

SELECT BOARD

Minutes of the meeting of November 19, 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 Matt Fee, Thomas Dixon, Dr. Malcolm MacNab and Brooke Mohr. Dawn E. Hill participated remotely.

I. CALL TO ORDER

Vice Chair Fee called the meeting to order at 6:07 PM following a meeting of the County Commissioners. He noted that Chair Hill is participating remotely and as such, he will be acting chair, and all votes will be taken by roll call.

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. No Select Board Meeting on Wednesday, November 26, 2025; Town Offices Closed on Thursday, November 27, 2025 in Observation of Thanksgiving.

3. The NP&EDC (Nantucket Planning and Economic Development Commission) is hosting EOHLC (Executive Office of Housing and Livable Communities) for a "Virtual ADU (Accessory Dwelling Unit) Roadshow" on Thursday, November 20th from 4:30 PM - 5:30 PM - Specific to Nantucket, with a Question and Answer Session Regarding Section 8 of Chapter 150 of the Acts of 2024, Which Allows ADUs Under 900 Square Feet to be Built By-right in Single-family Zoning Districts.

To participate use the link below:

<https://us06web.zoom.us/j/82456662138?pwd=NkCldazuISO5LoCj9yMvg83IFxhb5r.1>

For more information regarding ADUs, the link to the Commonwealth's website is below:

<https://www.mass.gov/info-details/accessory-dwelling-units>

4. Select Board Announcements/Comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3564/2025>) Responses to public comment questions asked at the Board's November 12th meeting were not ready for review.

V. PUBLIC COMMENT

Clifford Williams asked for information about meetings he said Dr. MacNab has had with the investigator for the investigation of the African Meeting House investigation.

Amy Eldridge commented on the translation of town meeting warrants and associated town meeting materials.

James Lewis commented on the lack of results to a “resolution” on the African Meeting House vandalism. He said he would like to know “what is taking so long”.

Hillary Rayport spoke on a citizen warrant article for the 2026 annual town meeting that she has filed pertaining to the Nantucket Planning and Economic Development Commission, and asked the Board, if it received an article from the NP&EDC, to hold “properly noticed public hearing” on it and the citizen warrant article can be discussed.

Kristie Ferrantella thanked NRTA Administration for their efforts to introduce On-Demand Service, as described during the NRTA meeting prior to the Board meeting.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Mohr moved approval of items VII 1 – 3; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

1. Approval of Minutes of November 10, 2025 at 11:00 AM; November 12, 2025 at 5:30 PM.

2. Approval of Treasury Warrants for November 19, 2025.

3. Approval of Pending Contracts for November 19, 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. Resignation Acceptance: Council for Human Services. Ms. Mohr moved to accept Debora Goudemond’s resignation with thanks for her service; seconded by Mr. Dixon; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

IX. REAL ESTATE ITEMS

1. Request for Approval and Execution of Temporary Right of Entry and License Agreement with Nantucket Education Trust, Inc. to Allow Access to Town-owned Property Located at 48 Sparks Avenue to Conduct Due Diligence, Feasibility, Permitting, Engineering and Studies on the Property in Preparation of Constructing Three Duplexes for Nantucket Public Schools Staff Housing. Ms. Gibson reviewed the matter, explaining that the Nantucket Education Trust needs access to 48 Sparks Avenue, owned by the Town of Nantucket, in preparation of plans to build three new duplexes for Nantucket Public Schools staff housing. Ms. Mohr moved approval of the Right of Entry and License Agreement, noting this is “great news”; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

X. TOWN MANAGER’S REPORT

1. Monthly Departmental Report: Solid Waste. Ms. Gibson introduced the item and also Solid Waste Manager Chris Lowe and the Town’s Solid Waste Consultant George Aronson. Mr. Lowe reviewed the presentation as contained in the Board’s agenda packet.

2. Waste Services Agreement Transition Update. Solid Waste Consultant George Aronson of Commonwealth Resource Management Corporation reviewed the presentation as contained in the Board's agenda packet.

3. Commercial Solid Waste Fee Review/Adjustment Process. Ms. Gibson introduced this matter. Public Works Director Andrew Patnode gave an overview of commercial solid waste fees and possible future fee increases. Some discussion followed on the need to thoroughly and clearly explain to the public the justification for any proposed fee adjustments. Mr. Fee spoke on the need for strong enforcement of illegal dumping. Campbell Sutton suggested putting solar panels over the parking lot of the solid waste facility to offset the electricity cost of the composter.

4. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting Including:
- Updated Noise Bylaw Amendment Proposal.
- Citizen Warrant Article Submittals.

Ms. Gibson reviewed "outline #4" of potential Town-sponsored warrant articles, using the document in the Board's packet. Karel Greenberg of the Sconset Civic Association reviewed the updated noise proposal as contained in the Board's packet, incorporating issues that seemed to have consensus from the Board's November 5th meeting. Ms. Mohr stated that she feels the public process has been "excellent" and stated that she would support what is proposed. It was generally agreed to include the article as presented this evening on the warrant for the 2026 annual town meeting, however Mr. Fee said he would like to add a Daylight Savings Time start time of 7:00 AM. Ms. Mohr reviewed a new proposal for a membership composition change to the Human Services Contract Review Committee, noting that it came up at a recent Nantucket Planning and Economic Development Commission meeting – the Board was generally in support of the article.

5. Monthly Town Management Report. Ms. Gibson reviewed the presentation as contained in the Board's agenda packet.

XI. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Ms. Mohr reported on recent Affordable Housing Trust activities. Some discussion followed. Dr. MacNab said that the African Meeting House investigation workgroup is meeting next week and urged people to attend, noting that misinformation has been circulating about the purpose of the workgroup. Mr. Dixon noted that the Board of Health is holding a public hearing tomorrow on proposed new septic system regulations and urged the public to attend. Mr. Fee spoke on a meeting he attended recently about rising ground and sea water and the impacts on development that are starting to be seen, in a variety of ways.

XII. ADJOURNMENT

Mr. Dixon moved adjournment at 7:38 PM; seconded by Ms. Mohr; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 3rd day of December, 2025.

**SELECT BOARD
NOVEMBER 19, 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 11/10/2025; Draft minutes of 11/12/2025
- VII. 3. Pending Contracts spreadsheet
- VIII. 1. Council for Human Services resignation; CHS membership
- IX. 1. AIS re: Nantucket Education Trust; Right of Entry & License Agreement; License Plan
- X. 1. Solid Waste Departmental Update presentation
- X. 2. Waste Services Agreement Update presentation
- X. 4. Outline #4 for 2026 ATM Warrant; Email from Karel Greenberg re: Noise Bylaw Proposal with Proposed Noise Bylaw changes, version 1 and Proposed Noise Bylaw changes, version 2; List of Citizen Warrant Article Sponsors; citizen warrant article A – I
- X. 5. Town Management Monthly Report presentation