# SELECT BOARD

Minutes of the meeting of December 17, 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 and Brooke Mohr. Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER
Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance. She noted that Dr. MacNab is participating remotely and all votes will be by roll call.

II. SELECT BOARD ACCEPTANCE OF AGENDA
The agenda was accepted as presented.

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

Planning Director Leslie Snell spoke on a "spam" email going around looking like it is from the Planning and Land Use Services (PLUS) department, with a fraudulent invoice requiring payment to the Town. She advised what to do if anyone gets the email and what to look out for. She emphasized not to pay it.

5. Select Board Announcements/Comments. Chair Hill requested that Town staff who are presenting before the Select Board, be present in person if at all possible, noting that COVID precautions are now over.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3740/2025-Responses) Chair Hill reviewed responses to public comment questions asked at the Board's December 10th meeting.

V. PUBLIC COMMENT
Chair Hill reviewed the Board's Public Comment Policy.

Joe Wright spoke on capital projects and real estate tax increases. Mr. Wright exceeded the 3-minute limit and was advised to speak further about his issue when warrant articles and capital projects are discussed later in the meeting.

Tony Buscaren spoke on the mooring license waiting list and requested consideration for Nantucket voters.

Emily Molden thanked the Town for the PFAS presentations it held over the last few months, noting that they are much appreciated.

Luke Thornewill spoke on questions he said he asked under Public Comment previously.

Housing Director Kristie Ferrantella announced the release of Phase II of the Year-round Housing Deed Restriction program and reviewed application details.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

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. Ms. Gibson and Finance Director Brian E. Turbitt reviewed the FY 2027 General Fund Budget recommendations as contained in the Select Board's agenda packet. Budget Analyst Steven Hunter reviewed the Town's OpenGov program, containing many budgetary details, on the Town's website. Ms. Gibson noted that continued discussion about the budget is scheduled for the Board's January 7th meeting and the annual budget public hearing on January 14th. Mr. Dixon commented on the breadth of operations the Town administers and that when an unexpected issue comes up, it can throw projects off-track. He stated that the Town is extremely well run, as is evidenced by its AAA bond rating. Ms. Mohr concurred.

2. FY 2027 Capital Projects Review (Continued from December 3, 2027), Including Potential Debt Exclusions. Ms. Gibson introduced the item and turned it to Mr. Turbitt to review the presentation in the Board's packet. Ms. Gibson suggested the Board focus on the potential debt exclusions for FY 2027 as contained in the presentation, noting that the Board has already voted to include a proposal to fund a new Our Island Home facility. School Superintendent Elizabeth Hallett explained the School's proposed athletic facilities project estimated to cost approximately $25.5 million. Eli McIver spoke in favor of the School project, citing safety concerns. Annie Ard spoke in favor of the School project, citing accessibility concerns. Madden Myers spoke in favor of the School project, citing the difficult of playing sports on a grass field, especially in the winter and emphasizing safety and accessibility concerns. Graham Veysey spoke in favor of the School project, speaking on safety concerns and the need to move forward so that students can benefit from improved playing conditions. Chair Hill asked for a timeline and the possibility of phasing the project. School Business Manager Martin Anguelov responded and explained where the project currently stands, acknowledging that a final exact cost is not known but expects one by April 15th; and, that if

approved the hope is, it could start as soon as possible. Corey Gammil asked about the timing with respect to the final cost. Mr. Anguelov responded. Erika Mooney spoke in favor of the project. Ms. Mohr commented on the timing, noting that while it may not be ideal, it has been in the works for a long time. Nat Lowell spoke on the history of sports facilities in Nantucket, noting the need for improvement. Kate Garrett spoke on the project's history, spoke in favor, and referenced a student petition for it. Mr. Gammil asked about the specifics of the project. Dr. Hallett responded and noted that some modification of the project has occurred and it would be phased. Mr. Dixon spoke in support of putting the project before the voters. Vince Murphy, School Committee member, spoke on the School Committee's process to review the project and categorized the nature of feedback, into "pro turf", "pro grass", "other". Chair Hill asked for Mr. Murphy's feedback in his role as the Town's Sustainability Programs Manager. Mr. Murphy said that the information he has reviewed indicates to him "no issue" with the proposed artificial turf. Justin Quinn spoke in favor of the project. Megan Perry asked what sort of information was provided with respect to artificial turf being "PFAS-free"; and, how many registered voters signed letters referenced by Mr. Murphy. Dr. Hallett responded to the "PFAS-free" inquiry. Madison Massey spoke in favor of the project, with a strong statement for artificial turf. Ms. Myers responded to Ms. Perry's question regarding registered voters. Charity Benz asked if the grass fields are inspected. Chip Clunie, School Director of Facilities responded. Ms. Veysey spoke on the question of registered voters. Ms. Myers spoke further on the issue of field maintenance, noting the difficulty of maintaining grass fields. Ms. Garrett spoke on the difficulty of maintaining grass fields. Chair Hill reviewed the scope of the project. Ms. Myers spoke again about the complications of maintaining outdoor grass fields, especially due to weather-related issues. Chair Hill spoke on difficult decisions the Board will have to make in order to determine what projects to put forward and spoke in favor of putting the School project forward to the 2026 annual town meeting and election.

Dan Sheahan of Weston and Sampson reviewed in more detail the financing of the Somerset sewer extension project as discussed at the Board's December 10th meeting, with respect to necessary state loan approvals, using a presentation contained in the Board's agenda packet. Some discussion followed as to timing of state approvals, Town votes and a potential way to reduce the amount of a debt exclusion. Kent Nichols of Weston and Sampson reviewed how a prior sewer extension project ("Nantucket Harbor Shimmo – Plus") was funded. Discussion followed.

At 7:27 PM, Chair Hill left the meeting; she returned at 7:29 PM.

Mr. Fee said he would like to see some examples of financial impacts to property owners; and, more information about other environmental impacts that could occur because of additional development as a result of sewer connections, including build-out. Some discussion followed. Project Manager Kevin Manuel reviewed other impacts of not proceeding with the project, which involves dwellings at 77 Bartlett Road, recently acquired by the Town for a sewer pump station integral to the sewer project, which are connected to a failed septic system. Some discussion followed and it was generally agreed to explore further the possibility of replacing the failed septic system at the property so that the dwellings could be used for municipal housing. Ms. Mohr asked Nantucket Land and Water Council Director Emily Molden for her thoughts on postponing this project; and, its potential impacts as noted by Mr. Fee. Ms. Molden spoke in favor of proceeding with the project because of environmental importance and said a lot-by-lot analysis would be helpful to address Mr. Fee's issues. She said that if the project is postponed, she hopes it won't be longer than a year or so; and spoke in favor of the environmental benefits of the project. Mr. Lowell spoke on zoning in the Somerset Needs Area. Discussion proceeded with phasing the project. It was generally agreed to work on some additional information, including phasing and the septic system replacement cost analysis. Mr. Fee spoke on using AI to assist with the environmental analysis. Discussion followed about zoning in the area and whether there is potential for covenant homes. Mr. Turbitt reviewed tax impacts for the potential capital and debt exclusion projects. Parks and Recreation Manager Charlie Polachi reviewed a proposed project to renovate the roller hockey rink at Tom Nevers Park, as requested by Mr. Fee at the Board's December 10th meeting. Mr. Fee expressed some concern about this project. Mr. Polachi explained that this project is part of the Parks Master Plan.

3. Update on Tom Nevers Debris Removal Project Phase I. Ms. Gibson introduced the item and turned it to Department of Public Works (DPW) Director Andrew Patnode and Mr. Polachi who both reviewed the presentation as contained in the Board's agenda packet. Mr. Patnode thanked Mr. Polachi and Sustainability Program Manager Vince Murphy for their assistance with this project. Matt Peel asked if structures to be removed could be placed offshore to crate artificial reefs and fishing habitat. Mr. Patnode responded that would be unlikely. Some discussion followed.

At 8:27 PM, Mr. Mohr left the meeting; she returned at 8:29 PM.

4. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting. Ms. Gibson introduced the item and reviewed the list of potential articles, noting that items new since the last discussion are shown in bold text, and proceeded to review those. Ms. Snell and Deputy Planning Director Megan Trudel reviewed new and/or revised Planning articles, including zoning articles and the status of proposed amendments to the enabling legislation of the Nantucket Planning and Economic Development Commission. Real Estate Manager Tracy MacDonald explained several new and/or revised potential real estate articles.

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. Housing Director Kristie Ferrantella reviewed the request. Mr. Fee moved to authorize submission of the modified HPP as presented; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. Housing Office: Request for Approval of Nantucket Affordable Housing Trust Authorization of $550,000 to Continue "Lease to Locals" Program. Ms. Ferrantella reviewed the request. Ms. Mohr moved approval as presented; seconded by Mr. Fee; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Airport: Request for Increase to Airport Fuel Revolving Fund Spending Limit. Airport Manager Warren Smith reviewed the request. Mr. Fee moved approval as presented; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

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. Ms. MacDonald reviewed the grant of easement for Old South Road drainage. Mr. Fee moved approval as presented; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

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. Ms. MacDonald and Attorney Vicki Marsh of Town Counsel's office reviewed the amendment to the Memorandum of Understanding for Sheep Pond Road. Mr. Fee moved approval as presented; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

XII. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. There were no committee reports.

XIII. ADJOURNMENT

Ms. Mohr moved adjournment at 8:57 PM; seconded by Mr. Fee; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 7th day of January, 2026.

**SELECT BOARD**
**DECEMBER 17, 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 12/8/2025; Draft minutes of 12/10/2025; Draft minutes of 12/11/2025
VII. 3. Pending Contracts spreadsheet
VIII. 1. FY 2027 General Fund Budget presentation
VIII. 2. FY 2027 Capital Projects presentation - updated; Somerset Needs Area Sewer Extension Project presentation 12/17/2025; Somerset Needs Area Sewer Extension Project presentation 12/10/2025; 77 Bartlett Rd slides; Tom Nevers Hockey Rink Reconstruction slide
VIII. 3. Tom Nevers Debris Removal Phase I presentation
VIII. 4. Outline #6 for 2026 Annual Town Meeting Warrant; Planning/Zoning Concept Articles as of 12/14/2025; MGL Ch. 59, s. 5N - Reduction of Property Tax Obligation of Veterans in Exchange for Volunteer Services; Real Estate maps
IX. 1. AIS re: Housing Production Plan Modification request; Dec. 2025 Draft Certification Amendment Request Letter; 11/21/2025 Certification Request Letter; 12/2/2025 Letter from EOHLC Granting HPP Certification
IX. 2. AIS re: Lease to Locals program; Placemate's 12/2/2025 update to AHT re: Lease to Locals
IX. 3. Airport Fuel Revolver presentation
X. 1. AIS re: Richmond Drainage Easement; Grant of Easement; Sketch plan of easement area; Letter from Richmond re: 10/17/2018 Memorandum of Agreement; Letter from Pesce Engineering; Drainage plan; Select Board Acceptance of Easement
X. 2. AIS re: Sheep Pond Rd; Amendment to Memorandum of Understanding