



AMENDED MEETING POSTING

Original posting date: 12/12/2025 Original Posting # T 1016

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)

RECEIVED

2025 DEC 15 AM 10:24
NANTUCKET TOWN CLERK
Posting Number: T 1022

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, DECEMBER 17, 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/ik2NgPIF--4>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_-fnU38ImQG-2LGBhwMDVAQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. No Select Board Meetings on Wednesday, December 24, 2025 and Wednesday, December 31, 2025; Next Meeting is Wednesday, January 7, 2026.
3. Town Offices will be Closed Thursday, December 25, 2025 in Observance of Christmas and Thursday, January 1, 2026 in Observance of New Year's Day.
4. Select Board to Hold Public Hearing on Proposed FY 2027 General Fund Budget on Wednesday, January 14, 2026 at 5:30 PM in Public Safety Facility Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.
5. 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 8, 2025 at 11:00 AM; December 10, 2025 at 5:30 PM; December 11, 2025 at 1:00 PM.
2. Approval of Treasury Warrants for December 17, 2025.
3. Approval of Pending Contracts for December 17, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. TOWN MANAGER'S REPORT

1. FY 2027 General Fund Budget Presentation.
2. FY 2027 Capital Projects Review (Continued from December 3, 2027), Including Potential Debt Exclusions.
3. Update on Tom Nevers Debris Removal Project Phase I.
4. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Housing Office: Request for Authorization to Submit Modification to Housing Production Plan (HPP) Certification Request Letter to Executive Office of Housing and Livable Communities (EOHLC) for Chapter 40B Safe Harbor.
2. Housing Office: Request for Approval of Nantucket Affordable Housing Trust Authorization of \$550,000 to Continue "Lease to Locals" Program.
3. Airport: Request for Increase to Airport Fuel Revolving Fund Spending Limit.

X. REAL ESTATE ITEMS

1. Request for Approval and Execution of Acceptance of Grant of Easement from Richmond Great Point Development, LLC for Stormwater Detention Maintenance and Access Easement Area Located at 4 and 6 Honeysuckle Drive, Memorandum of Agreement Between Richmond Great Point Development, LLC and County of Nantucket for Old South Road Roadway Improvement Project Dated October 17, 2018.
2. Request for Approval and Execution of Amendment to Memorandum of Understanding for Sheep Pond Road Alternative Access between Sheep Pond Homeowners, Nantucket Conservation Foundation, Town of Nantucket and County of Nantucket.

XII. SELECT BOARD REPORTS/COMMENT

1. Committee Reports.

XIII. 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.*

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 17, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grants						
Grant Agreement	Natural Resources	Massachusetts Department of Fish & Game	(\$50,000)	Annual shellfish propagation grant	N/A	Jul 1, 2025 - Jun 30, 2026
Contract Amendments						
Contract Amendment	Natural Resources	Arcadis US, Inc.	Add \$80,000 to previously amended contract amount of \$562,500 for new contract amount of \$642,600	Additional services for Nantucket Harbors Sediment Transport & Dredge Plan	Article 14 ATM 2025	Mar 26, 2023 - Mar 25, 2026
Contract Amendment	Our Island Home	Aya Healthcare	Add \$75,000 to original contract amount of \$300,000 for amended contract amount of \$375,000	Additional services for the provision of RN/LPN coverage for OIH vacancies in the nursing department	OIH Budget	Jul 1, 2024 - Jun 30, 2027
Contract Amendment	Public Works/Transportation	Weston & Sampson	Add \$20,000 to original contract amount of \$314,000 for amended contract amount of \$334,000	Additional services to secure an easement for the Tom Nevers Multi-Use Path	Article 10 ATM 2019	Nov 15, 2022 - May 31, 2026
Contract Amendment	Sewer	Weston & Sampson	N/A	Extension of time for Sconset Comprehensive Wastewater Management Plan	N/A	May 8, 2019 - Jun 30, 2026
Contract Amendment	Sewer	Environmental Partners Group	N/A	Extension of time for engineering services at Sea St. Pump Station - construction phase	N/A	Nov 3, 2021 - Jun 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for replacement of sewer pumps at Aurora Way	N/A	Jul 24, 2019 - Jun 30, 2026

				& Airport Pump Stations		
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for engineering & design services for Capacity Management, Operation & Maintenance Program Year 3	N/A	Jul 1, 2020 - Jun 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for South Valley Pump Station upgrade - engineering services	N/A	Jul 1, 2020 - Jun 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for Cato Lane Pump Station design & bidding services	N/A	Jul 1, 2020 - Jun 30, 2026
Contract Amendment	Sewer	Robert B. Our	N/A	Extension of time for installation of Sea St. Pump Station force main no. 3	N/A	Nov 10, 2021 - Dec 31, 2026
Contract Amendment	Sewer	Ludlow Memorial Company	N/A	Extension of time for security perimeter fencing at the Surfside WWTF	N/A	Dec 15, 2021 - Jun 30, 2026
Professional Services & Purchase Agreements						
Purchase Agreement	Police	CargoRaxx	\$19,097.76	Purchase of 10 police equipment storage drawers & shelves to be mounted in the Ford Police Utility Vehicles	Police Budget	Dec 1, 2025 - Nov 30, 2028
Purchase Agreement	Police	Safeware, Inc.	\$44,800	Purchase of handheld narcotics analyzer for use in law enforcement investigations	Justice Assistance Block Grant Program	Dec 1, 2025 - Jun 30, 2026
Professional Services Agreement	Public Works	Barrett Enterprises	\$100,000 Not-to-Exceed	On-call snowplowing services for FY 2026	Snow & Ice Budget	Dec 17, 2025 - Jun 30, 2026
Professional Services Agreement	Public Works	Holdgate Partners	\$240,000 Not-to-Exceed	On-call road grading services	Public Works Budget	Dec 18, 2025 - Dec 17, 2028

Professional Services Agreement	Public Works	Strang, LLC	\$240,000 Not-to-Exceed	On-call road grading services	Public Works Budget	Dec 18, 2025 - Dec 17, 2028
Professional Services Agreement	Public Works/Parks & Rec	Weston & Sampson	\$515,200	Construction administration & UXO (unexploded ordinances) services for Tom Nevers Debris Removal Project	Article 15 ATM 2024	Dec 1, 2025 - Nov 30, 2028



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.