

COUNTY COMMISSIONERS

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 Commission present were Thomas Dixon, Matt Fee and Dawn E. Hill. Dr. Malcolm MacNab participated remotely. Ms. Mohr was not present.

I. CALL TO ORDER

Chair Dixon called the meeting to order at 6:48 PM following a meeting of the Select Board. He noted that Dr. MacNab is participating remotely and all votes will be by roll call.

II. ANNOUNCEMENTS

1. The County Commission Meeting is Being Audio and Video Recorded.

III. PUBLIC COMMENT

There was no public comment.

IV. NEW BUSINESS

There was no new business.

V. APPROVAL OF MINUTES AND WARRANTS

Ms. Hill moved approval of items V. 1-2; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; so voted.

1. Approval of Minutes of August 20, 2025 at 5:30 PM.

2. Approval of Payroll and Treasury Warrants for September, 2025.

VI. OFFICIAL BUSINESS

1. Request for Approval and Execution of Acceptance 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. Real Estate Manager Tracy MacDonald reviewed the request for the County to accept a quitclaim deed from the Town for the entire fee interest in the 60' wide layout of Tom Nevers Road.

Mr. Fee moved to accept the quitclaim deed from the Town, as presented; seconded by Dr. MacNab; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; so voted. Mr. Fee and Ms. Hill expressed support for the bike path project that can now move forward.

2. Sheep Pond Road:

a) Request for Vote to Assess Betterments for Construction of Roadway Easement Project for Sheep Pond Road, as Shown on Plan Entitled "Roadway Easement Exhibit Plan, Sheep Pond in Nantucket, Massachusetts," Dated May 9, 2025, Prepared by Nantucket Surveyors, LLC, Pursuant to M.G.L. Chapter 80. Ms. MacDonald reviewed the documents in the Commission's packet and summarized the purpose of the betterments. Attorney Vicki Marsh of Town Counsel's office provided a detailed explanation of the estimated project cost, and the betterment assessment procedure. Mr. Fee asked about homeowner options to pay the assessment. Ms. Marsh explained. Mr. Fee asked if the property erodes away and the homeowner has not paid the assessment, what happens. Ms. Marsh explained. Mr. Fee said he wants to ensure if possible that there is a way for the Town to be paid back for the improvements, especially in an area vulnerable to erosion. Some discussion followed. Ms. Hill moved that we, the Nantucket County Commissioners, determine and vote that betterments for the construction and improvements for the Roadway Easement for the Sheep Pond Road Project shall be assessed pursuant to G.L. c. 80 upon the properties shown on a plan entitled "Roadway Easement Exhibit Plan, Sheep Pond Road, in Nantucket, Massachusetts," dated May 9, 2025, which properties shall receive benefits other than the general benefits to the community, from the improvements for the above-referenced Roadway Easement for Sheep Pond Road; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; so voted.

b) Request for Approval and Execution of Betterment Assessment Statement. Ms. Hill moved that we, the Nantucket County Commissioners, vote to approve and execute the Betterment Assessment Statement for the assessment of betterments estimated to be \$295,000 on the parcels of land shown on a plan entitled "Roadway Exhibit Plan, Sheep Pond Road, in Nantucket, Massachusetts," dated May 9, 2025, and identified on Schedule A, copies of which are attached to said Statement, for the construction and improvements shown as "Proposed 30' Wide Roadway Easement 57,862± square feet" on said Plan, and to authorize Town Counsel to record said Betterment Assessment Statement with the Nantucket Registry of Deeds and the Nantucket Registry District of the Land Court; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; so voted.

c) Update on Road Construction and Temporary Easement Extension. Natural Resources Director Jeff Carlson provided an update on the necessary permitting from the state's Natural Heritage and Endangered Species Program (NHESP) and said it is expected shortly and construction could begin shortly thereafter. Mr. Fee thanked everyone involved in getting to this point and commented that there are other, bigger, projects in the Island's future that may need to go through the same sort of process.

DPW Director Andrew Patnode provided a description of the work to be done to construct the road. Ms. MacDonald provided an update on the temporary easement extension, as well as the remaining real estate transactions that need to be completed in order for the Nantucket Conservation Foundation to allow the new road on its property.

VII. COMMISSIONERS REPORTS/COMMENTS

There were no reports or comments.

VIII. ADJOURNMENT

Ms. Hill moved adjournment at 7: 11 PM; seconded by Dr. MacNab; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; so voted.

Approved the 22nd day of October 2025.

**COUNTY COMMISSIONERS
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:

- V. 1. Draft minutes of 8/20/2025
- VI. 1. AIS re: Tom Nevers Rd; Quitclaim Deed of Tom Nevers Rd from Town to County; County Acceptance of Deed; Article 93 of 2025 ATM; Land Court Plan 5004-L
- VI. 2. AIS re: Sheep Pond Rd; Betterment Assessment Statement; Schedule A - Sheep Pond Rd Roadway Easement; Easement Plan; motions