

SELECT BOARD

Minutes of the meeting of October 15, 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, Dr. Malcolm MacNab and Brooke Mohr. Dawn E. Hill was not present.

I. CALL TO ORDER

Vice Chair Fee called the meeting to order at 5:30 PM following the Pledge of Allegiance.

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. 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.

3. Household Hazardous Waste Collection – October 25

The Town of Nantucket Department of Public Works will Host a Household Hazardous Waste Collection on Saturday, October 25, from 9:00 AM to 12:00 PM at 188 Madaket Road. Residents may Safely Dispose of Hazardous Household Items. More Information Here: <https://www.nantucket-ma.gov/3358/Hazardous-Waste-Collection-Events>.

4. 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.

5. Special Town Meeting: Tuesday, November 4, 2025 at 5:00 PM at Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road.

<https://www.nantucket-ma.gov/3730/2025-Special-Town-Meeting>

6. 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>.

7. Select Board Announcements/Comments.

There were no Board announcements or comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/> 2025) Responses to the questions asked at the Board's October 8th meeting were not ready for review.

V. PUBLIC COMMENT

Stephanie Correia, a Main Street retail store owner, read a statement concerning the impacts of a peaceful demonstration scheduled on Main Street starting at noon on October 18th on local businesses. She urged organizers to reconsider the location.

Amy Eldridge concurred with Ms. Correia.

Ms. Eldridge asked about the "rent structure for dormitory-style living" for Town employees.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Mohr moved approval of items VII 1 – 4; seconded by Mr. Dixon; so voted 4-0.

1. Approval of October 8, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for October 12, 2025.

3. Approval of Treasury Warrants for October 15, 2025.

4. Approval of Pending Contracts for October 15, 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 Approval of Historic Preservation Restriction to be Held by The Sconset Trust, Inc. for Property Located at 10 Sherburne Turnpike. 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, as well as that of the Massachusetts Historical Commission. She added that the HPR is exactly the same as when the Board held its preliminary review in June, except the holder of the HPR has changed to The Sconset Trust. Ms. Mohr moved to approve the HPR for 10 Sherburne Turnpike and find it as being in the public interest; seconded by Dr. MacNab; so voted 4-0.

2. Nantucket Community Television (NCTV): Annual Report. NCTV station manager Charles Douglas reviewed the report as contained in the Select Board packet, including a brief video of the "Year in Review" for 2024. Mr. Douglas provided an update on state legislation regarding streaming services.

IX. TOWN MANAGER'S REPORT

1. Update on Baxter Road Alternative Access Notice of Intent; Review Options. Ms. Gibson introduced the item, noting that the Baxter Road alternative access project has been in the works for several years, was recently submitted to the Conservation Commission (ConCom) for a Notice of Intent (NOI) due to the

nature of the project and that ConCom action on the NOI led to this presentation tonight. She turned the item to Sustainability Programs Manager Vince Murphy, who reviewed the presentation as contained in the Select Board's agenda packet. Dr. MacNab asked which option Mr. Murphy recommends. Mr. Murphy stated that he recommends both "Applications 1 and 2" as outlined in the presentation. Some discussion followed as to a recent notification from the Massachusetts Environmental Policy Act office (MEPA) as to its review of the associated geotube erosion control project along Sconset Bluff and that review may impact the timing of the alternative access project. Some discussion followed as to the association of the Town and the Sconset Bluff Preservation Fund (SBPF). Meridith Moldenhauer spoke in favor of continuing to work with the Town on a memorandum of understanding in connection with the geotube project. Ms. Mohr referenced the concept of applying betterment assessments to the project and stated that she does not believe funding will be approved by voters for the project, without betterments. She noted that betterments have been a Board discussion since the start of this project and that it is and has been, the intent of the Board to implement these. Dr. MacNab concurred. Ms. Mohr moved to endorse the slide in the presentation referencing proceeding with "Application 1" and "Application 2", concurrently; seconded by Dr. MacNab; so voted 4-0.

2. Transportation Projects Update. Ms. Gibson introduced the item. Director of Public Works Andrew Patnode and Transportation Program Manager Mike Burns reviewed the presentation as contained in the Select Board's agenda packet.

3. Town PFAS Program Update. Ms. Gibson introduced Environmental Contamination Administrator Andrew Shapero who reviewed the presentation as contained in the Select Board's agenda packet, as well as links to local regulations. Deputy Town Manager Gregg Tivnan and Water Department Director Mark Willett were also present online.

4. Preliminary Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting. Ms. Gibson reviewed the preliminary outline #1 of 2026 annual town meeting warrant articles to be sponsored by the Town, as contained in the Board's agenda packet. Discussion occurred on the following items from the list of potential articles:

General Bylaws:

E-bike regulation. Board members expressed support for increased regulations as to e-bikes and e-scooters. It was generally agreed to seek an update from the Town's legislators as to pending state legislation, proceed with recommendations contained in a memo from the Police Chief included in the agenda packet, and determine, after hearing from the legislators if a home rule petition is worthwhile.

Noise bylaw amendments. It was agreed to seek "business community" and builder's association input, and depending on that, discuss it again on November 5th and determine how to proceed.

Potential home rule petitions: Coastal resiliency districts. Agreed to request an update from the legislators.

Housing – article relating to "Good Landlord Tax Exemption". Agreed more information is needed from the Housing Department, including how rules are written and the financial impact on Town tax revenue.

Debt Exclusions – School playing fields. Discussion followed as to the School Committee's authority over the content of a debt exclusion article.

X. SELECT BOARD REPORTS/COMMENT

1. Review/Adoption of Select Board Comments to November 4, 2025 Special Town Meeting Warrant Articles.

Ms. Mohr spoke against Select Board Comments, indicating she does not think these are needed in light of Planning Board and Finance Committee Motions and Comments. She thanked everyone who worked on these articles. Dr. MacNab also thanked those who worked on the articles; and, agreed with not including Select Board Comments and expressed concern as to the lack of comprehensive financial modeling and other impacts on both articles. He spoke on other issues he sees with both articles, including the "Commerce Clause". He said he is not totally happy with either article. Mr. Fee spoke on the articles, generally. He said that while he agrees there hasn't been a "full blown economic analysis", he appreciates the work the Finance Director was able to provide on short notice. He proceeded to review aspects of the articles he perceives as issues. Mr. Dixon spoke on the challenges of gaining consensus among many different stakeholders and reviewed how he and Planning Board Chair David Iverson worked together over the summer, into the fall, to seek some sort of consensus. He emphasized that some sort of codification needs to be enacted. He concluded by stating that he does not believe the Board should comment on either article. Mr. Fee spoke further about the need for data and an analysis of impacts. Ms. Gibson stated that the Finance Director did not provide a comprehensive financial analysis, because there was not enough time to undertake that sort of report. She noted that he did provide an overview of potential impacts, which are conservative, as they must be for municipal budgetary planning. Discussion continued about the need for more data, more analysis, and how different stakeholders "use" what is put out. Ms. Mohr emphasized that there has not been sufficient time to undertake a complete analysis. Dr. MacNab concurred and added he is not even sure such an analysis would even ever be agreed upon. No action was taken on Select Board Comments.

2. Committee Reports.

Mr. Fee reported out on a recent Polpis Harbor Municipal Property Advisory Committee meeting.

XI. ADJOURNMENT

Mr. Dixon moved adjournment at 8:30 PM; seconded by Ms. Mohr; so voted 4-0.

Approved the 22nd day of October, 2025.

**SELECT BOARD
OCTOBER 15, 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 10/8/2025
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: HPR for 10 Sherburne Tpk; Letter from Town Counsel; HPR for 10 Sherburne Tpk; Letter from Massachusetts Historical Commission to The Sconset Trust
- VIII. 2. NCTV annual report presentation
- IX. 1. Baxter Road update presentation
- IX. 2. Transportations Projects update presentation
- IX. 3. AIS re: Town PFAS Program update; Town PFAS Program update presentation; Chapter 361: <https://ecode360.com/42241869#42252045>, specifically paragraph 361-4.C for land disturbance, development or construction; Chapter 371: <https://ecode360.com/32964613#32964623>, specifically section 371-6 for storage, controls, registration, and inventory
- IX. 4. Preliminary Outline # 1 for 2026 ATM Warrant; Info re: e-bikes & scooters; Info re: Noise Bylaw amendments; Info re: Home Rule Petitions; Info re: housing articles
- X. 1. 11/4/2025 STM Warrant with FinCom Motions