



## AMENDED MEETING POSTING

Original posting date: 6/6/2025 Original Posting # T 514

### 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 JUN 11 PM 01:46  
NANTUCKET TOWN CLERK  
Posting Number: T 526

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, JUNE 11, 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/PuRzAin84kw>

#### ***ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:***

[https://us06web.zoom.us/webinar/register/WN\\_iSwon7twQZKSILCIEgbM4A](https://us06web.zoom.us/webinar/register/WN_iSwon7twQZKSILCIEgbM4A)

#### ***I. CALL TO ORDER***

#### ***II. SELECT BOARD ACCEPTANCE OF AGENDA***

#### ***III. ANNOUNCEMENTS***

1. The Select Board Meeting is Being Audio and Video Recorded.
2. No Select Board Meeting on Wednesday, June 18, 2025 (Summer Schedule); Next Meeting is Wednesday, June 25, 2025.
3. Town Offices will be Closed Thursday, June 19, 2025 in Observation of Juneteenth.
4. 5<sup>th</sup> Annual Juneteenth Celebration at African Meeting House, 29 York Street from 11:00 AM to 3:00 PM; Includes Block Party with Live Performances, Crafts for Kids, Tours, Vendor Marketplace and Food.
5. 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 June 4, 2025 at 5:30 PM; June 5, 2025 at 9:00 AM.
2. Approval of Payroll Warrants for June 8, 2025.
3. Approval of Treasury Warrants for June 11, 2025.
4. Approval of Pending Contracts for June 11, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

***VIII. SELECT BOARD REPORTS/COMMENT***

1. African Meeting House Investigation Procurement Workgroup Update on Request for Proposals.

***IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS***

1. HallKeen Management: Request for Approval of Transfer of Management Contract for Academy Hill (Housing) from HallKeen Management, Inc. to HK Management, LLC.

2. ~~Joint Meeting with Board of Health to Discuss:~~
  - a) ~~Licensing and Enforcement of Short-Term Rentals.~~
  - b) ~~Status of Event/Gathering Regulations.~~

**Postponed to June 25, 2025**

3. Applicant Introduction/Review of Applications for Finance Committee, Historic District Commission Associate, Nantucket Affordable Housing Trust, Nantucket Historical Commission, Planning Board Alternate, Real Estate Assessment Committee, Roads and Right-of-Way Committee, Scholarship Committee, Steamship Authority Port Council, Tree Advisory Committee, Zoning Board of Appeals, Zoning Board of Appeals Alternate.
4. Nantucket Preservation Trust: Request for Preliminary Review of Historic Preservation Restriction to be Held by Nantucket Preservation Trust, Inc. for Property Located at 1-3 Vestal Street.
5. Nantucket Preservation Trust: Request for Preliminary Review of Historic Preservation Restriction to be Held by Nantucket Preservation Trust, Inc. for Property Located at 10 Sherburne Turnpike.
6. Nantucket Film Festival: Request to Hang Banners on Main Street and in Front of The Dreamland Theater at 17 South Water Street for 30th Anniversary Festival, from June 24, 2025 through June 30, 2025, Pursuant to Banner Policy.

***X. TOWN MANAGER'S REPORT***

1. Review of Options for Our Island Home.

**XI. SELECT BOARD REPORTS/COMMENT**

1. Committee Reports.

**XII. 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**  
**June 11, 2025**

| Type of Agreement/Description         | Department                     | With                                | Amount                                                                                     | Other Information                                                                                                          | Source of Funding               | Term                        |
|---------------------------------------|--------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------|
| <b>Contract Amendments</b>            |                                |                                     |                                                                                            |                                                                                                                            |                                 |                             |
| Lease Addendum                        | Housing                        | Nantucket Islands Land Bank         | Add \$1,000 to original lease amount of \$7,000 for new lease amount of \$8,000            | 41 Jefferson Avenue - 2-BR unit for seasonal municipal employees (begin 2 weeks early)                                     | Marine Dept Budget              | Jun 1, 2025 - Oct 1, 2025   |
| Contract Amendment                    | Planning and Land Use Services | Barrett Planning Group, LLC         | Add \$35,114 to original contract amount of \$176,145 for new contract amount of \$211,259 | Technical assistance & professional consulting services to support Planning Board with Master Plan Update                  | PLUS Budget                     | Dec 1, 2023 - Nov 30, 2025  |
| Contract Amendment                    | Town Administration            | CDM Smith, Inc.                     | Add \$30,000 to original contract amount of \$194,000 for new contract amount of \$224,000 | Final report for water distribution model to assess water distribution system extensions                                   | Article 18 ATM 2022             | Jul 24, 2024 - Jun 30, 2026 |
| <b>Contractual Services/Purchases</b> |                                |                                     |                                                                                            |                                                                                                                            |                                 |                             |
| Professional Services Agreement       | Natural Resources              | LEC Environmental Consultants, Inc. | \$20,026                                                                                   | Assistance with permitting at Sesachacha Pond & Sheep Pond for state Natural Heritage & Endangered Species Program permits | Natural Resources Budget        | May 28, 2025 - May 27, 2027 |
| Professional Services Agreement       | Our Island Home                | Thru-Wall Construction, Inc.        | \$58,791                                                                                   | Repairs to fire dampers                                                                                                    | Article 12 ATM 2017             | Jun 1, 2025 - May 31, 2026  |
| Professional Services Agreement       | Our Island Home                | Encore Fire Protection              | \$9,254.68                                                                                 | Annual inspection of fire alarm systems & repairs to fire sprinkler systems at OIH                                         | Article 12 ATM 2017             | Jun 1, 2025 - May 31, 2026  |
| Purchase Agreement                    | DPW/Parks & Recreation         | M.E. O'Brien & Sons, Inc.           | \$31,712.25                                                                                | Purchase of 55 new & replacement bike racks for various locations on Island                                                | Public Works/Parks & Rec Budget | Jun 11, 2025 - Jun 10, 2026 |

|                                 |                              |                                                |                 |                                                                                                                              |                                                              |                             |
|---------------------------------|------------------------------|------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------|
| Professional Services Agreement | Planning & Land Use Services | University of Florida - Preservation Institute | \$60,000        | Update Town's Historic Properties Survey Plan                                                                                | Article 34 ATM 2024                                          | Jun 11, 2025 - Dec 31, 2025 |
| Professional Services Agreement | Public Works                 | C.C. Construction, Inc.                        | \$18,799,759.58 | Construction of Surfside Area Transportation Enhancements Project (Lovers Ln, Okorwaw Ave & Monohansett Rd)                  | Article 12 ATM 2021; Article 11 ATM 2023; Article 3 ATM 2025 | Jun 11, 2025 - Jun 30, 2027 |
| Professional Services Agreement | Public Works                 | Greenman-Pedersen, Inc.                        | \$806,340       | Construction phase engineering & Owners Project Manager (OPM) services for Surfside Area Transportation Enhancements Project | Article 12 ATM 2022; Article 11 ATM 2024; Article 3 ATM 2025 | Jun 11, 2025 - Jun 30, 2027 |
| Professional Services Agreement | Sewer                        | Encore Fire Protection                         | \$17,800        | Emergency repairs to fire sprinkler system at Surfside WWTP                                                                  | Wastewater Budget                                            | Feb 6, 2025 - Mar 5, 2025   |
| Professional Services Agreement | Town Administration          | BioBot Analytics, Inc.                         | \$33,840        | Testing of Nantucket wastewater for diseases, specific illegal drugs & harmful prescription medications                      | Town Administration Budget - Professional Services           | Jun 15, 2025 - Jun 14, 2026 |



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.