

COUNTY COMMISSIONERS

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 Commission present were Thomas Dixon, Matt Fee, Dawn E. Hill and Ms. Mohr. Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER

Chair Dixon called the meeting to order at 5:30 PM following the Pledge of Allegiance. 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; Ms. Mohr - Yes; so voted.

1. Approval of Minutes of September 17, 2025 at 5:30 PM.

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

VI. OFFICIAL BUSINESS

1. Housing Office: Request for County Commission to Submit a Joint Comment Letter with Nantucket Affordable Housing Trust to the Executive Office of Housing and Livable Communities (EOHLC)

Addressing Proposed Seasonal Communities Regulations. Housing Director Kristie Ferrantella reviewed the request and explained the nature of the comments in the letter, noting that it has been endorsed by the Affordable Housing Trust. Mr. Fee commented that the letter is well written. Mr. Fee moved to approve the request and to authorize the Chair to sign the letter; seconded by Ms. Hill; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. Sheep Pond Road:

a) Request for Approval and Execution of Fourth Amendment to Temporary Easement Agreement between County of Nantucket, Nantucket Conservation Foundation, Inc., Benjamin G. Gifford and Jane Carlin, Ninehop LLC, Edmund J. Cienava and Maria E. Cienava Over Portions of Head of Plains Road for Access for Sheep Pond Road Residents to Extend Easement Agreement until December 31, 2025. Real Estate Manager Tracy MacDonald reviewed the request.

Ms. Mohr moved to approve and execute the Fourth Amendment to Temporary Easement Agreement between County of Nantucket and the Nantucket Conservation Foundation, Inc. Benjamin G. Gifford and Jane Carlin, Ninehop, LLC and Edmund J. Cienava and Maria E. Cienava over a portion of land on Head of Plains Road for purposes of the County's completion of its permitting and Construction of the permanent

alternate easement roadway for the Shepp Pond Road residents; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

b) Request for Approval of Temporary Access Easement between Nantucket Conservation Foundation and County to Allow Construction of New Road. Ms. MacDonald reviewed the request.

Ms. Mohr moved to approve and execute the Temporary Access Agreement between the Nantucket Conservation Foundation (NCF), Inc. and the County of Nantucket for grant of temporary easement by NCF to the County over a portion of its property for access and construction of roadway easement for the benefit of Sheep Pond Road residents, subject to Town Counsel's approval of revisions to the Temporary Access Agreement; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Ticcoma Green: Request for Approval and Execution of License Agreement to Grant Licensee the Right to Use, and to Allow Residents and Occupants of Ticcoma Green Apartments to Use, 32 of the 51 Spaces Located Within Waitt Drive, Solely for the Purpose of Parking Registered Vehicles, Only in the Parking Area, Excluding any Commercial Vehicles Not Owned or Leased by a Tenant or Resident of Ticcoma Green, Pursuant to Planning Board Special Permit on Record with Nantucket Registry of Deeds as Book 1788, Page 304, to Satisfy Parking Requirements Under Nantucket Zoning Bylaw §139-18. Ms. MacDonald noted several representatives for Ticcoma Green are present remotely. Ms. MacDonald reviewed the request, noting prior permit approvals. Attorney Vicki Marsh from Town Counsel's office reviewed the legal need for the license. Mr. Fee spoke in opposition to the request and noted that the assigned parking is inappropriate. Ms. Mohr spoke in favor. Some discussion followed. Mr. Fee spoke again on his concerns as to the policy implications of an approval. Discussion continued as to permit conditions, timing and funding of the project, and the potential for delay if this is not approved at this time. Mr. Fee asked about future amendments to the special permit, if this parking commitment is not successful. Deputy Planning Director Megan Trudel explained how that might work or be addressed.

Ms. Mohr moved to approve and execute the License Agreement between the County of Nantucket and Ticcoma Apartments Leasehold Condominium LLC for the use of 32 of the 51 spaces in the designated parking area on Waitt Drive shown on a plan entitled "Waitt Drive Parking Plan," dated October 16, 2025, prepared by Site Design Engineering, LLC by the residents and occupants of the Ticcoma Green Apartments located at 4 Waitt Drive and 6 Fairgrounds Road; seconded by Ms. Hill; by roll call vote: Chair Dixon – Yes; Mr. Fee – No; Ms. Hill – Yes; Dr. MacNab – No; Ms. Mohr – Yes; so voted.

VII. COMMISSIONERS REPORTS/COMMENTS

There were no reports or comments.

VIII. ADJOURNMENT

Ms. Hill moved adjournment at 5:51 PM; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 19th day of November 2025.

**COUNTY COMMISSIONERS
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:

- V. 1. Draft minutes of 9/17/2025
- VI. 1. AIS re: Season Communities Regulations; Draft comments of Seasonal Communities Regulations; Communication with the Executive Office of Housing and Livable Communities; Draft Regulations; Plain Language Regulations Summary; September 11, 2025, Seasonal Communities Advisory Council Meeting Slide Deck
- VI. 2a & 2b. AIS re: Sheep Pond Road
- VI. 2a. Fourth Amendment to Temporary Easement Agreement; Sheep Pond Road easement plans
- VI. 2b. Temporary Access Agreement; New Sheep Pond Road easement plan
- VI. 3. AIS re: Ticcoma Green parking; License Agreement for parking on Waitt Dr; Parking area plan; Waitt Dr site plan; Planning Board Special Permit for Ticcoma Green