

SELECT BOARD

Minutes of the meeting of August 6, 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 E. Hill, Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Hill noted there will be two additional announcements and that item IX. 3 has been tabled to the Board's August 20th 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. 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. Public Info Session: Surfside Area Transportation Enhancements Project, Wednesday, August 13, 2025 at 5:30 PM in the PSF Community Room, 4 Fairgrounds Road

Public Information Session to Present Details About the Construction Phase of This Important Roadway, Drainage and Bike Path Project. The Project Area Includes Lovers Lane, Okorwaw Avenue and Monohansett Road, and Construction is Expected to Commence After Labor Day.

[Calendar • Public Info Session: Surfside Area Transportation](#)

4. 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.

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. No Select Board Meeting on Wednesday, August 13, 2025 (Summer Schedule); Next Meeting is Wednesday, August 20, 2025.

Natural Resources Director Jeff Carlson announced that a Harbors Plan public forum is scheduled for Thursday, August 14, 2025 from 5:00 to 7:00 PM in the PSF Community Room to go over highlights of the draft plan and obtain public feedback.

Mr. Carlson announced that Coastal Resilience Coordinator Leah Hill and Sustainability Programs Manager Vince Murphy, with Devon McKaye from Arcadis, had their case study paper, "Retreat in Real Time - Nantucket's balancing act along a changing coastline" recently published in "Frontiers in Climate", a scored peer reviewed journal.

8. Select Board Announcements/Comments.

Dr. MacNab congratulated NCTV for some recent local television awards. A round of applause followed.

Ms. Mohr stated that the parking situation in the Amelia Drive area is frustrating and planning to address it is underway.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/> 2025) Chair Hill read the responses to the questions asked at the Board's July 9th, 16th and 23rd meetings, which were also shown on the screen. An instructional video for the new Agendas and Minutes portal on the Town's website was shown with the link to locate it.

V. PUBLIC COMMENT

Amy Eldridge stated that she thought the public safety agencies did a "phenomenal" job with a bomb scare last night and questioned whether the Town's public safety staff should be trained for such events.

Ms. Eldridge commented on the Mass Department of Transportation project at Milestone Road and Polpis Road with respect to "ugly weeds".

Meg Ruley commented on a comment she made under Public Comment a few weeks ago regarding Waitt Drive parking.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1 – 4; seconded by Ms. Mohr; all in favor, so voted.

1. Approval of July 23, 2025 at 4:45 PM; July 23, 2025 at 5:30 PM; July 29, 2025 at 9:30 AM.

2. Approval of Payroll Warrants for August 3, 2025.

3. Approval of Treasury Warrants for July 30, 2025; August 6, 2025.

4. Approval of Pending Contracts for August 6, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift/Donation Acceptances: Planning and Land Use Services (PLUS) Department; Human Services; Department of Public Works. Ms. Mohr read the donor list, amount of the gifts/donations 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. Fee; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Town Clerk:

a) Request for Appointment of Election Workers. Ms. Mohr moved to appoint the list of election workers (attached) as requested; seconded by Mr. Dixon; all in favor, so voted.

b) Request to Designate Election Constables and Election Workers as Special Municipal Employees. Ms. Mohr moved to designate election constables and election workers as special municipal employees; seconded by Mr. Dixon; all in favor, so voted.

2. Nantucket Historical Commission Appointments. Operations Administrator Erika Mooney read the list of applicants as found in the Select Board agenda packet, noting there are three seats to fill: one vacant seat with a term to expire in 2027 and two seats with terms set to expire in 2028. She asked the Board to take one vote for the 2027 seat and one vote for the 2028 seats. Caroline Baltzer, Lee Tesser, Barbara Halsted, Betsy Tyler, Amy Keohane and Linda Williams all spoke in favor of their applications. Ms. Mooney noted that Abby De Molina previously spoke on her application at a prior meeting.

By paper ballot, the Board voted as follows, as tabulated by Ms. Mooney:

2027 seat

Caroline Baltzer – received a vote from Chair Hill

Lee Tesser – received no votes

Betsy Tyler – received votes from Mr. Dixon, Mr. Fee, Dr. MacNab, Ms. Mohr

Amy Keohane – received no votes

So voted to appoint Ms. Tyler to the 2027 seat.

2028 seats

Abby De Molina – received votes from Chair Hill, Mr. Dixon, Dr. MacNab, Ms. Mohr

Linda Williams – received a vote from Chair Hill

Barbara Halsted – received votes from Mr. Dixon, Mr. Fee, Dr. MacNab, Ms. Mohr

Amy Keohane – received a vote from Mr. Fee

So voted to appoint Ms. De Molina and Ms. Halsted to the two 2028 seats.

All applicants were thanked for their applications.

3. Universal Content Productions, LLC: Requests Regarding “Five Star Weekend” Film Production Scheduled to Take Place on Nantucket from September 10, 2025 to October 2, 2025:

a) Permission to Film on Town-Owned Property and Approval of Various Street and Sidewalk Blockings.

b) Waivers of Town Noise and Lighting Bylaws for Multiple Dates, Time and Locations.

c) Approval of Film Permit.

This matter was tabled to the Board's August 20th meeting.

X. REAL ESTATE ITEMS

1. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as 8 Nichols Road, Shown as Lot 161 on Sheet 6 of Land Court Plan No. 5004-D, Dated June, 1916 and Filed with the Nantucket Registry District of the Land Court, Pursuant to Vote on Article 86 of 2004 Annual Town Meeting. Real Estate Manager Tracy MacDonald reviewed the request, noting this is an old yard sale transaction originating in 2005. Mr. Fee moved approval as presented; seconded by Ms. Mohr; all in favor, so voted.

Ms. Mooney asked that audience members not speak while others are speaking to the Board.

XI. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Information Technology Department. Ms. Gibson introduced Chief Technology Officer Michael Alvarez and Information Systems Deputy Director Yordan Petkov, who reviewed the Information Technology (IT) presentation as contained in the Board's agenda packet. Ms. Mohr commented on the cyber security training, noting its effectiveness. Some discussion followed. Dr. MacNab asked about the systems (four) operated in the Town and whether there should be one system. Mr. Alvarez responded. Some discussion followed. Mr. Alvarez noted that an IT assessment will be sought in an upcoming fiscal year that could incorporate the concept Dr. MacNab brought up.

XII. SELECT BOARD REPORTS/COMMENT

1. Discussion Regarding Potential Short-Term Rental Bylaw Articles (Continued from July 9, 2025; July 23, 2025). Chair Hill recused from this item and left the table at 6:28 PM.

Vice Chair Fee assumed the Chair and invited Town Counsel John Giorgio to review any new information. Mr. Giorgio commented that no one has indicated to him that a petition for a special town meeting is "imminent" which he said is helpful because he sees it taking more time to coalesce an article(s). He reviewed discussions he has had with Planning staff and others and his understanding is that they will be discussing with the Planning Board possibly having the Planning Board to propose an article(s) that they would recommend for the 2026 annual town meeting (ATM). Mr. Giorgio spoke on the short-term rental (STR) regulations (Chapter 123) with specific regard to enforcement and related fines and as related to the zoning bylaw. He reiterated the suggestion that the Planning Board work diligently on a warrant article the Select Board could sponsor for the 2026 ATM. He spoke on the timing of an appeal with respect to pending litigation. Dr. MacNab questioned the implications of the Commerce Clause if STRs are confined to certain residents. Mr. Giorgio responded and explained relevant case law. Some discussion followed. Mr. Giorgio urged simplicity for passage, legal defense and implementation. Some discussion followed. Mr. Dixon reviewed some discussions he and Planning Board chair David Iverson have had with stakeholders. He agreed that an STM this fall is not going to provide enough time to fully work out a consensus. Mr. Iverson said that if there are stakeholders that he and Mr. Dixon have not yet met with, he welcomed them to reach out. Ms. Mohr encouraged interested people to take advantage of Mr. Iverson's offer.

Chair Hill returned to the table at 6:59 PM.

2. Continued Discussion Regarding Scheduling November 4, 2025 Special Town Meeting. No discussion.

3. Committee Reports. Mr. Fee reported out on a meeting of the Advisory Committee of Non-voting Taxpayers he attended last weekend. Ms. Mohr reported out on a meeting of the Sconset Civic Association earlier in the week that she and Mr. Dixon attended. She commended Coastal Resilience Coordinator Leah Hill and Water Department Director Mark Willett on their presentations at that meeting.

XIII. ADJOURNMENT

Mr. Fee moved adjournment at 7:01 PM; seconded by Dr. MacNab; all in favor, so voted.

Approved the 20th day of August, 2025.

**SELECT BOARD
AUGUST 6, 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. 3. Surfside Area Transportation Enhancement Project Public Info Session flyer
- VII. 1. Draft minutes of 7/23/2025 Open Session; 7/23/2025; 7/29/2025
- VII. 4. Pending Contracts spreadsheet
- VII. 1. Gift Summary & Recommended Motion; PLUS gift; Saltmarsh gift; Roads & Right of Way gift
- IX. 1a. AIS re: appointment of election workers; Election workers list
- IX. 1b. AIS re: Special Municipal Employee request; Letter from Town Clerk
- IX. 2. Nantucket Historical Commission application list; NHC applications
- IX. 3a, b, c. AIS re: "Five Star Weekend" film shoot
- IX. 3a. Application for blocking of street/sidewalk; Locations for blockings
- IX. 3b. Request for waiver of Town Noise & Lighting bylaws; Outline of locations for waivers
- IX. 3c. Film Policy; Film appl - 7-51 Ocean Ave; Film appl - 8-40 Union St; Film appl - 11 New Whale St 2; Film appl - 11 New Whale St; Film appl - 26 Easy St; Film appl - 40th Pole; Film appl - 45 Eel Point Rd; Film appl - 69-97 Main St; Film appl - 151 Wauwinet Rd; Film appl – Airport; Film appl - Bartlett's Farm; Film appl - Baxter Rd; Film appl - Boat Basin; Film appl - Breezin Up; Film appl - Broad & Federal streets; Film appl - B-roll; Film appl - Cambridge, Union, India streets; Film appl - Chicken Box; Film appl - Cru & Straight Wharf; Film appl - Galley Beach; Film appl – GHYC; Film appl - Great Point Lighthouse; Film appl - Hatch's; Film appl – Hyline; Film appl - Intersection of India/Center streets; Film appl - Intersection of Union & Main streets; Film appl - Murray's Toggery; Film appl - Sconset Foot Bridge; Film appl – SSA; Film appl - Mid-island Stop & Shop; Film appl - Straight Wharf; Film appl - The Nantucket Hotel; Film appl - Union St & Straight Wharf; Film appl - West Creek Rd; Production Schedules
- X. 1. AIS re: 8 Nichols Rd; Amended Purchase & Sale Agreement; Quitclaim Deed; Article 86 of 2004 Annual Town Meeting; LC Plan No. 5004-D, sheet 6; Settlement Statement; GIS map; Board of Appeals Special Permit; Order of Taking 2014; Amended Order of Taking 2024; Land Court Order; Certificate of Title No. 30038; Certificate of Title No. 21398
- XI. 1. Information Technology Dept. presentation
- XII. 1. Portion of Select Board minutes of 7/9/2025 re: Short-Term Rentals; Memo from Town Counsel re: mediation on STR cases
- XII. 2. Draft timeline for 11/4/2025 Special Town Meeting

NANTUCKET 2025 ELECTION WORKERS LIST – TERMS TO EXPIRE AUG. 31, 2026

WARDEN: MICHAEL DAY

SENIOR CLERK: COLLEEN MCLAUGHLIN

MARY ADAMS
JERRY ADAMS
JEAN ALLEN
LAURA ANDERSON
DIANE ASCHE
ANNIE BISSINGER
ELAINE BOEHM
DAVID BOSSI
FAY KERR BROWN
JOAN BUNTING
SUSAN CARY
CAROLE CORKISH
SUZETTE BROWN
SUZANNE DAUB
PENNY DEY
JULIE FITZGERALD
ELIZABETH FLANAGAN
MARGARET-ANN FLEMING
ELAINE FLYNN
PATRICIA GILES
KATHLEEN GRIEDER
WILLIAM GRIEDER
PAMELA GRIFFIN
BARBARA JENKINS
SUZANNE KENNEDY
BARBARA KOTALAC
RICHARD LEONE
PAMELA LOHMANN
MARY MALAVASE
SARAH ANN MILLER
JOYCE MONTALBANO
VENESSA MOORE
NANCY MOYLAN
JAMES PERELMAN
SHERI PERELMAN
RUTH PITTS
JULIE REINEMO
KATHY RICHEN
ELEANOR ROETHKE
BINTH RUSTAD
SHIRLEY SMITH
ANN STOCK
JOANNE SULLIVAN
JUSTINE TIMMS
MARTHA TIRK
JEANETTE TOPHAM
RUTH TONICO
JOYCE VAN VORST
NELL VAN VORST
KRYSTEN WALLACE
CATHERINE WARD
RHODA WEINMAN
BARBARA WHITE