



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 987

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, DECEMBER 10, 2025 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**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

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/ryQKJhuk7iE>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_Crntd35nTiy270C3FyOesQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Town to Host Public Information Sessions on PFAS This Fall and Winter**
The Town Will Host a Series of Public Information Sessions to Share Science-Based Education on PFAS. The Session, "PFAS and our Health: The Impact of 'Forever Chemicals' Across Different Seasons of Life," Will be Held on Thursday, December 11, 2025 at 5:30 PM in the PSF Community Room, 4 Fairgrounds Road, Featuring Dr. Tamarra James-Todd of Environmental Reproductive Epidemiology in the Department of Environmental Health at Harvard T.H. Chan School of Public Health, with Virtual Participation Available Via Zoom and YouTube. An Additional Session is Scheduled for January 2026 (Date to be Determined).
3. **Finance Committee Public Hearing Regarding 2026 Annual Town Meeting Citizen Warrant Article Submissions** to be Held on Thursday, December 11, 2025 at 4:00 PM in Room A of the Meeting Trailer, 131 Pleasant Street and by Remote Participation via

Zoom. Citizen Warrant Articles can be Viewed at <https://www.nantucket-ma.gov/DocumentCenter/View/53683/Citizen-Warrant-Articles-for-the-2026-Annual-Town-Meeting-PDF>.

4. Select Board Announcements/Comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS
(see <https://www.nantucket-ma.gov/3740/2025-Responses>)

V. PUBLIC COMMENT*

VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of December 3, 2025 at 5:30 PM; December 4, 2025 at 9:00 AM.
2. Approval of Payroll Warrant for December 7, 2025.
3. Approval of Treasury Warrants for December 10, 2025.

VIII. REAL ESTATE ITEMS

1. Housing Department: Request for Approval and Execution of the Following Closing Documents for the Ticcoma Green Workforce Rental Housing Project on Certain Parcels of Town-owned Unimproved Land Located at 6 Fairgrounds Road and 4 Waitt Drive, Shown as Lots 83 and 84 on Plan of Land Entitled "Division Plan of Land in Nantucket, MA., Prepared for Town of Nantucket," Dated June 3, 2016, Prepared by Blackwell and Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No 2016-58:
 - a) Assignment and Assumption of Land Development Agreement.
 - b) Ground Lease.
 - c) Notice of Ground Lease.
 - d) Ground Landlord Estoppel and Agreement for Unit 4 of Ticcoma Apartments Leasehold Condominium.
 - e) Ground Landlord Estoppel and Agreement for Unit 9 of Ticcoma Apartments Leasehold Condominium.
 - f) Consent by Landlord to Leasehold Condominium.
 - g) Affordable Housing Restriction for Unit 4 of Ticcoma Apartments Leasehold Condominium.
 - h) Affordable Housing Restriction for Unit 9 of Ticcoma Apartments Leasehold Condominium.

- i) Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 4 of Ticcoma Apartments Leasehold Condominium.
- j) Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 9 of Ticcoma Apartments Leasehold Condominium.
- k) Owner Affidavit with Gap Indemnity.

IX. SELECT BOARD REPORTS/COMMENT

- 1. Our Island Home: Status of Proposed New Facility (<https://nantucket-ma.civilspace.io/en/projects/proposed-new-our-island-home>); Possible Vote by Select Board to Consider Closure Process for Existing Facility (Continued from December 3, 2025).
- 2. Committee Reports.

X. TOWN MANAGER'S REPORT

- 1. Somerset Sewer Extension Project Review and Update.
- 2. Review of FY 2027 Town Administration Proposed Capital Project Recommendations.
- 3. FY 2027 General Fund Budget Presentation.
- 4. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting.

XI. ADJOURNMENT

**Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.*

***New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.*



Town of Nantucket
Public Comment Policy
Adopted by Select Board
February 12, 2025

A. Purpose:

This Policy is adopted to facilitate orderly and efficient public comment periods at meetings of Town public bodies. It will protect the ability of the residents of Nantucket, and other persons, to provide feedback or information to pertinent public bodies regarding matters of public interest, Town initiatives, operations, services, and programs. To allow speakers a fair opportunity to address a public body, and to ensure the public body may accomplish its stated business in an efficient manner, these guidelines seek to ensure compliance with the Open Meeting Law and meet other legal and constitutional obligations. Meetings of public bodies in the Town of Nantucket should be places to engage in orderly and peaceable discourse.

B. Authority:

Principles of free speech and freedom to petition the government, fundamental rights protected by the United States and Massachusetts Constitutions, prohibit public bodies from preventing all speech that may be upsetting or offensive. As such, this Policy establishes reasonable time, place, and manner restrictions sufficient to facilitate orderly and peaceable public comment periods at meetings of elected and appointed public bodies of the Town.

C. Legal Standards:

Meetings of public bodies are subject to the requirements of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Open Meeting Law empowers the chair of a public body to preside at and regulate the proceedings of meetings. Pursuant to G.L. c. 30A, § 20(g), no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. Any person wishing to speak at an open meeting must first be recognized by the chair. All questions raised and all comments made by a duly-recognized speaker must be directed to the chair of the public body alone, not to individual members of the public body, staff, or the public. The chair is authorized to maintain order, and, although a rare occurrence, has authority, after appropriate

warnings are ignored, to take action up to and including removal of a person who is disrupting a meeting.

D. Application:

To secure the rights of the public to participate in public comment periods in the Town of Nantucket in a manner consistent with law, and, to thereby protect the Town and members of elected and appointed bodies from civil rights claims, this policy shall apply to all public bodies in the Town of Nantucket.

E. Procedures:

1. All agendas of multiple-member bodies in the Town of Nantucket shall include a period for Public Comment, subject to the limitations set forth in paragraph 3. Where to place Public Comment on the agenda is at the discretion of the chair. If public comment is invited during a separate agenda item, this Policy shall govern.
2. While statements made during a Public Comment period are not required to address an agenda item for that particular meeting, such comments must relate to a matter within the public body's jurisdiction. Public comments on matters outside the public body's jurisdiction may be ruled out of order by the chair. To avoid due process issues, a person seeking to provide comments on a matter appearing on the same agenda will be asked to defer until the specific agenda item is reached.
3. Each speaker will be allowed to speak once for up to 3 minutes. The chair will curtail verbal comments exceeding the allotted time.
4. A recognized speaker may not cede or assign their time to another unless such an assignment is required as reasonable accommodation for such person because of a disability. All speakers who may need an accommodation are strongly encouraged to contact Town staff or the chair of the public body at least 48 hours prior to the meeting. That said, to facilitate an efficient public comment period, groups that have multiple speakers with the same viewpoint may consider consolidating their comments or designating one person to speak on their individual behalf's.

F. Disruptive Conduct/Unprotected Speech:

Disruptive conduct and engaging in other unprotected speech, including but not limited to the following, may be grounds for the chair of a public body to curtail speech and take other action as appropriate:

1. Speaking without being recognized;
2. Continuing to speak after the chair has curtailed additional verbal comment;
3. Interrupting a recognized speaker;
4. Speaking about matters not within the jurisdiction of the public body;
5. Engaging in conversations while another person is speaking;

6. Making true threats of violence directed toward a particular individual; and
7. Making comments inciting imminent lawlessness.

G. Public Body Response:

1. A public comment period is a listening session, and the public body is there to listen. The public body, in fact, should not respond to matters raised at the meeting unless they are on the agenda for the same meeting.
2. Matters raised during public comment periods are not required to, and are unlikely to, be addressed or resolved by the public body at the same meeting. Such matters may be appropriately deferred to a noticed-agenda item at a future meeting due to Open Meeting Law considerations.
3. At the sole discretion of the chair of the public body, matters raised during public comment may or may not appear on a future agenda or be referred to the Town Administrator for appropriate action, if any.
4. A public body cannot demand that persons attending meetings or participating in public comment be civil to one another. Nevertheless, the Town, or the members of the public, and those that appear before them are encouraged to make any/or all residents of the Town feel welcome, including listening to them speak, and acknowledging that speakers may have a different viewpoints.

Disclaimer: A Public Comment period is not a time for debate or response to comments by the public body. Comments made during the Public Comment period do not reflect the views or the positions of the public body. Because of constitutional free speech principles, the public body does not have the authority to prevent all speech that may be upsetting and/or offensive during the public portion of the meeting.

H. Enforcement:

Concerns about Public Comment Periods may be brought to the attention of the Town Manager, who will discuss the concerns with the chair of the public body, and take appropriate action. Failure to comply with this Policy may be deemed a violation of the Town's Code of Conduct, and grounds for the removal of an appointed official.