

SELECT BOARD

Minutes of the meeting of October 22, 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, Matt Fee and Brooke Mohr. Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:51 PM following a meeting of the County Commission.

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.

3. 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-Progra>.

7. No Select Board Meeting on Wednesday, October 29, 2025 (5th Wednesday); Next Meeting is Wednesday, November 5, 2025.

8. 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) Chair Hill read the responses to the questions asked at the Board's October 8th and 15th meetings, which were also shown on the screen.

V. PUBLIC COMMENT

Amy Eldridge asked that the warrants and other documents be translated into Spanish and Portuguese.

Clifford Williams requested that Town Counsel be made available for additional hours for citizen warrant articles.

Mr. Williams spoke on his desire to build affordable housing.

Steven Cass spoke on the School's athletic facility proposal and reviewed his credentials as a consultant for such projects.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

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

1. Approval of Minutes of October 15, 2025 at 5:30 PM.

2. Approval of Treasury Warrants for October 22, 2025.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. National Grid: Update on Advanced Metering Infrastructure (AMI)/Smart Meter Program. Lisa Morgera and Mark Correia of National Grid reviewed the presentation as contained in the Select Board's agenda packet. Mr. Fee asked how many people typically opt out of the program. Ms. Morgera responded. Ms. Mohr questioned any impact on electronics if power must go out while the new meter is installed. Mr. Correia responded. Dr. MacNab asked what will happen with the old meters. Mr. Correia explained. Dr. MacNab commented that if this is a "first in the nation" program, he is concerned about complications that could arise from being first. Ms. Morgera responded. Ms. Mohr asked if multi-lingual services will be available at the information session on November 3rd. Ms. Morgera responded affirmatively.

2. Affordable Housing Trust Quarterly Update. Housing Director Kristie Ferrantella and Deputy Housing Director Dylan Metsch-Ampel reviewed the presentation as contained in the Select Board's agenda packet. Ms. Mohr noted that the issues the Department is working on are "remarkable and complex" and thanked them for the presentation. Mr. Fee spoke about engaging a lobbyist to assist with furthering the transfer fee legislation,

IX. REAL ESTATE ITEMS

1. Ticcoma Green: Request for Approval and Execution of Temporary License Agreement to Grant Licensee Non-Exclusive Right to Access and Occupy a Portion of Town Property Shown as Lot 917 on Assessor Map 67 and Known as 4 Waitt Drive, to Place Two (2) Building Sheds. Real Estate Manager Tracy MacDonald reviewed the request.

Mr. Fee moved to approve and execute the License Agreement between the Town of Nantucket and HK Ticcoma LLC for the use and access of a portion of the Town-owned property shown as Lot 917, 4 Waitt Drive on a plan entitled "6 Fairgrounds Road 4 Waitt Drive, Nantucket Assessors Map 67 Lots 917 & 918, Nantucket, Massachusetts, Sketch Plan," prepared by Horsley Witten Group, dated September 3, 2025, for the purpose of the placement, maintenance and removal of two sheds in the approximate locations shown on said Plan; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

At 6:49 PM, Ms. Mohr left the meeting; she returned at 6:52 PM.

X. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Planning and Land Use Services (PLUS). Ms. Gibson introduced the item. Planning Director Leslie Snell with assistance from Deputy Planning Director Megan Trudel, Preservation Planner Holly Backus, Energy Coordinator Lauren Sinatra and Building Commissioner Paul Murphy reviewed the presentation as contained in the Select Board's agenda packet. The Board thanked Ms. Snell and her staff for a thorough presentation.

At 6:55 PM, Chair Hill left the meeting; she returned at 6:57 PM.

2. Overview of FY 2027 General Fund Budget Status. Ms. Gibson introduced the item and she and Finance Director Brian E. Turbitt reviewed the presentation as contained in the Select Board's agenda packet.

3. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting. Ms. Gibson reviewed an updated outline of preliminary Town-sponsored warrant articles. She noted that the items shown in bold on the updated outline are either new or modified since the October 15th review. She introduced Ms. Snell to review a list of potential zoning articles. Ms. Snell reviewed the list contained in the Board's agenda packet. She requested a commitment from the Board to include a proposed home rule petition pertaining to the Nantucket Planning & Economic Development Commission (NPEDC) on the warrant. Some discussion followed as to the status of a prior citizen-sponsored home rule petition with respect to the enabling legislation. Ms. Mohr said she would support Ms. Snell's request. Mr. Fee spoke in favor of public discussion by the NPEDC on the prior citizen petition. He said he would not support Ms. Snell's request at this time. Dr. MacNab stated he would also not support the request. Chair Hill said if the NPEDC is requesting a warrant article, it would be customary to include it. Mr. Dixon agreed. Ms. Mohr moved to include it; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – No; Dr. MacNab – No; Ms. Mohr – Yes; so voted to include it on the warrant. Ms. Gibson continued reviewing the outline and asked Mr. Metsch-Ampel to review the proposed housing articles (2) which he did. Some discussion followed on the housing articles. Ms. Mohr noted that she is encouraging public input on the noise bylaw proposal, for discussion at the Board's November 5th meeting. She noted that the Sconset Civic Association is working on outreach as well.

4. Monthly Town Management Report. This matter was tabled to a future meeting.

Operations Administrator Erika Mooney made an announcement about a house move that occurred today, which has caused significant impact, will be continuing tomorrow and urged people to plan ahead for detours.

XI. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Mr. Fee commented on the Select Board's Strategic Planning retreat yesterday, noting it went well and that he believes consensus building is a needed component of public outreach.

XII. ADJOURNMENT

Ms. Mohr moved adjournment at 7:55 PM; seconded by Mr. Fee; by roll call vote: Chair Hill -Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Mr. Dixon – Yes; Dr. MacNab – Yes. So voted.

Approved the 5th day of November, 2025.

**SELECT BOARD
OCTOBER 22, 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 10/15/2025
- VIII. 1. NGrid AMI/Smart Meter presentation
- VIII. 2. AIS re: Affordable Housing Trust quarterly update; AHT quarterly update presentation
- IX. 1. AIS re: Ticcoma Green shed license; License Agreement; License plan
- X. 1. PLUS Departmental Update presentation
- X. 2. FY 2027 General Fund Budget Status presentation
- X. 3. Preliminary Outline # 2 for 2026 ATM Warrant; Zoning articles concept list from Planning