

SELECT BOARD

Minutes of the Meeting of July 9, 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, Dr. Malcolm MacNab and Brooke Mohr.

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. 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.

4. 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.

5. 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.

6. The Take It or Leave It (TIOLI) Facility is Accepting Latex Paint for Recycling Every Wednesday and Sunday; Universal Waste Shed (next to TIOLI) Accepts Batteries on Tuesdays and Saturdays, 8am – Noon. Recycling your Leftover Paint Helps Reduce Waste and Keep Nantucket Clean. Learn More: www.nantucket-ma.gov/paint.

7. Weekly Pond Monitoring for Harmful Algal Blooms

The Town of Nantucket, in Partnership with the Nantucket Land Council, Nantucket Conservation Foundation, Nantucket Land Bank, Linda Loring Nature Foundation, UMass Boston and Mass Audubon, Conducts Weekly Monitoring of Local Ponds for Harmful Algal Blooms (HABs) from June 2 through October

3. To Learn More or Report a HAB, visit www.nantucket-ma.gov/hab.

8. Announce Applications Received for 2025 Committee Vacancies – Round 2: Cannabis Advisory Committee; Human Services Contract Review; Cultural Council; Roads and Right of Way Committee; Town of Nantucket Scholarship Committee; Tree Advisory Committee; Zoning Board of Appeals Alternate. Operations Administrator Erika Mooney read the list of applicants as found in the Select Board agenda packet. Appointments will be made on July 23, 2025.

Nantucket Historical Commission Vacancies: Applications Due July 11, 2025 at Noon; Appointments on August 6, 2025 per Select Board Committee Appointment Process. 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.

9. Nantucket Civic League Annual Summer Forum with Select Board and Town Manager to be Held Monday, July 21, 2025 at 10:00 AM in the Great Hall at the Nantucket Atheneum, 1 India Street.

10. Select Board Announcements/Comments.

There were no Board announcements or comments.

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 25th meeting, which were also shown on the screen.

V. PUBLIC COMMENT

Denice Kronau spoke on her conclusion of service on the Finance Committee and thanked Town officials and staff for their assistance and support throughout her tenure. She also thanked the community members involved in town government. Ms. Kronau received a round of applause.

Vallorie Oliver spoke on the Vineyard Wind turbine blade failure of approximately one year ago and stated that she hopes there will be an update soon.

Veronica Bonnet also spoke on the blade failure and the need for a conclusion to the follow-up analysis and an overall update.

Charles Douglas of Nantucket Community Television (NCTV) spoke on awards NCTV recently received; and, in support of legislation in connection with community television funding.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Gibson noted that the majority of contracts are for Community Preservation grants and Health and Human Services grants for funding approved at the 2025 annual town meeting; and, contracts being renewed for the new fiscal year. She noted that the agenda may be a bit confusing with respect to a contract with Arcadis in connection with the Baxter Road alternative access contract, and asked Finance Director Brian Turbitt to explain. Mr. Turbitt so explained. Mr. Fee questioned the new contract with an associated amount. Sustainability Programs Manager Vincent Murphy explained.

Ms. Mohr moved approval of items VII. 1 – 4, excluding a contract with Arcadis for a contract extension (which was inadvertently included on the list); seconded by Mr. Fee; so voted 4-0. Dr. MacNab abstained.

1. Approval of June 25, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for July 6, 2025.

3. Approval of Treasury Warrants for July 2, 2025; July 9, 2025.

4. Approval of Pending Contracts for July 9, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Natural Resources Department. Shellfish and Aquatic Resources Manager Tara Riley was present for questions. Ms. Mohr read the donor list, amount of the gifts 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 Mr. Dixon; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. 2025 Annual Board, Committee, Commission Appointments. Operations Administrator Erika Mooney reviewed the appointment process and reviewed a list of the non-contested boards, committees and commissions. The Board was in agreement with the appointment procedure as described. Mr. Fee moved approval by acclamation of the uncontested seats, as follows:

Agricultural Commission – Ella Potenza and Isaac Basibe
Capital Program Committee – Caroline Baltzer
Cemetery Commission – Jascin Leonardo Finger
Coastal Resiliency Advisory Committee – Joanna Roche
Conservation Commission – Seth Engelbourg, Michael V. Misurelli and Joseph W. Plandowski
Council for Human Services – Debora Goudemond (2027 seat); Suzanne Keating, Amanda Wright and Tara Restieri (2028 seats)
Cultural Council – Barbara Tibbits, Bathany Oliver and Sarah Ellis (2028 seats)
Historic District Commission Associate – Constance Patten
Nantucket Affordable Housing Trust – Mary O'Connor Mack
Planning Board Alternate – Abby De Molina
Real Estate Assessment Committee – Lee. W. Saperstein
Roads and Right of Way Committee – Allen Reinhard and Rick Atheron
Steamship Authority Port Council – Nathaniel Lowell
Tree Advisory Committee – Emily Molden
Zoning Board of Appeals – Lisa Botticelli

Seconded by Ms. Mohr; all in favor, so voted

Votes on the remaining committees were tabulated by Ms. Mooney as follows:

Airport Commission (1 seat)

Walter Flaherty – received votes from Mr. Dixon and Dr. MacNab

Michael Leavitt – received votes from Chair Holdgate, Mr. Fee and Ms. Mohr.

So voted to appoint Mr. Leavitt.

Board of Health (1 seat)

Kerry McKenna – received votes from Chair Holdgate, Mr. Dixon and Ms. Mohr

Louis Lindgren – received votes from Mr. Fee and Dr. MacNab

So voted to appoint Mr. McKenna.

Council on Aging (4 seats)

Anthony “Tony” Walsh - received votes from Chair Holdgate, Mr. Fee and Dr. MacNab

Robert M. Kucharavy - received votes from all Members

Erin Lynch - received votes from all Members

Kelsea Gray - received votes from Mr. Fee, Mr. Dixon, Dr. MacNab and Ms. Mohr

Diane Flaherty received votes from Chair Holdgate, Mr. Dixon and Ms. Mohr

On the tie:

Tony Walsh – received votes from Mr. Fee and Dr. MacNab

Diane Flaherty – received votes from Chair Holdgate, Mr. Dixon and Ms. Mohr

So voted to appoint Ms. Gray to the 2026 seat and Mr. Kucharavy, Ms. Lynch and Ms. Flaherty to the three 2028 seats.

Finance Committee (4 seats)

Martin McKerrow – received votes from Mr. Dixon, Dr. MacNab and Ms. Mohr

Jill Vieth – received votes from all Members

Anthonie Goudemond – received votes from Chair Holdgate, Mr. Fee, Mr. Dixon and Ms. Mohr

Christopher Glowacki – received votes from Chair Holdgate, Mr. Dixon, Ms. Mohr

Rick Atherton – received votes from Mr. Fee and Dr. MacNab

Katherine (Kit) Murphy – received a vote from Mr. Fee

Matthew Mulcahy – received votes from Chair Holdgate and Dr. MacNab

So voted to appoint Ms. Vieth and Mr. Glowacki to two 2028 seats. Mr. McKerrow and Mr. Goudemond to be assigned the other 2028 seat and the 2026 seat by Town Administration.

Chair Holdgate and the Board members thanked all applicants and congratulated all who were appointed.

2. Review of Town Government Study Committee Bylaw (Chapter 11, Article V). Ms. Gibson explained the bylaw and noted that the most recently constituted Committee produced a report in 2021 which was approved by the 2022 annual town meeting as a Home Rule Petition and has been pending at the Legislature ever since. Curtis Barnes spoke in favor of continuing the Town Council Study Committee. Ms. Mohr stated that she believes the bylaw committee and the Town Council Study Committee (TCSC) are different and does not agree that the TCSC should continue. She added that until the home rule petition is approved, the bylaw committee should be delayed. Chair Holdgate concurred. Mr. Dixon concurred. Mr. Fee agreed. Ms. Mohr asked that the Town’s representatives be requested to provide a formal update on

the pending home rule petition. Some discussion followed. The Board consensus was not to proceed with constituting the bylaw committee at this time.

X. PUBLIC HEARINGS

1. Board of Sewer Commissioners: Public Hearing to Consider Increasing Sewer User Fees and Monthly Flat Fee. Chair Holdgate opened the hearing. Director of Municipal Finance Brian E. Turbitt reviewed the presentation as found in the Board's agenda packet. Also present remotely were Frank Ayotte, Olivia August and Fernando Aranda from Hazen and Sawyer, engaged by the Town to assist with the development of the proposed rates. Ms. Mohr said that if sewer is costing more, it could be an incentive to use less water; she suggested a public relations campaign on outreach on ways to conserve water. Mr. Barnes questioned why the sewer rates have not been reviewed with the Nantucket Water Commission, of which he is a member. Charity Benz urged that water usage savings measures be publicized, as conserving water can have a significant impact on sewer bills. Ms. Gibson noted that water rates have not typically been reviewed with the Sewer Commissioners and that sewer projects need to be funded through a combination of sewer user fees and taxpayers. Mr. Barnes said that sewer rates should not be connected to water rates. Amy Eldridge spoke on sewer rates, generally and questioned how water conservation impacts sewer rates. Mr. Turbitt explained. Ms. Mohr added that the water rates are completely different from the sewer rates and that they are only connected by usage. Mr. Fee spoke on the range of capital projects the Town is facing. Chair Holdgate suggested continuing the meeting until the Water Commission has reviewed the proposed rates. Some discussion followed. Ms. Eldridge asked how properties on sewer but not water, pay. Mr. Turbitt explained it is through a flat rate structure. Ms. Mohr moved to continue the hearing to July 16th, with some additional information to be provided as to flat and other rates; seconded by Dr. MacNab; all in favor, so voted.

2. Public Hearing to Consider an Application for an Amended Bulk Fuel Storage License for Airport Gas Station Inc. for the Installation of the Following Flammable and Combustible Liquids, Flammable Gases and Solids at Airport Gas Station, 10 Airport Road, Nantucket, MA 02554 (Map 68, Parcel 310): 1,000 Gallons of Liquid Propane Gas, 15,000 Gallons of Gasoline; 10,000 Gallons of Super Gasoline; and 5,000 Gallons of Diesel Fuel, Pursuant to M.G.L. Chapter 148 § 13. Chair Holdgate opened the hearing. Ms. Mooney reviewed the application for Airport Gas Station, noting it was reviewed and approved by the Fire Department. Volney Sinclair of Airport Gas Station Inc. spoke on the details of the application.

As there was no public comment, Mr. Fee moved to close the hearing; seconded by Ms. Mohr, all in favor, so voted.

Ms. Mohr moved to approve the bulk fuel license amendments for Airport Gas Station as presented; seconded by Mr. Dixon; all in favor, so voted.

3. Public Hearing to Consider an Application for an Amended Bulk Fuel Storage License for Airport Gas Station Inc. for the Installation of the Following Flammable and Combustible Liquids, Flammable Gases and Solids at Mid Island Fuel, 41 Sparks Avenue, Nantucket, MA 02554 (Map 55, Parcel 267.4): 15,000 Gallons of Gasoline; 10,000 Gallons of Super Gasoline; and 5,000 Gallons of Diesel Fuel, Pursuant to M.G.L. Chapter 148 § 13. Chair Holdgate opened the hearing. Ms. Mooney reviewed the application for Mid Island Fuel, noting it was reviewed and approved by the Fire Department.

As there was no public comment, Dr. MacNab moved to close the hearing; seconded by Ms. Mohr, all in favor, so voted.

Ms. Mohr moved to approve the bulk fuel license amendments for Mid Island Fuel as presented; seconded by Dr MacNab; all in favor, so voted.

XI. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Human Resources Department. Ms. Gibson introduced the item. Human Resources Director Amanda Perry reviewed the Human Resources Department report as contained in the Board's agenda packet. Assistant Human Resources Director Teodora Stockigt assisted with the presentation. Dr. MacNab asked about the dental program. Ms. Perry responded. Mr. Fee complimented Ms. Perry on the reduction of hiring time. Mr. Dixon commented on the success of employee housing coordination between HR and the Housing Department. The Board thanked Ms. Perry and Ms. Stockigt for the presentation.

XII. SELECT BOARD REPORTS/COMMENT

1. Discussion Regarding Potential for Short-Term Rental Bylaw(s) Mediation. Chair Holdgate recused herself from this matter, turned this item to Mr. Fee and left the table. Attorney George Pucci of Town Counsel's office reviewed a memo he prepared as contained in the Board's agenda packet. Dr. MacNab expressed skepticism as to the process described by Mr. Pucci, stating he believes the proposed process has occurred already without success. Mr. Pucci explained the process of mediation, rather than facilitation which is what previously occurred two years ago, noting the differences between the two processes. Some discussion followed. Ms. Mohr elaborated on the differences between mediation and facilitation. Ms. Mohr suggested adding this item to a future meeting to which other stakeholders would be invited and asked if they would be willing to participate in a mediation process. Some discussion followed as to invitees. Dr. MacNab commented on the reliability (or not) of associated data in connection with short-term rentals. Mr. Pucci reiterated the seriousness of a mediation process. Some discussion followed. It was noted that general and zoning bylaws as well as regulations have been adopted and amended since the prior process. Mr. Dixon spoke in favor of pursuing mediation. Caroline Baltzer said she does not agree with a mediation process for this purpose. Charity Benz questioned the proposed process and expressed some concerns. Campbell Sutton suggested a public hearing to determine where voters stand. Ms. Mohr noted the amount of public comment between various constituencies that has already occurred. She said the need is for these groups to work together to come up with something viable for town meeting that the groups will support. Matthew Peel concurred with Ms. Benz noting transparency is a concern and said he believes an "entire package" needs to be put forward, including enforcement and administration. Kathy Baird spoke on prior efforts to reach agreement and the need for data. Jill Vieth spoke on potential citizen warrant articles and timing for a town meeting. Ms. Mohr suggested putting this on an upcoming agenda with some additional outreach. Mr. Fee stated that too many things being considered at the same time will not be successful, such as total enforcement plan. Mr. Dixon concurred with Mr. Fee. Some discussion followed. It was generally agreed to bring this matter back to the Board's July 23rd meeting.

2. Review/Schedule 2026 Annual Town Meeting and Election. Ms. Gibson reviewed possible dates of the 2026 Annual Town Meeting and Annual Town Election using information contained in the Board's agenda packet. She suggested that April dates do not necessarily allow sufficient time to prepare budgets and other articles. Ms. Mohr expressed support for an April date and also acknowledged the issues with an earlier town meeting. Some discussion followed. It was agreed to table this matter until an upcoming meeting.

3. Committee Reports.

Dr. MacNab provided an update on proposals for an investigation of the investigation of the African Meeting House vandalism.

XIII. ADJOURNMENT

Mr. Fee moved adjournment at 8:23 PM; seconded by Ms. Mohr; all in favor, so voted.

Approved the 16th day of July, 2025.

SELECT BOARD
JULY 9, 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. 8. Round 2 of Committee Vacancies – Timeline; Round 2 Applicant List; Round 2 Applications; Nantucket Historical Commission Vacancy Timeline
- VII. 1. Draft minutes of 6/25/2025
- VII. 4. Pending Contracts spreadsheet; Town Counsel email re: ACK Natural HCA terms; ACK Natural Draft HCA – redline; ACK Natural Draft HCA – clean; Town Counsel email re: Green Lady HCA terms; Green Lady Draft HCA – redline; Green Lady Draft HCA - clean & executed
- VIII. 1. Gift summary & recommended motion; Natural Resources gifts
- IX. 1. Select Board considerations for appointments; Committee Appointment Process; Applicant List (updated 7/3); Committee applications
- IX. 2. Town Government Study Committee Bylaw
- X. 1. Public Hearing notice for Sewer Fees; Sewer Fees presentation
- X. 2. Public Hearing notice for Airport Gas Station; AIS re: Bulk Fuel license amendment for Airport Gas Station; Cover letter; Application for amended license; Certificate of Registration; State license; Tank location plan; Abutter list; Facility Detail Report; Tank drawings
- X. 3. Public Hearing notice for Mid Island Fuel; AIS re: Bulk Fuel license amendment for Mid Island Fuel; Cover letter; Application for amended license; Certificate of Registration; State license; Tank location plan; Abutter list; Facility Detail Report; Tank drawings
- XI. 1. Human Resources Report presentation
- XII. 1. Memo from Town Counsel re: Mediation on Short-Term Rental Cases; Email from Caroline Baltzer re: STR Mediation
- XII. 1. 2026 ATM/ATE schedule options