

SELECT BOARD

Minutes of the meeting of January 7, 2026. 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.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson, participating remotely, reviewed some of the announcements and asked that Announcement #2 be moved to the end of Announcements because it is more of an update than an Announcement.

1. The Select Board Meeting is Being Audio and Video Recorded.

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.

Deputy Housing Director Dylan Metsch-Ampel reviewed the announcement.

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>. Mr. Metsch-Ampel reviewed the announcement, noting there is a typo and the Town will have Safe Harbor through December 10, 2027. He reviewed some statistics of Massachusetts communities with respect to meeting the state requirements. Mr. Fee commended the Housing Department for this important achievement.

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.

2. Legislative Updates with Nantucket Delegation: Senator Cyr and Representative Moakley. Ms. Gibson introduced the Nantucket delegation and noted a list of pending legislation in the Board's packet for which updates were requested. Representative Thomas Moakley and Senator Julian Cyr were present remotely. Senator Cyr commended the Town for its important work in the housing area; and, spoke on issues with the Steamship Authority as well as pending legislation regarding the Authority and said he was interested in

Nantucket feedback. Representative Moakley spoke on his first year in office and explained why the legislative process with respect to Home Rule Petitions can be lengthy. Senator Cyr spoke on the other pending legislative items on the list from the Board's packet, noting that all of them remain in process. He also explained a bill he and Representative Moakley jointly filed pertaining to "dark money". Ms. Mohr asked if the Steamship Authority term limits bill could be made a local option rather than forced by the legislature. Senator Cyr responded and said he would look into it. Mr. Fee commented that there are several factors to consider with respect to term limit requirements. Mr. Metsch-Ampel asked about the Town's transfer fee bill. Representative Moakley responded and said that he is actively working to advance it. Kristie Ferrantella asked about any state activity to increase access to childcare and affordability. Representative Moakley and Senator Cyr responded. Mr. Dixon asked about state legislation regarding PFAS regulation and other housing bills. Senator Cyr responded. Chair Hill thanked the legislators for their report.

6. Select Board Announcements/Comments. There were no announcements or comments.

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 17, 2025 meeting.

V. PUBLIC COMMENT

Clifford Williams spoke on the African Meeting House vandalism investigation of the investigation.

Mr. Williams spoke on affordable housing projects and what he said are "subsidies".

James Lewis said that he has spoken with Dr. Nicolle Trent who he said no longer represents the African Meeting House and asked for clarification as to her membership on the African Meeting House Investigation Procurement Work Group.

Campbell Sutton commented on open meeting law issues, with respect to physical quorums present.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1 – 4; seconded by Ms. Mohr; all in favor, so voted.

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. 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. Fee; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Housing Department: Review Potential Impacts of Proposed Board of Health Septic System Regulation Amendments on Affordable Housing. Mr. Metsch-Ampel reviewed the presentation as contained in the Board's agenda packet. Ms. Mohr spoke in support of maintaining a variance opportunity for year-round and affordable housing. Mr. Fee said he would like to see more analysis on the impacts and said that regardless of affordable or not, non-Innovative Alternative (IA) septic systems still cause pollution. He noted that Artificial Intelligence (AI) could be used for this. Some discussion followed. Dr. MacNab spoke in favor of the Board of Health regulations. Mr. Fee asked if possibly consideration might be able to be given for year-round occupied houses, for which septic systems are more effective than those seasonally used. Chief Environmental Officer John Heddon spoke on seasonal vs year-round septic systems in terms of effectiveness. Discussion followed. Health Director Roque Miramontes spoke on the need to protect the Island's water and the dangers caused by nitrates. Discussion continued with Board members, the public and staff. Chair Hill said she would support providing a letter pointing out these concerns. Dr. MacNab said he would prefer to see a letter first. Mr. Fee agreed. Chair Hill suggested putting review of a letter on the Select Board's January 14th meeting. Some discussion followed.

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. Solid Waste Manager Chris Lowe reviewed the request, as contained in the Board's agenda packet, noting that this has been brought to the Board due to a private waste operator no longer accepting leaf and yard waste at its own facility and seeking to dispose of large quantities of this material at the landfill. Mr. Lowe said that the material is questionable as to compliance with regulatory standards, as well as potential significant unbudgeted cost to the Town to accept and process the material. He indicated that adoption of the emergency regulation will provide the Town time to determine how best to deal with this issue. Mr. Fee moved adoption; seconded by Ms. Mohr; all in favor, so voted.

X. TOWN MANAGER'S REPORT

1. Review of Draft 2026 Annual Town Meeting and Election Warrant. Ms. Gibson reviewed the draft warrant. Attorney John Giorgio of Town Counsel's office reviewed the option of separating the annual town meeting warrant from the annual town election warrant with respect to ballot questions and information that will not be known until closer to Town Meeting. Discussion followed as to separating the warrants or not. Ms. Mohr said if the idea is to determine whether or not a second ballot vote for Our Island Home will be needed, she prefers to seek it regardless. Chair Hill, Mr. Fee and Dr. MacNab concurred. Discussion followed on draft articles for:

Debt exclusions for Our Island Home, School Athletic Field Improvements
Harbor Master Building Supplemental Appropriation
Noise Bylaw Amendment

Chair Hill left the meeting at 7:28 PM; she returned at 7:31 PM.

XI. SELECT BOARD REPORTS/COMMENT

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

Ms. Gibson explained that this is on the agenda in case the Board has any questions or wants to review and specifics of the proposed budget prior to next week's public hearing. There were no questions.

2. Committee Reports.

Ms. Mohr spoke on a meeting the Nantucket Planning & Economic Development Commission had recently about a citizen warrant article relating to NP&EDC enabling legislation amendments vs an NP&EDC proposal. She noted that another meeting is scheduled for next week. Mr. Fee said he also attended that meeting and said he felt "encouraged" by the conversation.

Dr. MacNab commented on the African Meeting House investigation of the investigation and said the investigator has started the work and has not requested any additional meetings with the Workgroup.

XII. ADJOURNMENT

Ms. Mohr moved adjournment at 7:39 PM; seconded by Mr. Fee; all in favor, so voted.

Approved the 14th day of January, 2026.

**SELECT BOARD
JANUARY 7, 2026 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- III. 2. Legislative Update talking points
- III. 3. Year-Round Deed Restriction Pilot Program announcement
- III. 4. Safe Harbor announcement
- VII. 1. Draft minutes of 12/17/2025
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. Gift summaries & recommended motion; Health & Human Services gift 1; Health & Human Services gift 2; Natural Resources gift; Our Island Home gift; Fire gift
- IX. 1. AIS re: Housing - Review of Board of Health septic regulation amendments; Housing Dept presentation; Chapter 288 Hummock Pond Watershed regulations – existing; Redline of Ch. 288 regulation amendments; Chapter 382 Wellhead Protection District regulations – existing; Redline of Ch. 382 regulation amendments; Hummock Pond Watershed map; Wellhead Protection Districts map; Map of Affordable Housing Trust & Town-owned residential property
- IX. 2. Emergency Solid Waste Regulation re: disposal of yard waste
- X. 1. Draft (as of 1/2/2026) 2026 Annual Town Meeting & Election Warrant; Memo from Town Counsel re: separating Annual Town Meeting & Annual Town Election Warrants
- XI. 1. FY 2027 General Fund Budget presentation