



AMENDED MEETING POSTING

Original posting date: 9/26/2025 Original Posting # T 801
Amended posting date: 9/26/2025 Amended Posting # T 802

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 SEP 29 PM 02:40
NANTUCKET TOWN CLERK
Posting Number: T 807

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, OCTOBER 1, 2025 AT 5:30 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM WEBINAR ONLY

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/f_jJidq8b4s

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_iqq9mmPaTKOP-m3cvXT9cg

This meeting has been shortened so that Yom Kippur can be observed starting at sundown.

There will be a hard stop at 6:00 PM.

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Year-Round Deed Restriction Pilot Program Now Open**
The Town of Nantucket Affordable Housing Trust has Launched the Year-Round Deed Restriction Pilot Program, Offering Financial Incentives to Preserve or Create Year-Round Housing. Eligible Homeowners, Property Owners and Homebuyers May Now Apply. Details and Application: <https://nantucket-ma.gov/3253/Year-round-Deed-Restriction-Pilot-Progra>.
3. **Your Voice on the Future of Our Island Home**
The Town of Nantucket Invites Residents to Share Their Input on the Future of Our Island Home Through a Short Online Survey, Open Until October 31, 2025. Your

Feedback will Help Town Leaders and the Select Board Determine the Best Path Forward. Visit www.nantucket-ma.gov/newoih.

4. **May 4, 2026 Annual Town Meeting Warrant** Open for Citizen Warrant Article Submittals through Monday, November 17, 2025 at 4:00 PM.

Town Counsel will be Available for Citizen Warrant Article Consultation on Wednesday, October 15, 2025 from 10:00 AM - 12:00 PM; and Thursday, October 16, 2025 from 4:00 PM - 6:00 PM via Zoom. Contact TownManager@nantucket-ma.gov for Zoom links.

5. Select Board Announcements/Comments.

IV. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of September 15, 2025 at 11:00 AM; September 17, 2025 at 5:30 PM.
2. Approval of Payroll Warrants for September 28, 2025.
3. Approval of Treasury Warrants for September 24, 2025; October 1, 2025.
4. Approval of Pending Contracts for October 1, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

V. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of Nantucket Preservation Trust of Historic District Commission (HDC) Approval of Certificate of Appropriateness No. HDC2025-01-11863 to Demolish a Structure Located at 10 New Whale Street, Map 42.3.1, Parcel 37 (To be Continued to November 5, 2025).

VI. PUBLIC COMMENT*

VII. 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
October 1, 2025
*****AMENDED September 26, 2025; September 29, 2025*****

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
License Agreements						
Software License Agreement	Public Works/Solid Waste	Recollect Systems	\$5,237.52	Renewal of waste communication software & app	Solid Waste Budget	Nov 4, 2025 - Nov 3, 2026
Amendments						
Lease Amendment	Housing	Nantucket Land Bank	\$6,000	Extension of lease for seasonal employee housing	Stormwater Enterprise Fund	Jun 1, 2025 - Dec 31, 2025
Service & Purchase Agreements						
Purchase Agreement	Fire	Track Your Truck	\$4,202.60	Purchase of 10 fire vehicle tracking devices	Fire Budget	Nov 1, 2025 - Oct 31, 2026
Professional Services Agreement	Housing	Barrett Planning	\$42,000	Preparation of Housing Production Plan	Affordable Housing Trust Fund	Sep 1, 2025 - Aug 31, 2026
Professional Services Agreement	Housing	Placemate	\$20,000	Project management of Year-Round Rental Preservation Program	Affordable Housing Trust Fund	Oct 1, 2025 - Sep 30, 2026
Professional Services Agreement	Marine	Crosby Yacht Yard	\$49,999	On-call marine vessel repair services	Waterways Improvement Fund; Clean Vessel Grant	Jul 1, 2025 - Jun 30, 2028
Professional Services Agreement	OIH	All American Health Care Services	\$100,000	Travel nurse staffing to fill RN/LPN vacancies	Our Island Home Enterprise Fund	Jul 1, 2025 - Jun 30, 2026
Purchase Agreement	Public Works	Milton Cat	\$278,249	Purchase of replacement CAT Front End Loader	2025 Annual Town Meeting/ Article 10	Sep 10, 2025 - Jun 30, 2026
Professional Services Agreement	Solid Waste	Encore Holdings	\$10,000	Installation of fire alarm control panel at universal waste shed/Take-it-or Leave It	Solid Waste Enterprise Fund	Oct 1, 2025 - Dec 31, 2025



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.