

SELECT BOARD

Minutes of the meeting of September 17, 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 and Matt Fee. Dr. Malcolm MacNab participated remotely. Brooke Mohr was not present.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance. She noted that Dr. MacNab is participating remotely and all votes will be taken by roll call.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was 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. No Select Board Meeting on Wednesday, September 24, 2025 (Rosh Hashana); Next Meeting is Wednesday, October 1, 2025.

3. Select Board, Planning Board, Affordable Housing Trust and Board of Health Joint Housing Meeting on Tuesday, September 30, 2025, 4:00 to 6:00 PM at Meeting Trailer at 131 Pleasant Street.

4. Select Board Announcements/Comments.

There were no Select Board announcements.

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 September 10th meeting, which were also shown on the screen.

V. PUBLIC COMMENT

Mary Longacre, President of the Nantucket Town Association, referenced a map shown on screen of the neighborhood associations in the Nantucket Civic League and encouraged those living in certain eligible areas of the Island to consider joining the Town Association. She reviewed the mission of the Town Association and provided contact information.

Veronica Bonnet commented on the Vineyard Wind offshore wind project and the seeming lack of a pollution plan and also commented on other environmental issues, and concerns over the lack of state involvement with Vineyard Wind. Ms. Bonnet exceeded the public comment time limit. She continued speaking. Chair Hill cautioned Ms. Bonnet of the time limit. Ms. Bonnet said she would like another 45 seconds. Chair Hill allowed her to complete her comments.

Campbell Sutton asked about National Grid's (NGrid) "SMART" meter program, about to be launched, as presented to the Board by NGrid several months ago and asked if one opts out of the SMART meter, are they still eligible for the Town's municipal aggregation program. She also asked about "hacking" of the SMART meters. Ms. Sutton asked about sewer fees and water use and summer water use for those who

do not have a deduct meter for irrigation. She said she appreciates the drainage improvement on Raceway Drive. She commented on the Town website for people who do not use PCs.

Amy Eldridge commented that the new intersection at Milestone Road and Polpis Road is “terrible” and asked for increased enforcement. She added that it should be put back the way it was.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1 – 3; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

1. Approval of September 10, 2025 at 5:30 PM; September 11, 2025 at 9:00 AM.

2. Approval of Payroll Warrants for September 14, 2025.

3. Approval of Treasury Warrants for September 10, 2025; September 17, 2025.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Nantucket Preservation Trust: Request for Approval of Historic Preservation Restriction to be Held by Nantucket Preservation Trust, Inc. for Property Located at 1-3 Vestal Street. Operations Administrator Erika Mooney reviewed the request and noted that the historic preservation restriction (HPR) has been reviewed by Town Counsel whose report is in the Board’s packet. Mr. Fee moved to approve the HPR for 1-3 Vestal Street and find it as being in the public interest; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

2. Coastal Resilience Advisory Committee: Quarterly Report. Coastal Resilience Coordinator Leah Hill reviewed the Coastal Resilience Advisory Committee (CRAC) 1st and 2nd quarter reports for 2025, as contained in the Select Board agenda packet.

IX. REAL ESTATE ITEMS

1. Request for Approval and Execution of Acceptance of Release Deed from Massachusetts Department of Transportation to Town of Nantucket for Certain Parcels of Land Shown as Parcels 1, 2, 33, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, D-2-F, D-3-F, 32A, 39A and 60B, as Shown on Plan of Land Entitled “Subdivision Plan of Land in Nantucket Massachusetts Department of Public Works, H.G. Gray, Chief Engineer,” Dated October 30, 1956 and Filed as Land Court Plan No. 5004-L, Sheets Numbered 1 through 9, at the Nantucket Registry District of the Land Court; and the Fee in the Road in Nantucket, Massachusetts Known as Tom Nevers Road which is Shown as “Tom Nevers Road” and a Portion of which is Shown as “Sankaty Road” on Plan of Land Entitled “The Commonwealth of Massachusetts Plan of Road in the Town of Nantucket, Nantucket County, Laid Out as a Highway by the Department of Public Works,” Dated October 30, 1956, and also Shown on “Subdivision Plan of Land in Nantucket, Massachusetts Department of Public Works, H.G. Gray, Chief Engineer,” Dated October 30, 1956, Filed as Land Court Plan No. 5004-L, Sheets Numbered 1 through 9 at said Land Court, Pursuant to Vote on Article 93 of 2025 Annual Town Meeting. Real Estate Manager Tracy MacDonald reviewed the request for the Town to accept a release deed from Massachusetts Department of Transportation (MassDOT) for 10’ on either side of the Tom Nevers Road

roadway. Ms. MacDonald reviewed the background of the request and explained that following the acceptance of the release deed, the Select Board will also be asked to deed the entirety of the 60' road layout of Tom Nevers Road to the County, and during the County meeting, the County will vote to accept the deed from the Town. This will clear title to allow the Town to install a multi-use path along the length of Tom Nevers Road.

Mr. Fee moved to accept the release deed from MassDOT, as presented; seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

2. Request for Approval and Execution of Conveyance of Quitclaim Deed from Town of Nantucket to County of Nantucket for Certain Parcels of Land Shown as Parcels 1, 2, 33, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, D-2-F, D-3-F, 32A, 39A and 60B, as Shown on Plan of Land Entitled “Subdivision Plan of Land in Nantucket Massachusetts Department of Public Works, H.G. Gray, Chief Engineer,” Dated October 30, 1956 and Filed as Land Court Plan No. 5004-L, Sheets Numbered 1 through 9, at the Nantucket Registry District of the Land Court; and the Fee in the Road in Nantucket, Massachusetts Known as Tom Nevers Road which is Shown as “Tom Nevers Road” and a Portion of which is Shown as “Sankaty Road” on Plan of Land Entitled “The Commonwealth of Massachusetts Plan of Road in the Town of Nantucket, Nantucket County, Laid Out as a Highway by the Department of Public Works,” Dated October 30, 1956, and also Shown on “Subdivision Plan of Land in Nantucket, Massachusetts Department of Public Works, H.G. Gray, Chief Engineer,” Dated October 30, 1956, Filed as Land Court Plan No. 5004-L, Sheets Numbered 1 through 9 at said Land Court, Pursuant to Vote on Article 93 of 2025 Annual Town Meeting. Ms. MacDonald reviewed the request for the Town to convey the entire fee interest in the 60' wide layout of Tom Nevers Road to the County.

Mr. Fee moved to approve the conveyance of the entire fee interest in the 60' wide layout of Tom Nevers Road to the County, as presented; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

X. TOWN MANAGER'S REPORT

1. Municipal Parking Lots Assessment Update. Ms. Gibson introduced the item. Project Manager Kevin Manuel provided an update on a project to assess the Town's municipal parking lots, noting that since January 2025, the Town has partnered with McClure Engineering Co. to evaluate and plan improvements for four key municipal parking lots: Jetties Beach, Town Pier lot on Washington Street, 2 Fairgrounds Road and 131 Pleasant Street. Mr. Manuel said that Phase I of the project focused on surveying existing conditions. Completed in March 2025, these surveys captured critical site data including utilities, drainage, and traffic patterns, forming the baseline for design development. In response to identified short-term needs observed, the scope was modestly expanded to include interim recommendations for operational improvements at Jetties Beach and 2 Fairgrounds Road. Recommended improvements with associated plans were reviewed for Jetties Beach and 2 Fairgrounds Road. He said if the Board has any feedback, he could take it back to the project team. Mr. Fee asked if coastal resiliency measures will be considered with the Washington Street lot. Mr. Manuel responded affirmatively. Mr. Fee commented on the “psychology of previous investment” and cautioned against too much investment in parking lots with the other high priority projects the Town has pending. Chair Hill spoke on the need for a parking garage downtown, perhaps at the Washington Street lot. Mr. Fee said he “somewhat” agrees and spoke in favor of paid parking downtown and “getting priorities straight” with other parking issues. There were no other comments.

2. Monthly Town Management Report. Ms. Gibson reviewed the report as contained in the Select Board's agenda packet. Some discussion followed as to the likelihood of a special town meeting in November. Dr. MacNab expressed concern about having an STM. Discussion took place about timing, hearings, adoption of a warrant, getting out information to voters in advance of an STM. John Carl McGrady asked who the sponsor of the article that has been submitted to call the STM is. Chair Hill said at this point, it is Brian Borgeson but noted the signatures have yet to be certified.

XI. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Mr. Dixon reported out about a Community Preservation Committee meeting yesterday.

XII. ADJOURNMENT

Mr. Fee moved adjournment at 6:48 PM; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

Approved the 1st day of October, 2025.

**SELECT BOARD
SEPTEMBER 17, 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 9/10/2025; Draft minutes of 9/11/2025 open session
- VIII. 1. AIS re: HRP for 1-3 Vestal St; Town Counsel report; HPR for 1-3 Vestal St
- VIII. 2. AIS re: CRAC quarterly report; CRAC quarterly report
- IX. 1 & 2. AIS re: Tom Nevers Rd
- IX. 1. Release Deed of Tom Nevers Rd from MassDOT to Town; Town Acceptance of Deed; Article 93 of 2025 ATM; Land Court Plan 5004-L; Certificate of Title; Order of Taking
- IX. 2. Quitclaim Deed from Town to County; Article 93 of 2025 ATM
- X. 1. AIS re: Municipal Parking Lots; 2 Fairgrounds Rd temporary parking layout; Bathing Beach Rd temporary parking layout
- X. 2. Monthly Town Manager's Activity Report