



AMENDED MEETING POSTING

Original posting date: 7/18/2025 Original Posting # T 627

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices** and **agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 JUL 21 PM 01:49
NANTUCKET TOWN CLERK
Posting Number:T 632

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, JULY 23, 2025 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**Signature of Chair or
Authorized Person** | ERIKA MOONEY

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/48jBwvd0xls>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_2I0tNYE3Rlyz0F2SOeLnCQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. 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. **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.

5. Announce Applications Received for **Nantucket Historical Commission Vacancies**; Appointments on August 6, 2025 per Select Board Committee Appointment Process.
6. **No Select Board Meeting on Wednesday, July 30, 2025** (Summer Schedule); Next Meeting is Wednesday, August 6, 2025.
7. Select Board Announcements/Comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS
(see <https://www.nantucket-ma.gov/3564/> 2025)

V. PUBLIC COMMENT*

VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of July 14, 2025 at 11:00 AM; July 15, 2025 at 11:00 AM; July 16, 2025 at 5:30 PM.
2. Approval of Payroll Warrants for July 20, 2025.
3. Approval of Treasury Warrants for July 23, 2025.
4. Approval of Pending Contracts for July 23, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Fire Department.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. 2025 Committee Appointments - 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.
2. Natural Resources Department: Review of Proposed Amendments to Town of Nantucket Regulations Chapter 260, Fishing and Shellfishing; Request to Schedule Public Hearing.
3. Affordable Housing Trust: Quarterly Update.
4. Housing Office:
 - a) Request for Approval to Send Letter of Support to Executive Office of Housing and Livable Communities (EOHLC) on Behalf of the Town for Special Local Preference for Housing Purposes at 18, 18A, 20, 22, 24 and 26 Sparks Avenue.
 - b) Request for Approval of ACK Mid Island LLC Local Action Unit (LAU) Application in Conjunction with Planned Development at 18, 18A, 20, 22, 24 and 26 Sparks Avenue.

X. REAL ESTATE ITEMS

1. Request for Approval and Execution of Assent for Land Court Petition Complaint for approval of Plan Case No. 22 SBQ 17745 09-001 and Authorize Private Counsel to Undertake Complaint on Behalf of Town of Nantucket for Issuance of Certificate of Title in the Town's Name for Parcels D and G on Land Court Plan No. 17745-O and Parcel H on Land Court Plan No. 17745-P.

XI. TOWN MANAGER'S REPORT

1. Traffic Safety Recommendations: Gold Star Drive Speed Humps.
2. Monthly Town Management Report.

XII. SELECT BOARD REPORTS/COMMENT

1. Discussion Regarding Potential for Short-Term Rental Bylaw(s) Mediation (Continued from July 9, 2025).
2. Discussion Regarding Scheduling Fall 2025 Special Town Meeting.
3. Review/Schedule 2026 Annual Town Meeting and Election (Tabled from July 9, 2025).
4. Committee Reports.

XIII. ADJOURNMENT

**Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.*

***New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.*

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
July 23, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Contract Amendments						
Contract Amendment	Natural Resources	Scape Landscape Architecture	Add \$14,051 to contract of \$444,363, for new contract amount of \$458,414	Coastal modeling - Francis Street Beach/Washington Street	50/50 Land Bank & Article 10 ATM 2023	Apr 30, 2024 - Apr 29, 2027
Contract Amendment	Natural Resources	Arcadis US, Inc.	N/A	Contract extension - Baxter Rd Notice of Intent (NOI) Assistance	N/A	Nov 1, 2023 - Jun 30, 2026
Contract Amendment	Public Works	Weston & Sampson	N/A	Contract extension -- design of new public works facility	N/A	Dec 5, 2024 - Dec 30, 2025
Leases/Licenses						
Residential Lease	Housing	30 Sparks Ave, LLC	\$54,000	Lease of 32 Sparks Ave, Apt. A for municipal employee(s)	Housing	Sep 1, 2025 - Aug 31, 2026
Residential Lease	Housing	Mary-Adair Macaire	\$38,400	Renewal of lease at 36 Pine Street for municipal employee(s)	Housing	Sep 1, 2025 - Aug 31, 2026
Contractual Purchases/Services						
Professional Services Agreement*	Culture & Tourism	OnCell Systems, Inc. d/b/a STQRY	\$16,356.60	Virtual self-guided walking & history tours	Offshore Wind Community Fund Grant	Jun 25, 2025 - Jun 24, 2028
Professional Services Agreement	Housing	NHA Properties, Inc.	\$50,000	Year-Round Deed Restriction Pilot Program administration	Affordable Housing Trust Fund (AHFT)	Aug 1, 2025 - Jul 31, 2026
Professional Services Agreement	Natural Resources	Pare Corporation	\$157,777	Engineering design services - Francis St Beach/ Washington St Resilience Project	Land Bank	Jul 1, 2025 - Jun 30, 2026
Professional Services Agreement	Police	Systemworks, LLC	\$47,700	Police detail and scheduling software	Police	Jul 1, 2025 - Jun 30, 2028



Town of Nantucket
Public Comment Policy
Adopted by Select Board
February 12, 2025

A. Purpose:

This Policy is adopted to facilitate orderly and efficient public comment periods at meetings of Town public bodies. It will protect the ability of the residents of Nantucket, and other persons, to provide feedback or information to pertinent public bodies regarding matters of public interest, Town initiatives, operations, services, and programs. To allow speakers a fair opportunity to address a public body, and to ensure the public body may accomplish its stated business in an efficient manner, these guidelines seek to ensure compliance with the Open Meeting Law and meet other legal and constitutional obligations. Meetings of public bodies in the Town of Nantucket should be places to engage in orderly and peaceable discourse.

B. Authority:

Principles of free speech and freedom to petition the government, fundamental rights protected by the United States and Massachusetts Constitutions, prohibit public bodies from preventing all speech that may be upsetting or offensive. As such, this Policy establishes reasonable time, place, and manner restrictions sufficient to facilitate orderly and peaceable public comment periods at meetings of elected and appointed public bodies of the Town.

C. Legal Standards:

Meetings of public bodies are subject to the requirements of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Open Meeting Law empowers the chair of a public body to preside at and regulate the proceedings of meetings. Pursuant to G.L. c. 30A, § 20(g), no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. Any person wishing to speak at an open meeting must first be recognized by the chair. All questions raised and all comments made by a duly-recognized speaker must be directed to the chair of the public body alone, not to individual members of the public body, staff, or the public. The chair is authorized to maintain order, and, although a rare occurrence, has authority, after appropriate

warnings are ignored, to take action up to and including removal of a person who is disrupting a meeting.

D. Application:

To secure the rights of the public to participate in public comment periods in the Town of Nantucket in a manner consistent with law, and, to thereby protect the Town and members of elected and appointed bodies from civil rights claims, this policy shall apply to all public bodies in the Town of Nantucket.

E. Procedures:

1. All agendas of multiple-member bodies in the Town of Nantucket shall include a period for Public Comment, subject to the limitations set forth in paragraph 3. Where to place Public Comment on the agenda is at the discretion of the chair. If public comment is invited during a separate agenda item, this Policy shall govern.
2. While statements made during a Public Comment period are not required to address an agenda item for that particular meeting, such comments must relate to a matter within the public body's jurisdiction. Public comments on matters outside the public body's jurisdiction may be ruled out of order by the chair. To avoid due process issues, a person seeking to provide comments on a matter appearing on the same agenda will be asked to defer until the specific agenda item is reached.
3. Each speaker will be allowed to speak once for up to 3 minutes. The chair will curtail verbal comments exceeding the allotted time.
4. A recognized speaker may not cede or assign their time to another unless such an assignment is required as reasonable accommodation for such person because of a disability. All speakers who may need an accommodation are strongly encouraged to contact Town staff or the chair of the public body at least 48 hours prior to the meeting. That said, to facilitate an efficient public comment period, groups that have multiple speakers with the same viewpoint may consider consolidating their comments or designating one person to speak on their individual behalf's.

F. Disruptive Conduct/Unprotected Speech:

Disruptive conduct and engaging in other unprotected speech, including but not limited to the following, may be grounds for the chair of a public body to curtail speech and take other action as appropriate:

1. Speaking without being recognized;
2. Continuing to speak after the chair has curtailed additional verbal comment;
3. Interrupting a recognized speaker;
4. Speaking about matters not within the jurisdiction of the public body;
5. Engaging in conversations while another person is speaking;

6. Making true threats of violence directed toward a particular individual; and
7. Making comments inciting imminent lawlessness.

G. Public Body Response:

1. A public comment period is a listening session, and the public body is there to listen. The public body, in fact, should not respond to matters raised at the meeting unless they are on the agenda for the same meeting.
2. Matters raised during public comment periods are not required to, and are unlikely to, be addressed or resolved by the public body at the same meeting. Such matters may be appropriately deferred to a noticed-agenda item at a future meeting due to Open Meeting Law considerations.
3. At the sole discretion of the chair of the public body, matters raised during public comment may or may not appear on a future agenda or be referred to the Town Administrator for appropriate action, if any.
4. A public body cannot demand that persons attending meetings or participating in public comment be civil to one another. Nevertheless, the Town, or the members of the public, and those that appear before them are encouraged to make any/or all residents of the Town feel welcome, including listening to them speak, and acknowledging that speakers may have a different viewpoints.

Disclaimer: A Public Comment period is not a time for debate or response to comments by the public body. Comments made during the Public Comment period do not reflect the views or the positions of the public body. Because of constitutional free speech principles, the public body does not have the authority to prevent all speech that may be upsetting and/or offensive during the public portion of the meeting.

H. Enforcement:

Concerns about Public Comment Periods may be brought to the attention of the Town Manager, who will discuss the concerns with the chair of the public body, and take appropriate action. Failure to comply with this Policy may be deemed a violation of the Town's Code of Conduct, and grounds for the removal of an appointed official.