

SELECT BOARD

Minutes of the meeting of October 1, 2025. The meeting took place via remote participation using Zoom Webinar only. Members of the Board present were Dawn E. Hill, Thomas Dixon, Matt Fee, and Dr. Malcolm MacNab. Brooke Mohr was not present.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM. She noted that all votes will be taken by roll call; and, that the meeting has been shortened for those observing Yom Kippur, starting at sundown, and there will be a hard stop at 6:00 PM.

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. 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-Program>.

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.

Chair Hill stated that since the November 4, 2025 Special Town Meeting (STM) Warrant has now been adopted and consists only of two articles regarding short-term rentals, she will not participate in any discussions or hearings or the STM as Select Board Chair due to a conflict of interest. She will attend only as a citizen and Vice Chair Fee will chair any Board meetings relating to the STM.

IV. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items IV 1 – 4; seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

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). Mr. Fee moved to continue the HDC appeal of 10 New Whale Street to November 5, 2025; seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; so voted.

VI. PUBLIC COMMENT

There was no public comment.

VII. ADJOURNMENT

Mr. Fee moved adjournment at 5:35 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 8th day of October, 2025.

**SELECT BOARD
OCTOBER 1, 2025 – 5:30 PM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- IV. 1. Draft minutes of 9/15/2025; draft minutes of 9/17/2025
- IV. 4. Pending Contracts spreadsheet