

SELECT BOARD

Minutes of the meeting of January 14, 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, with one reordering: Item IX-1 will be taken up after Item X-1.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the following announcements:

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

2. Town to Host Public Information Session on PFAS

The Town Will Host its Third Public Information Session to Share Science-Based Education on PFAS. The Session, "Findings from the Surface Water and Foam Sampling Project," Will be Held on Thursday, January 22, 2026 at 5:30 PM in the PSF Community Room, 4 Fairgrounds Road, Featuring Dr. Rebecca DeVries from Eastern Research Group, with Virtual Participation Available Via Zoom and YouTube. Ms. Gibson noted a correction that the information session will be remote only via Zoom.

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. Town Offices will be Closed on Monday, January 19, 2026 in Observance of Martin Luther King, Jr. Day.

5. 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 January 7, 2026 meeting.

V. PUBLIC COMMENT

Clifford Williams asked the Select Board to support a citizen warrant article he has sponsored for the 2026 annual town meeting.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1 – 2; seconded by Ms. Mohr; all in favor, so voted.

1. Approval of Minutes of January 7, 2026 at 5:30 PM; January 8, 2026 at 9:00 AM.

2. Approval of Treasury Warrants for January 14, 2026.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Nantucket Center for Elder Affairs (NCEA): Review of Proposed Expansion Plans for Saltmarsh Senior Center at 81-83 Washington Street. Real Estate Manager Tracy MacDonald introduced this item. NCEA President John Copenhaver reviewed the expansion proposal for the Saltmarsh Senior Center. Mr. Fee spoke in support of the project and asked that “in the future” that the NCEA work with the Town to install a rain garden on the property. Ms. Mohr moved approval as presented; seconded by Mr. Fee; all in favor, so voted.

2. Housing Department: Request for Review and Approval of Letter from Select Board to Board of Health Regarding Potential Impacts of Proposed Board of Health Septic System Regulation Amendments on Affordable Housing. Deputy Housing Director Dylan Metsch-Ampel reviewed the draft letter from the Select Board to the Board of Health regarding potential impacts of the proposed Board of Health septic system regulation amendments on affordable housing, as discussed at the Board’s January 7th meeting. Ms. Mohr expressed support for the letter and noted a letter received from the Planning Board today requesting a joint meeting of the Board of Health, Select Board and Planning Board on the proposed regulations and expressed support for that as well. Some discussion followed on the draft letter. Mr. Fee spoke on pictures he has received recently portraying more bedrooms in houses than septic systems have capacity, in nitrogen sensitive areas. Discussion followed on the content of the draft letter. Dr. MacNab expressed some concern about the letter but said he would support it. Some minor wording changes were discussed and generally agreed to by the Board. Mr. Fee moved approval with changes as discussed; seconded by Dr. MacNab. Chair Hill asked if the Board is agreeable with the joint meeting request. Mr. Fee said as long as facts are part of the meeting, he would be agreeable. On the motion: 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 as of 4:00 PM today. Mr. Fee asked about a debt exclusion warrant article for school athletic facility improvements, with respect to the description of a proposed synthetic turf field. School Superintendent Elizabeth Hallett addressed Mr. Fee’s comments. Some discussion followed as to language about the field and associated components being “PFAS-free”, as well as testing to ensure this. Town Counsel John Giorgio cautioned against getting “too technical” in the warrant article and that legal and testing requirements should be part of the construction contract, ultimately. Mr. Dixon noted the Board of Health will be holding a meeting on the proposal in early February. Planning Director Leslie Snell reviewed the proposed zoning articles as contained in the draft warrant. Discussion occurred on various articles. Attorney Vicki Marsh of Town Counsel’s office explained an article to amend the Declaration of Trust for the Affordable Housing Trust Fund. Ms. Gibson introduced Hazen and Sawyer (engineering consultants working for the Town on a stormwater bylaw) staff Sarah Bailey, Saya Hickey and Matthew Jones (all participating remotely) to review a proposed stormwater bylaw. Attorney Alex Weisheit of Town Counsel’s office was also present remotely and participated in the review. The Hazen team reviewed a presentation as to the purpose of the bylaw, what it allows for, that subsequent regulations will be needed and reviewed several items that require Select Board input, with corresponding recommendations. Mr. Weisheit noted

that the bylaw has been drafted using common municipal practices but there are policy areas that need determinations by the Board. Ms. Mohr noted that this is a totally new bylaw, will be a “surprise” to many and that numerous appeals should be expected at the outset of implementation. Ms. Hickey explained an outreach program that Hazen will assist the Town with. Mr. Dixon suggested that a sample appeal be provided so the Board can understand what it will entail. Discussion followed on the various policy items and the Board made determinations using guidance from the Hazen presentation. Meridith Moldenhauer of Sconset Beach Preservation Fund (SBPF) requested that the Board include an article on the warrant to authorize the Board to license the use of Town property for an erosion control project at Sconset Bluff, which was not acted upon at the 2025 annual town meeting. Sustainability Programs Manager Vincent Murphy spoke on the history of this warrant article since 2024. He noted various legal actions that have been filed in connection with the erosion control project. Discussion followed as to the potential timelines for the legal actions to be determined. Chair Hill said that if sand mitigation and actual placement of sand on the current project is resolved before Town Meeting, the article has a better chance of passing. She suggested including the article, potentially with that understanding. Mr. Fee expressed concern about the completion of a Memorandum of Understanding between the Town and SBPF that should also be completed between now and Town Meeting, noting that it is a complicated document and takes a lot of time. Mr. Dixon concurred with Mr. Fee and Chair Hill. Discussion followed about the timing. Mr. Murphy noted that while the MOU completion is within the control of the Town and SBPF, pending legal actions are not. Some discussion followed. Chair Hill suggested that the MOU be completed at least one month before Town Meeting. Discussion followed on what it will take to complete the MOU. Dr. MacNab expressed frustration with the project, the MOU and the lack of progress. Ms. Moldenhauer represented that SBPF is committed to dedicating time and effort toward completion of the MOU and is optimistic. Dr. MacNab noted that the “sand issue” is still not resolved. Ms. Mohr agreed and said that if the article is included, and if it has any chance of passing, it will require SBPF to not only participate in completion of the MOU but getting sand onto the project is also extremely important. Chair Hill said Board consensus is to include the article. Ms. Gibson reviewed other articles and noted that the Board will need to determine inclusion of debt exclusion articles. Ms. Mohr stated she supports inclusion of the Somerset Sewer extension project. Some discussion followed, with concern expressed about overwhelming the voters with numerous high cost projects. Dr. MacNab and Mr. Dixon spoke in favor of including the Somerset project. It was noted that the Board held a workshop on the sewer master plan, on January 12th which included a detailed discussion about this project. Board consensus was to include the Somerset project on the warrant. Ms. Gibson noted that while the Finance Committee Motions will ultimately contain the actual appropriations, there is a tax rate calculator active on the Town website. She said that the Finance Committee has started reviewing citizen warrant articles.

IX. PUBLIC HEARINGS

1. Public Hearing Regarding Proposed FY 2027 General Fund Budget. Chair Hill opened the hearing. Ms. Gibson recapped the most recent actions taken on the budget, with a Town Administration presentation on its recommendations to the Board on December 17, 2025 (tabled from December 10, 2025) with a Board follow-up on January 7, 2026. She said she plans to review the budget as endorsed by the Board, to the School Committee on January 20, 2026.

Ms. Gibson said that an Ad Hoc Budget Work Group meeting was held on January 12th at which the Nantucket Public Schools requested an increase to its budget for the Nantucket Community School of \$150,000 and the School operating budget of \$75,000. She noted the School was asked to review how it would address its budget if those increases were not approved. Dr. Hallett, Chief Financial Officer Martin Anguelov and Community School Director Alicia Graziadei reviewed the budget increase requests and the

scenarios if the additional funding is not approved. Discussion followed as to Board endorsement of the budget as presented by Town Administration on December 17th and to keep the discussion about the School's request active during the FinCom review process.

As there was no public comment, Dr. MacNab moved to close the hearing; seconded by Ms. Mohr; all in favor, so voted.

Ms. Mohr moved to accept and endorse the budget recommendations as presented; seconded by Mr. Fee; all in favor, so voted.

XI. SELECT BOARD REPORTS/COMMENT

1. Committee Reports.

Ms. Mohr said she is extremely happy to see construction on the Ticcoma Green housing project at 6 Fairgrounds Road start, after many years of planning.

XII. ADJOURNMENT

Mr. Fee moved adjournment at 7:55 PM; seconded by Ms. Mohr; all in favor, so voted.

Approved the 21st day of January, 2026.

**SELECT BOARD
JANUARY 14, 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:

- VII. 1. Draft minutes of 1/7/2026; draft minutes of 1/8/2026 Open Session
- VIII. 1. AIS re: Saltmarsh Senior Center proposed expansion; Saltmarsh Senior Center Expansion presentation; plans and elevations; photos of existing; Coastal Resilience Evaluation for 81/83 Washington St; Consent Agreement; Exhibit A - Lease between Town and Nantucket Center for Elder Affairs; Deed for 81/83 Washington St; Exhibit B - Proposed sketch design & elevations
- VIII. 2. AIS re: Draft letter from Select Board to Board of Health re: septic system regulation amendments; 1/7/2026 Housing presentation; draft letter from Select Board to Board of Health
- IX. 1. Public hearing notice re: FY 2027 General Fund Budget; FY 2027 General Fund Budget presentation; Nantucket Community School budget increase narrative
- X. 1. Draft 2026 Annual Town Meeting and Election Warrant as of 1/14/2026; Zoning Map Change - Surfside Rd & Miacomet Ave; Zoning Map Change - Arrowhead Dr & Hinsdale Rd; Zoning Map Change - Old South Rd, Forrest Ave, Rose Bud Ln, Hinsdale Rd; Zoning Map Change - Sun Island Rd; Zoning Map Change - Bartlett Farm Rd & Hummock Pond Rd; Zoning Map Change - Town & County Overlay - Bartlett Farm Rd & Hummock Pond Rd; Zoning Map Change - Jefferson Ave; Zoning Map Change - 3 Toombs Ct; Hazen & Sawyer presentation on Stormwater Bylaw & Regulations