SELECT BOARD

Minutes of the meeting of December 3, 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 Dawn E. Hill, Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

I. CALL TO ORDER
Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA
The agenda was accepted as presented, with the addition of an announcement and one New Business item.

III. ANNOUNCEMENTS
Town Manager C. Elizabeth Gibson reviewed the 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).

Deputy Housing Director Dylan Metsch-Ampel announced that the Executive Office of Housing and Livable Communities (EOHLC), this week, approved the addition of 28 units in Richmond Development's Meadows I to the Town's Subsidized Housing Inventory (SHI), bringing the Town of Nantucket to 7% of its housing being designated as affordable and giving the Town one year of "Safe Harbor". Municipalities' SHI lists are managed by EOHLC, and they are the Commonwealth's official record of towns' and cities' affordable housing units. Mr. Metsch-Ampel explained that Massachusetts municipalities must have 10% of their housing stock on the SHI list or be making incremental progress toward that goal to maintain local control over Chapter 40B developments. More information may be found about Chapter 40B, the SHI list, and "Safe Harbor" on the Town's website: https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List.

3. Select Board Announcements/Comments. Ms. Mohr expressed appreciation for final paving of the sewer force main project which is getting completed this month.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3564/2025) Chair Hill reviewed responses to public comment questions asked at the Board's November 12th meeting.

V. PUBLIC COMMENT
Abby de Molina, Chair of the Nantucket Planning and Economic Development Commission (NPEDC) read a statement in response to public comments made at the Board's November 19th meeting.

Amy Eldridge asked if public comment would be allowed on any of the items in the Town Manager's report. Chair Hill responded affirmatively.

Luke Thornewill spoke his concerns with the investigation of the investigation of the African Meeting House vandalism. Chair Hill noted that Mr. Thornewill exceeded his 3 minutes and asked him to conclude. Mr. Thornewill continued speaking.

Clifford Williams spoke on his concerns with the investigation of the investigation as well.

Hillary Rayport spoke on proposals to amend the NPEDC enabling legislation and requested a public hearing to discuss a related citizen petition.

Kit Murphy referenced an article in today's Nantucket Current relating to short-term rentals and asked if the Select Board could still submit a warrant article for the 2026 annual town meeting. Chair Hill responded affirmatively.

Campbell Sutton commented on the difference between public hearings and public meetings; and, spoke in favor of installing solar panels at the landfill.

Meridith Lepore asked when work will begin to fix a "giant puddle" near the Airport.

VI. NEW BUSINESS

Ms. Mohr moved to accept a donation of $12,000 from The Salem Foundation to offset the Town's cost to dispose of the deceased sperm whale that washed up on the island two weeks ago; seconded by Mr. Fee; all in favor, so voted.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Dr. MacNab asked about a contract for the NPEDC relating to the Commission's proposed enabling legislation changes. Planning Director Leslie Snell explained what the contract covers (a public meeting this month on the proposal). Mr. Fee asked if there would be an opportunity to discuss the citizen's article as well at the informational session. Ms. Snell responded. Some discussion followed. D. Anne Atherton spoke on the contract. Mr. Fee expressed concern about limiting the public session to the NPEDC proposal.

Ms. Mohr moved approval of items VII 1 – 4; seconded by Mr. Fee; all in favor, so voted with the exception of Dr. MacNab voting against the contract with Dodson and Finker for the NPEDC.

1. Approval of Minutes of November 19, 2025 at 5:30 PM.

2. Approval of Payroll Warrants for November 23, 2025.

3. Approval of Treasury Warrants for November 26, 2025; December 3, 2025.

4. Approval of Pending Contracts for December 3, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS
1. Gift/Donation Acceptances: Department of Health and Human Services. Ms. Mohr read the donor list, amount of the gift/donation and purpose as noted in the Select Board agenda packet and moved to accept the gift for its designated purpose, with thanks to the donor; seconded by Mr. Dixon; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Culture and Tourism: "Five Star Weekend" Filming Debrief. Director of Culture and Tourism Shantaw Bloise-Murphy reviewed the presentation as found in the Board's agenda packet. Dr. MacNab asked about donations for local non-profits. Ms. Bloise-Murphy said that it is not part of her role to determine that. Operations Administrator Erika Mooney noted that one of the issues with the production was parking and the expansion in scopes and location from what was actually approved, noting this caused traffic complications. Mr. Dixon thanked Ms. Bloise-Murphy for the after-production report. Mr. Fee commented on whether or not the Island "needs" events like this. Vallorie Oliver stated that rather than private donations, film companies should provide funds for local homeless individuals. Ms. Sutton said donations should be given to the Community Preservation Committee. It was noted that private donations are not a requirement of the Town's film policy. Ms. Eldridge spoke in favor of the production, noting that it gave a "boost" to local businesses.

2. Culture and Tourism: Review Proposed Amendments to Town Film Policy. Ms. Bloise-Murphy reviewed the proposed amendments to the Town Film Policy, as contained in the Board's agenda packet. Ms. Mohr asked about including a requirement for a contact list. Ms. Bloise-Murphy spoke on this. Ms. Mohr moved adoption of the policy as presented, with the contact list requirement included; seconded by Mr. Fee; all in favor, so voted.

3. Coastal Resilience Advisory Committee: Quarterly Report. Coastal Resilience Advisory Committee (CRAC) Chair Peter Brace reviewed the presentation as contained in the Board's agenda packet. Dr. MacNab noted there are a substantial number of recommendations. Mr. Brace concurred and explained that the projects that come from the recommendations are in varying priority levels. Dr. MacNab thanked Mr. Brace for the Committee's work. Ms. Mohr commented that there is an "intersection" of different agencies that need to be included in many of the projects and that it can become very complex. She added that the community has many pressing capital needs in addition to these. Mr. Fee commented on the difficulty of selecting appropriate options with respect to some of the projects, given varying projections.

X. REAL ESTATE ITEMS
1. Request for Approval and Execution of Acceptance of Quitclaim Deed for 77 Bartlett Road, Shown as Lot 171 on Land Court Plan No. 28933-U at Nantucket Registry District for the Land Court, Pursuant to Vote on Article 22 of 2024 Annual Town Meeting. Real Estate Manager Tracy MacDonald reviewed the real estate transaction, noting the property is being purchased in connection with the Somerset Sewer Needs Area Sewer Extension Project. Ms. Mohr moved to accept the deed for 77 Bartlett Road as presented; seconded by Dr. MacNab; all in favor, so voted.

XI. PUBLIC HEARINGS
1. Public Hearing to Determine Tax Allocation by Classification (Chapter 369, Acts of 1982, as Amended); Percentage of Residential Exemption to be Granted for Fiscal Year 2026. Chair Hill opened the public hearing. Assessor Robert Ranney reviewed the presentation as contained in the Board's agenda packet. Mr. Dixon suggested a "values based discussion" next year in advance of this annual hearing, with respect to capital projects on the horizon. Ms. Eldridge spoke on the capital projects and concerns with high taxes.

Housing Director Kristie Ferrantella spoke on a potential increase in the residential exemption. Ms. Mohr spoke in favor of an increase to 35% of the residential exemption. Some discussion followed. Vallorie Oliver and Ms. Eldridge spoke in favor of a higher residential exemption. Mr. Dixon spoke on the reality of how/when capital projects are likely to be put forward (or not). Discussion continued as to the timing/impact of changing the residential exemption. Ms. Ferrantella suggested more discussion, outreach and information put out about this matter before next year's hearing. Chair Hill suggested a discussion prior to the 2026 annual town meeting.

Mr. Fee moved to close the hearing; seconded by Dr. MacNab; all in favor, so voted.

Ms. Mohr moved to approve the tax rates as reviewed based on a shift of 170% of the tax burden to the commercial, industrial and personal property classes and to retain a residential exemption of 25% for fiscal year 2026; seconded by Mr. Fee; all in favor, so voted.

XII. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Culture and Tourism. Ms. Bloise-Murphy reviewed the presentation as found in the Board's agenda packet.

2. Our Island Home: Status of Proposed New Facility. Ms. Gibson introduced this matter and introduced the presenters: Deputy Town Manager Rick Sears, Craig Piper (architect) of SMRT, Jon Lemieux (Owner's Project Manager) of Vertex and Our Island Home Administrator Bob Eisenstein. Each presenter reviewed portions of the presentation as contained in the Board's packet. Mr. Fee asked about the placement of residents in other nursing homes if the Board determines that closure is an ultimate next step. Mr. Eisenstein indicated that it is possible but complicated. Discussion followed as to some of the specifics of the closure requirements. Vallorie Oliver spoke on the need for Our Island Home and said she did not care for the survey questions. She said she is frustrated with the lack of options and suggested making the footprint smaller, adding a second floor and getting rid of "extras" such as a reflection area and hair salon. Campbell Sutton asked about a two-story facility with respect to staffing and asked for confirmation that additional staffing would be needed. Chair Hill confirmed Ms. Sutton's comment. Ms. Mohr noted the numerous iterations of design that have been put forward over the last several years. She added that this is a difficult and emotional situation. Ms. Eldridge questioned the future operational costs of a new facility. Chair Hill noted the "conundrum" presented by the differing votes at the annual town meeting and annual town election. She added that the costs of construction are very challenging. She suggested that the Board consider bringing the project back to the 2026 annual town meeting and noted that the cost is most likely not going to significantly change. Dr. MacNab spoke on the need to prioritize capital projects and that they cannot all be done. Phil Smith suggested a smaller facility be put before Town Meeting and asked if two proposals could be presented. Some discussion followed on this. Finance Director Brian Turbitt spoke on whether or not the 2025 ballot vote remains valid and said most likely it does, if the project goes back to the 2026 annual town meeting but cautioned that if the price and scope is notably different, the ballot vote might not be valid. Town Counsel John Giorgio spoke on bringing two proposals to Town Meeting and noted there would be way to potentially do that, although it could get complicated with floor amendments at Town Meeting and the presentation of bid alternates. He added that a new ballot vote could always be put forward to eliminate the question of whether or not the 2025 ballot vote remains valid. Mr. Dixon stated that he does not favor a smaller facility as presented tonight. He concurred this is a difficult decision and that he is concerned about the competition with other large projects on the Town's horizon. He said after giving this project a lot of thought, he does not see that it makes sense and acknowledged the "human factor" makes a decision for the Board even more difficult. Dr. MacNab concurred with Mr. Dixon. Ms. Mohr stated that it

is very clear to her that if the Town does not construct a new facility, it will have to ultimately close the facility. She said she might be able to support another effort at the 2026 annual town meeting if it is made clear to the voters that if it fails, closure is the next step. Chair Hill said she supports going back to town meeting because of the 2025 successful ballot vote. She said she agreed with Ms. Mohr that a “no” vote means closure. Mr. Fee concurred with Mr. Dixon and commented on the future of health care costs. He said he might be able to support one last try at town meeting. Mr. Fee asked if there is a staff recommendation. Ms. Gibson stated that she concurs it is a difficult decision and from a Town Administration perspective, it does not make financial sense. Discussion followed as to how to proceed, including timing of bid results. Mr. Sears suggested engaging a professional pro forma analysis of a smaller facility to provide cost projections in out years. Some discussion followed. Chair Hill suggested continuing this discussion at next week’s meeting. Ms. Mohr moved to re-agenda this matter to next week; seconded by Mr. Dixon; all in favor, so voted. Mr. Giorgio suggested including wording on next week’s agenda to indicate a potential vote for closure.

Ms. Mohr left the table at 9:04 PM.

3. Traffic Safety Recommendations. Transportation Program Manager Mike Burns reviewed the following Traffic Safety recommendations as outlined in the Board’s agenda packet:

- Center Street (Sconset) – relocate one (1) on-street accessible parking space in front of 20 Center Street to a space in front of 10 Center Street. Mr. Fee moved approval; seconded by Dr. MacNab; so voted 4-0.

Ms. Mohr returned at 9:08 PM.

- Easton Street at Beach Street – remove six (6) on-street parking spaces on the south side of Easton between 76 Easton Street to the intersection of South Beach Street, to remove the existing traffic bottleneck created by the substandard width in this section of Easton Street to accommodate two-way traffic flow and two parking lanes. Mr. Fee said that certain streets should have restrictions about the size of cars. Dr. MacNab moved approval; seconded by Ms. Mohr; all in favor, so voted.

- Waitt Drive – add No Parking yellow lines along both sides of Waitt Drive between Amelia Drive and Ticcoma Way, except along the 52-space section of current head-in parking on the northwest side of the roadway. Ms. Mohr moved approval; seconded by Mr. Fee. Mr. Fee spoke on changing the design of the parking along this street. On the motion, all in favor, so voted.

- 15 Hussey Street – designate one (1) on-street parking space in front of 15 Hussey Street as an accessible parking space. Mr. Fee moved approval; seconded by Mr. Dixon; all in favor, so voted.

- 10 York Street – remove one (1) on-street parking space across from driveway at 10 York Street. Mr. Fee spoke on cars parking on the sidewalk. Ms. Mohr asked if the driveway is new. Mr. Burns responded affirmatively. Ms. Mohr commented that a public space is being removed and replaced with a private space(s). Some discussion followed. It was agreed to defer this item to a future meeting.

- H Street (Madaket) – designate the southwest side of H Street as No Parking and designate both sides of H Street as No Parking within 24 feet of Madaket Road. Ms. Mohr moved approval; seconded by Mr. Fee; all in favor, so voted.

- Fayette Street – remove one (1) on-street accessible parking space and designate as No Parking across from driveway to 42 Union Street. Mr. Fee moved approval; seconded by Ms. Mohr; all in favor, so voted.

- Summer Street – remove six (6) on-street parking spaces between Pleasant Street and Pine Street to accommodate emergency response vehicles and relocate one (1) accessible parking space to the north side of Summer Street between Traders Lane and Pine Street, as shown in Option 2. Susan Killion spoke generally in favor of the proposal but expressed some confusion about the recommended configuration. Derek Worthington, Pastor at Summer Street Church, spoke against the proposal and asked for more time to evaluate different configurations. Mr. Fee moved to table this matter until Mr. Burns can meet with the abutters; seconded by Dr. MacNab; all in favor, so voted.

- 11 Orange Street – designate one (1) on-street parking space in front of the Unitarian Church as an accessible parking space. This would provide two (2) total accessible parking spaces in front of the church. Some discussion followed as to whether the spot could be available for Sundays only. Mr. Fee moved approval, with the understanding that signage for Sundays only would be evaluated; seconded by Ms. Mohr; all in favor, so voted.

- 77 Easton Street – designate one (1) on-street parking space on the north side of Easton St and west of the exit curb cut for 77 Easton Street (Nantucket Hotel) as an accessible parking space. This space is next to the elevator lift to the hotel's entrance for user convenience. Mr. Fee moved approval; seconded by Dr. MacNab; all in favor, so voted.

- 2 Cabot Lane – remove one (1) on-street parking space in front of 2 Cabot Lane to improve access to driveway. Unanimously deferred.

<u>4. Request for Modification of Mission/Name of Roads and Right of Way Committee (RROW) to Public Access and Transportation Planning Advisory Committee (PATPAC).</u> Ms. Gibson introduced the item and explained the Town Administration recommendation. Mr. Burns spoke on the NPEDC recommendation. Lee Saperstein, Chair of the Roads and Right of Way Committee, spoke on that committee's recommendation. Mr. Fee said he hopes a former member of the former Bike and Pedestrian Advisory Committee will be appointed and said he supports the appointments to be made by the Town Manager. Ms. Mohr suggested the NPEDC recommendation of membership be adopted as outlined in the memo in the packet and the name to be Transportation and Public Access Advisory Committee (TPAC). Phil Smith spoke on this committee being a group where Chapter 91 license review can be considered and asked to add that to the mission. The Board was in general agreement with Mr. Smith's suggestion. Mr. Mohr moved approved as recommended with the additional Chapter 91 language; seconded by Mr. Fee; all in favor, so voted.

<u>5. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting; Preliminary Review of Citizen Warrant Articles.</u> Ms. Gibson reviewed "outline # 5" of potential Town-sponsored warrant articles, using the document in the Board's packet. Mr. Metsch-Ampel reviewed the Good Landlord Tax Exemption (GLTE) and potential financial implications to the Town, if it were adopted. Some discussion followed. Attorney John Giorgio of Town Counsel's office reviewed his comments on the nine citizen warrant articles submitted.

XIII. SELECT BOARD REPORTS/COMMENT

1. Committee Reports.

Mr. Fee spoke on a new seasonal heat pump electric rate.

XIV. ADJOURNMENT

Mr. Fee moved adjournment at 10:02 PM; seconded by Dr. MacNab; all in favor, so voted.

Approved the 10th day of December, 2025.

SELECT BOARD
DECEMBER 3, 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 11/19/2025
VII. 4. Pending Contracts spreadsheet
VIII. 1. Gift summary & recommended motion; Saltmarsh Senior Center gift
IX. 1. Five Star Weekend Debrief presentation
IX. 2. Proposed amendments to Town Film Policy – REDLINED; Proposed amendments to Town Film Policy – CLEAN
IX. 3. AIS re: Coastal Resilience Advisory Committee (CRAC) 3rd Quarter Report; CRAC 3rd Quarter Report presentation
X. 1. AIS re: 77 Bartlett Rd; 77 Bartlett Rd Deed to Town; Town Acceptance of Deed; Land Court Plan No. 28933-U
XI. 1. FY 2026 Tax Classification presentation
XII. 1. Culture & Tourism Departmental Report presentation
XII. 2. Our Island Home Proposed New Facility Status presentation
XII. 3. Traffic Safety Recommendations memo; Center Street (Sconset) map; Easton St at Beach St map; Waitt Dr map; 15 Hussey St map; 10 York St map; H St (Madaket) map; Fayette St map; Summer St map - option 1; Summer St map - option 2; 11 Orange St map; 77 Easton St map; 2 Cabot Ln map
XII. 4. AIS re: Proposed new Public Access & Transportation Planning Advisory Committee; Roads & Right of Way memo; Nantucket Planning & Economic Development Commission memo
XII. 5. Preliminary Outline #5 for 2026 Annual Town Meeting Warrant; Planning Concept Articles; Town Counsel Review of Citizen Warrant Articles; Citizen Warrant Article Sponsor List; Articles A, B, C, D, E, F, G, H, I; AIS re: Good Landlord Tax Exemption (GLTE) - possible warrant article; GLTE Memorandum; Town of Harwich FY26 Application; Town of Harwich GLTE FY26 Information Sheet; Town of Harwich Sample Warrant Article; Division of Local Services Information Guideline Release for GLTE