but rather, will give residents the chance to shape how regulations answer these questions.”

All of the sessions will be held via Zoom, and folks do need to register in advance. There will be three opportunities to attend a session:

- Tomorrow, Thursday, June 26 at 6:00pm
- Wednesday, July 9 at 6:00pm
- Thursday, July 17 at 11:00am

For more information, please feel free to reach out to me or the Housing Office. Our email is housing@nantucket-ma.gov and the rest of our contact information is available online. We are also in the process of getting this information including the sign up directly on our website.

Thank you.

Information in case they ask questions:

- The Seasonal Communities Advisory Council has twenty-four members, including:
 - EOHLC Secretary Ed Augustus (Chair)
 - State Senator Julian Cyr
 - Meg Trudel, our Deputy Director of Planning
 - Laura Silber, Martha’s Vineyard Commission