

SELECT BOARD

Minutes of the meeting of August 20, 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 Thomas Dixon, Matt Fee and Dr. Malcolm MacNab. Dawn E. Hill and Brooke Mohr were present remotely.

I. CALL TO ORDER

Vice Chair Fee called the meeting to order at 5:44 PM following a meeting of the County Commissioners.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson (participating remotely) 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. 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.

4. 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.

5. 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.

6. No Select Board Meetings on Wednesday, August 27, 2025; Wednesday, September 3, 2025 (Summer Schedule); Next Meeting is Wednesday, September 10, 2025.

7. Town Offices will be Closed Monday, September 1, 2025 in Observation of Labor Day.

Ms. Gibson announced a hearing that is being held on September 9, 2025 at the State House by the Joint Committee on Revenue regarding Bill H.3903 to authorize the Town to impose a real estate transfer fee for affordable and workforce housing, and that written testimony is being accepted.

8. Select Board Announcements/Comments. Dr. MacNab asked if the Board would like him to review a pending contract now, or when that item comes up. The Board generally agreed that he should do so when the agenda item comes up.

Vice Chair Fee spoke on the dangers of e-bikes and scooters and cited serious injuries he has been made aware of from collisions. He spoke in favor of banning scooters and ensuring that children are wearing helmets.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/> 2025) Vice Chair Fee read the responses to the questions asked at the Board's August 6th meeting, which were also shown on the screen.

V. PUBLIC COMMENT

Jen Burritt, 25 York Street, spoke on a vehicle that seems to be abandoned that has been parked in front of the African Meeting House for several years and requested that it be moved. She cited safety and other issues. She noted she had a discussion with the owner who indicated he has no intention of moving it until the "matter is resolved".

Veronica Bonnet spoke on Vineyard Wind issues and other proposed offshore wind farms and expressed a variety of concerns. She asked several questions.

David Barrett, 28 York Street, expressed similar concerns about the vehicle that Ms. Burritt spoke about.

Amy Eldridge stated that the vehicle is "an embarrassment to the community".

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Dr. MacNab reviewed a pending contract for an investigation of the investigation of the African Meeting House and asked that the workgroup remain in place to monitor progress. Operations Administrator Erika Mooney noted that the continuation or not of the workgroup should be an agenda item. Ms. Mohr suggested looking closely at the charge of the workgroup.

Mr. Fee proposed a minor amendment to August 6 minutes, which was accepted. Mr. Dixon moved approval of items VII 1 – 4; seconded by Ms. Mohr; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

1. Approval of August 6, 2025 at 5:30 PM; August 7, 2025 at 9:00 AM.

2. Approval of Payroll Warrants for August 17, 2025.

3. Approval of Treasury Warrants for August 13, 2025; August 20, 2025.

4. Approval of Pending Contracts for August 20, 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. Nantucket Preservation Trust: Request for Preliminary Review of Historic Preservation Restriction to be Held by Nantucket Preservation Trust, Inc. for Property Located at 4 Old North Wharf. Operations Administrator Erika Mooney reviewed the process for the preliminary review of these types of restrictions, noting that Nantucket Preservation Trust deputy executive director Rita Carr is present if the Board has any questions. Mr. Dixon asked if preservation restrictions are reviewed by the Nantucket Historical Commission. Ms. Mooney said they are not, and such review is outside their purview.

Mr. Dixon moved to send the preservation restriction for 4 Old North Wharf to Town Counsel for review and the issuance of a report; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. C.C. Construction: Request for Waiver of Town Noise Bylaw for Tree Clearing and Excavation Work for Surfside Area Transportation Enhancements Project from Tuesday, September 2, 2025 to Thursday, September 14, 2025 to Allow Work to Begin at 7:00 AM; Work Areas Include Lovers Lane, Okorwaw Avenue, Monohansett Road. Ms. Mooney reviewed the request. Ms. Mohr moved approval of the waiver of the Town Noise Bylaw for C.C. Construction as requested; seconded by Mr. Dixon; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Siasconset Civic Association: Request for Proposed Amendments to Chapter 101, Noise of the Town of Nantucket Bylaws. Siasconset Civic Association (SCA) vice president Tom Lochlan reviewed the reasoning behind proposed amendments to the Town Noise Bylaw as contained in the Board's agenda packet and noted current provisions involving different hours in different locations on the island, at different times of year, stating that it leads to enforcement confusion. Mr. Lochlan reviewed the discussions SCA has had with a variety of stakeholders and others and stated that most were generally supportive. Vice Chair Fee acknowledged the work that has been undertaken is extensive. Randy Ringer spoke in support of the proposal and spoke about creative enforcement ideas. Toni Robinson of the Brant Point Association spoke in favor of the proposal. Mary Wawro of the Nantucket Civic League spoke in favor of the proposal. Kristina Jelleme spoke against the proposals, citing financial burden on the construction industry. Karel Greenberg of the SCA spoke in favor of the proposal. Amy Eldridge spoke against the proposal and said it would drive up building costs. Lynn Filipski spoke in favor of the proposal, noting the benefits of uniform enforcement. Discussion followed as to the specifics of the proposal. Ms. Mooney asked if the exemptions for DPW, public safety, trash trucks, oil/gas deliveries would be impacted. She also asked about golf course maintenance which is not currently exempt from the Noise Bylaw. Dr. MacNab spoke in favor of the existing 7:30 AM start vs the proposed 8:00 AM. Ms. Mohr spoke on the daylight hours and impacts on construction projects. She added that there are two versions of the changes in the Board's packet and the Moderator should be consulted about which version to move forward with. Board discussion followed. Ms. Hill expressed concern on full bans on Sundays and holidays. Mr. Dixon concurred. Some discussion followed on whether or not the Board would agree to sponsor an article for the 2026 annual town meeting. Ms. Mohr spoke in favor of a Board-sponsored article, with a seasonal shift and which allows work from 12:00 PM to 6:00 PM on Sundays and holidays. The Board was generally in consensus. Mr. Lochlan requested clarification on the seasonal hours shifts, as discussed. Ms. Mohr stated she would like to undertake additional research of seasonal dates. It was generally agreed to take this up again as the Board begins to consider warrant articles this fall.

4. 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 (Tabled from August 6, 2025):

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

Ms. Mohr recused from this matter and turned her video off. Culture and Tourism Director Shantaw Bloise-Murphy provided an overview of the request and associated maps for blockings, which involves various streets and sidewalks around the island. It was noted that there could be some changes to the blocking locations, the details of which will be worked out with and approved by Town Administration. Dr. MacNab stated he sees no advantage to the community unless there are guaranteed donations to island organizations. Ms. Hill concurred with Dr. MacNab and added she does appreciate that the filming group is working for the community. Peter Burke of the Nantucket Chamber of Commerce spoke in favor of the request(s). Charity Benz asked how much private property owners are being compensated for use of their property; and, what the Town expects to collect in fees. Ms. Bloise-Murphy stated that she is not privy to private arrangements and reviewed the expected Town fees. Kit Murphy expressed concern about the timing of the request and the start of filming and the coinciding with the traditional September wedding season. Discussion followed regarding various closures, locations, timing and disruption. Mr. Dixon suggested that if this is approved, that an additional preliminary review occur pre-approval for future films; and if the filming proceeds, an after-review. Julie Ruddick Meade, executive director of The Sconset Trust, expressed concern about some of the locations and times in Sconset. Ms. Bloise-Murphy responded. Ms. Benz asked how much of the cost will be offset by permit fees; and “what is in this for the people who live here”. Kit Murphy spoke in favor of more benefit to Nantucket residents. Greg Chiodo, filming representative introduced himself and said his group will work closely with the community. Dr. MacNab reiterated that he would like to understand the specifics of monetary benefits. Mr. Chiodo said discussions at the corporate level are taking place. Mr. Dixon asked what the ramifications would be if the Board denied the request. Mr. Chiodo said the cost would be “significant”. Ms. Bloise-Murphy stated the impact would be “millions of dollars” and emphasized that there will be monetary benefits to non-profit organizations and those discussions are underway. Dr. MacNab commented that he “does not like this whole situation”. Further discussion followed as to timing. Vice Chair Fee said he supports the request, “hesitantly” and asked that Mr. Dixon’s suggestions be worked into the filming approval process.

b) Waivers of Town Noise and Lighting Bylaws for Multiple Dates, Time and Locations. Ms. Bloise explained that the times of the filming have changed and that there will be no request for a waiver of the Lighting Bylaw.

c) Approval of Film Permits. Ms. Hill moved approval of items 4. a, b, c; seconded by Mr. Dixon; by roll call vote: Vice Chair Fee – Yes; Ms. Hill – Yes; Mr. Dixon – Yes; Dr. MacNab – No; so voted 3-1.

IX. TOWN MANAGER’S REPORT

1. Review of FY 2027 Preliminary General Fund Budget Projections. Ms. Gibson introduced the item, noting this is a very preliminary review. She introduced Finance Director Brian Turbitt to review the presentation. Mr. Turbitt proceeded to review the presentation as contained in the Board’s packet. Ms. Gibson reviewed items at the end of the presentation that are yet to be determined. Mr. Dixon asked about potential federal and/or state funding reductions. Mr. Turbitt responded and said that the most likely potential impact would be with the School but it may be too early to determine that just yet. Mr. Dixon asked about the School’s budget development process. Mr. Turbitt responded, noting that Town Administration and the School work closely to develop an agreed upon budget. Ms. Mohr commented on the potential for an increase to the health and human services allocation, as Mr. Turbitt noted.

2. Monthly Town Management Report. Ms. Gibson reviewed the report as contained in the Board's agenda packet.

X. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Ms. Mohr spoke on the value of the intern program that Ms. Gibson mentioned in her presentation. Mr. Dixon noted that the Board of Health is meeting tomorrow at 4:00 PM, and that one of the agenda items is a PFAS update.

XI. ADJOURNMENT

Mr. Dixon moved adjournment at 7:59 PM; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 10th day of September, 2025.

**SELECT BOARD
AUGUST 20, 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:

- VII. 1. Draft minutes of 8/6/2025; draft minutes of 8/7/2025 Open Session
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: Historic Preservation Restriction (HPR) for 4 Old North Wharf; cover letter from Nantucket Preservation Trust; Conservation Restriction and Preservation Restriction Policy; proposed HPR for 4 Old North Wharf; deed; GIS map
- VIII. 2. AIS re: CC Construction Noise Bylaw Waiver request; waiver request
- VIII. 3. AIS re: proposed amendments to Town Noise Bylaw; proposed markup v1; proposed markup v2; Comparison Chart v1; Comparison Chart v2; summary prepared by Siasconset Civic Association; letter of support from Nantucket Civic League
- VIII. 4a, b, c. AIS re: "Five Star Weekend" film shoot
- VIII. 4a. Application for blocking of street/sidewalk; blocking maps
- VIII. 4b. Request for waiver of Town Noise & Lighting bylaws
- VIII. 4c. Film Policy; Film Permit application; production schedule; comment letter from 'Sconset Trust; comment letter from Siasconset Civic Association; comment email from Bill Holding
- IX. 1. FY 2027 Preliminary General Fund Budget Projections presentation
- IX. 2. Town Manager Monthly Report