

SELECT BOARD/COUNTY COMMISSIONERS

Minutes of the meeting of December 4, 2025. The meeting was held in the Town Building Conference Room, 16 Broad Street, Nantucket. Select Board Members present were Dawn E. Hill, Tom Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

Town Manager C. Elizabeth Gibson, Police Chief Jody Kasper, Human Resources Director Amanda Perry and Deputy Town Manager Rick Sears were present in person. Operations Administrator Erika Mooney, Deputy Town Manager Gregg Tivnan, and Attorneys David Jenkins and John Giorgio of Town Counsel's office were present remotely.

I. CONVENE IN OPEN SESSION

Chair Hill called the meeting to order at 9:05 AM.

Ms. Mohr moved to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purposes of:

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

Seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab - Yes; Ms. Mohr – Yes; so voted.

Approved the 10th day of December 2025.

**SELECT BOARD
DECEMBER 4, 2025 – 9:00 AM
TOWN BUILDING CONFERENCE ROOM
16 BROAD STREET
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

None.