



## MEETING POSTING

### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the  
Town Clerk's Office and posted at least 48 hours prior to the meeting  
(excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK  
Posting Number:T 967

**Committee/Board/s** | SELECT BOARD/COUNTY COMMISSIONERS

**Day, Date, and Time** | THURSDAY, DECEMBER 4, 2025 AT 9:00 AM

**Location / Address** | TOWN BUILDING CONFERENCE ROOM  
16 BROAD STREET

**Signature of Chair or  
Authorized Person** | ERIKA MOONEY

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF  
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML  
STATUTE, NO MEETING MAY BE HELD!

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

#### ***I. CONVENE IN OPEN SESSION***

#### ***II. EXECUTIVE SESSION, PURSUANT TO MGL C. 30A § 21(A)***

1. Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes of November 6, 2025.
2. Purpose 3: To Discuss Strategy with Respect to Collective Bargaining (LiUNA Local 1060 - Dispatcher Grievance), where an Open Meeting May have a Detrimental Effect on the Bargaining Position of the Select Board/County Commissioners and the Chair so Declares.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 20 Nancy Ann Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Select Board/County Commissioners and the Chair so Declares; Votes May Be Taken.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 18, 18A, 20, 22, 24 and 26 Sparks Avenue for Housing Purposes, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Select Board/County Commissioners and the Chair so Declares; Votes May Be Taken.
5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 158 Madaket Road, where an Open Meeting May have a

Detrimental Effect on the Negotiating Position of the Select Board/County Commissioners and the Chair so Declares; Votes May Be Taken.

6. Purpose 3: To Discuss Strategy with Respect to Litigation Update, where an Open Meeting May have a Detrimental Effect on the Litigating Position of the Select Board/County Commissioners and the Chair so Declares:
- a) Barros v. Select Board, et al  
Nantucket Superior Court, Civil Docket No. 2175CV00004  
Appeals Court Docket No. 2023-P-1058
  - b) Cohan, et al. v. Town of Nantucket, et al.  
Nantucket Superior Court, Docket No. 2575CV00023
  - c) Gardner, et al. v. Board of Selectmen, et al.  
Nantucket Superior Court, C.A. No. 2275CV00006
  - d) Gilbert J. Holdgate v. Nantucket Chief of Police  
Nantucket District Court, C.A. No. 2588CV56
  - e) Greenhill, et al. v. Nantucket Conservation Commission, et al.  
Nantucket Superior Court, Docket No. 2575CV00022
  - f) NOAA Rule - North Atlantic Right Whale
  - g) Opioid Litigation
  - h) PFAS Contamination
  - i) Russo, Trustee of 43 Union Street Trust, et al. v. Nantucket Select Board, et al.  
Nantucket Superior Court, Docket No. 2475CV00049
  - j) Sconset Bluff Expansion Project  
DEP File No. SE48-37-36
  - k) Seven Williams Lane LLC, et al. v. Town, et al.  
Suffolk Superior Court, Docket No. 2484CV03045
  - l) Town, by and through Building Commissioner v. Clay Street Development LLC  
Nantucket Superior Court, Docket No. 2475CV00026
  - m) Vineyard Wind
  - n) Catherine Dean Schulman, Trustee v. Planning Board  
Land Court, Docket No. 24 MISC 000339
  - o) Maddalone v. Nantucket ZBA, et al.  
Land Court No. 21 MISC 000205

- p) McDermott, et al. v. Town, et al.  
Land Court, Docket No. 23 MISC 000072 (JSDR)
- q) Steven L. Cohen v. Planning Board  
Land Court, Docket No. 23 MISC 000582
- r) Ward v. ZBA  
Land Court, Docket No. 22 MISC 000064 (MDV) (Ward I) and 24 MISC 00543 (MDV) Appeals Court Docket No. 2025-P-1089 (Ward II)
- s) Martineau et al. v. Town of Nantucket  
Nantucket Superior Court, CA No. 2575CV00015
- t) Building Commissioner v. Parker  
Nantucket Superior Court, Docket No. 2475CV00039
- u) Bell, Trustee v. ZBA, et al.  
Land Court, Docket No. 24 MISC 000253 (KTS)
- v) MA Public Employees (LIUNA) v. Town of Nantucket  
AAA Case 01-24-0006-2126
- w) MA Public Employees (LIUNA) v. Town of Nantucket - Our Island Home  
AAA Case 01-24-0000-1557
- x) Town, by and through Building Commissioner v. Leon Frances, et al.  
Nantucket Superior Court, Docket No. 2475CV00046
- y) Rugged Scott, LLC v. Zoning Board of Appeals  
H.A.C. No. 2018-01
- z) Town, by and through Building Commissioner v. LB Nantucket, LLC, et al.  
Nantucket Superior Court, Docket No. 2475CV00022

### ***III. ADJOURNMENT***