



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)

RECEIVED

2026 JAN 02 PM 01:35
NANTUCKET TOWN CLERK
Posting Number:T 003

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, JANUARY 7, 2026 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/bbc3cz61R9A>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_D73NFSRnSKuVK3W6HR1VZA

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Legislative Updates** with Nantucket Delegation: Senator Cyr and Representative Moakley.
3. **Affordable Housing Trust (AHT) is Seeking Proposals for its Year-Round Deed Restriction Pilot Program:**
 - Designed to Provide Housing Stability, Security and Affordability for Those Living and Working on Nantucket
 - Offers a Financial Incentive to Nantucket Property Owners to Place a Permanent Deed Restriction on Their Homes to Limit Sale or Rental to Year-Round Nantucket Residents
 - Deadline to Submit Questions is January 9, 2026 at 2:00 PM.
 - Deadline to Submit Applications is January 28, 2026 with Awards Announced on February 27, 2026

- Visit <https://nantucket-ma.gov/184/Affordable-Housing-Trust> for Details and to Apply.

4. **Executive Office of Housing and Livable Communities (EOHLC) Approved the Addition of 64 Rental Units in Ticcoma Green to Nantucket's Subsidized Housing Inventory (SHI) List, Bringing Nantucket's SHI to 8% (of the 10% State Requirement) and Giving the Town an Additional Year of Safe Harbor through December 10, 2026.** Learn More about Chapter 40B, the SHI List and Safe Harbor at <https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List>.
5. 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.
6. 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 17, 2025 at 5:30 PM.
2. Approval of Payroll Warrants for December 21, 2025; January 4, 2026.
3. Approval of Treasury Warrants for December 24, 2025; December 31, 2025; January 7, 2026.
4. Approval of Pending Contracts for January 7, 2026 - 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; Natural Resources Department; Our Island Home; Fire Department.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Housing Department: Review Potential Impacts of Proposed Board of Health Septic System Regulation Amendments on Affordable Housing.
2. Department of Public Works/Solid Waste Division: Request for Adoption of Emergency Solid Waste Regulation Regarding Disposal of Yard Waste at Town of Nantucket Solid Waste Facility.

X. TOWN MANAGER'S REPORT

1. Review of Draft 2026 Annual Town Meeting and Election Warrant.

XI. SELECT BOARD REPORTS/COMMENT

1. Review/Discussion of Proposed FY 2027 General Fund Budget (Continued from December 17, 2025).

2. Committee Reports.

XII. 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
January 7, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grants						
Grant Agreement	Culture & Tourism	Massachusetts Cultural Council	(\$5,700)	Local Cultural Council grant	N/A	Oct 1, 2025 - Jan 16, 2026
Grant Agreement	Town Administration/Commission on Disability	Massachusetts Office on Disability	(\$13,495)	FY26 Municipal ADA Improvement Grant	N/A	Dec 15, 2025 - Jun 30, 2026
Grant Agreement	Town Administration/Commission on Disability	Massachusetts Office on Disability	(\$24,208.78)	FY26 Municipal ADA Improvement Grant	N/A	Dec 15, 2025 - Jun 30, 2026
Contract Amendments						
Contract Amendment	Natural Resources	UMass Boston	N/A	Extension of time for Nantucket & Madaket Harbors Action Plan	N/A	Jun 8, 2022 - Jun 30, 2026
Contract Amendment	Stormwater	Hazen & Sawyer	N/A	Island-wide stormwater drainage assessment including mapping, inventory, drainage system report & hydraulic modeling	N/A	Nov 1, 2023 - Jun 30, 2026
Contract Amendment	Sewer	CHA Solutions	Add \$34,276 to original contract amount of \$408,431 for new contract amount of \$442,707	Increase value & extend time for OPM services at Sewer administration building	Article 16 ATM 2022	Dec 20, 2023 - Dec 31, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for Surfside WWTF Phase 2 Improvements	N/A	Nov 1, 2023 - Jun 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for Sewer Rehab/Replacement/General Repairs Engineering	N/A	Nov 1, 2023 - Jun 30, 2026
Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time for Dynamic Rate Modeling Services	N/A	Nov 1, 2023 - Jun 30, 2026

Contract Amendment	Sewer	Hazen & Sawyer	N/A	Extension of time OPR Services related to the construction of Force Main 3	N/A	Nov 3, 2021- Jun 30, 2026
Contract Amendment	Solid Waste	Sanborn, Head & Associates	Add \$22,500 to original contract amount of \$191,000 for new contract amount of \$213,500	Increase in scope & price for PFAS characterization	Article 18 ATM 2022	Nov 1, 2024 - Nov 1, 2027
Contract Amendment	Town Administration	Smartsheet, Inc	Add \$3,816.99 to original contract amount of \$81,500 for new contract amount of \$85,316.99	Additional licenses for Town-wide project management platform	Town Administration Budget	Apr 1, 2025 - Mar 31, 2026
Contract Amendment	Town Administration	Iron Mountain	N/A	Extension of time for Town-wide document management project	N/A	Dec 18, 2024 - Jun 30, 2026
Professional Services & Purchase Agreements						
Professional Services Agreement	Fire	Spec Rescue International	\$24,535	Trench rescue training for Fire Department	Article 10 ATM 2023	Jan 1, 2026 - Dec 31, 2026
Professional Services Agreement	Housing	G&L Cleaning	\$30,000 Not-to-Exceed	Turnover cleaning services for employee housing rental properties	Housing Budget	Feb 1, 2026 - Jan 31, 2029
Professional Services Agreement	Marine	Upland Architects, Inc.	\$472,747	Architectural & engineering services for new Harbor Master bldg & Town Pier public restroom/shower facilities	Article 17 ATM 2018	Jan 1, 2026 - Dec 31, 2028
Professional Services Agreement	Our Island Home	Aya Healthcare, Inc.	\$150,000	Travel nurses for staffing coverage at OIH	OIH Budget	Jan 1, 2026 - Dec 31, 2026
Professional Services Agreement	Our Island Home	Robert Shain	\$24,085	Aquarium maintenance services	OIH Gift Account	Nov 1, 2025 - Oct 31, 2026
Professional Services Agreement	Our Island Home	Mercedes Cab	\$2,000	Transportation of OIH residents off-island for medical appointments	OIH Budget	Jan 1, 2026 - Dec 31, 2026
Purchase Agreement	Sewer	First Electric Motor Service	\$13,845.75	Purchase of replacement blower motor for Surfside WWTF	Wastewater	Jan 1, 2026 - Jun 30, 2026

Purchase Agreement	Sewer	Carlsen Systems	\$15,233	Purchase of replacement pump at the Airport Sewer Pump Station	Article 12 ATM 2018	Jan 7, 2026 - Jun 30, 2026
Professional Services Agreement	Town Administration	SMRT, Inc.	\$78,594	Pre-demolition building assessment & engineering services for Town-owned structures at 39 Washington St & 47 Okorwaw Ave.	County Funds	Jan 19, 2026 - Jan 31, 2027



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.