

SELECT BOARD

Minutes of the meeting of January 21, 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 Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr. Dawn E. Hill participated remotely.

I. CALL TO ORDER

Vice Chair Fee called the meeting to order at 5:30 PM following the Pledge of Allegiance. He noted that while Chair Hill is participating remotely, he will be acting chair, and all votes will be taken by roll call.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

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, Featuring Dr. Rebecca DeVries from Eastern Research Group, by Remote Participation Only Via Zoom and YouTube.

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. Tom Nevers Debris Removal

A New Webpage is Available for the Tom Nevers Debris Removal Project, Where Interested Community Members Can Sign Up to Receive Regular Updates by Email: <https://nantucket-ma.civilspace.io/en/projects/tom-nevers-debris-removal>.

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>) There were no questions asked at the Board's January 14, 2026 meeting.

V. PUBLIC COMMENT

Campbell Sutton asked what a residency requirement is; and, asked how many boards/committees/commissions have one.

Ms. Sutton asked how the Town's "Safe Harbor" status relates to the Surfside Crossing 40B project.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Mohr moved approval of items VII 1 – 4; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

1. Approval of Minutes of January 12, 2026 at 4:30 PM; January 14, 2026 at 5:30 PM.

2. Approval of Payroll Warrants for January 18, 2026.

3. Approval of Treasury Warrants for January 21, 2026.

4. Approval of Pending Contracts for January 21, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Town Administration: Request for Housing License Lease Execution Delegation to Town Manager.

Housing Director Kristie Ferrantella reviewed the request to authorize the Town Manager to execute leases with property owners for municipal employee housing without requiring prior Select Board approval through the standard Pending Contracts process, provided that staff issues written notice to the Select Board in advance identifying the key lease terms (including location, term, rental amount, and intended employee housing use). She proposed that the Select Board would have three (3) business days from the date the notice is issued to submit an objection; if no objection is received within that period, the Town Manager would be authorized to execute the lease. Ms. Ferrantella added that this delegated authority would be limited solely to municipal employee housing leases and would not apply to other real estate transactions or Town contracts unless separately approved by the Select Board. Ms. Mohr moved approval as presented; seconded by Mr. Dixon; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

IX. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Housing Department. Ms. Ferrantella, Deputy Housing Director Dylan Metsch-Ampel and Rental Property Manager Rachel Field reviewed the presentation as contained in the Select Board's agenda packet. Ms. Mohr encouraged community property owners to help with year-round housing and to explore the incentives being offered, noting she believes awareness has increased and provided valuable opportunities. Ms. Sutton asked about the "lease to locals" program. Mr. Metsch-Ampel responded. Some discussion followed.

2. Discussion Regarding Nantucket Regional Transit Authority (NRTA) Garage and Use of Town-owned Property. Ms. Gibson introduced the matter, noting that the current NRTA Garage is located at 35 Bunker Road, on a site the NRTA leases from the Airport, through September 2028. She explained that the Airport has indicated that it does not plan to renew the lease. Ms. Gibson explained that the NRTA is a political subdivision of the Commonwealth of Massachusetts, not an agency of the Town of Nantucket and as such has somewhat different parameters for projects like this. NRTA Administrator Gary Roberts explained the

process that Massachusetts RTAs typically follow for locating new facilities. Ms. Gibson and Mr. Roberts reviewed the presentation contained in the Select Board's agenda packet. The two Town-owned sites evaluated were reviewed using the information in the packet. Ms. Hill asked what will happen with the facility the NRTA constructed at the end of the lease. Mr. Roberts explained that the State will most likely be involved in the disposition of the facility. Dr. MacNab asked about the Airport's planned use of the property. Discussion followed as to Airport restrictions imposed by the Federal Aviation Administration (FAA). Mr. Roberts reviewed discussions he had with Airport administration as to use of other property under the Airport's jurisdiction, which did not progress. Discussion followed as to the space the NRTA needs to operate and grow, potential shared services with the Town and other considerations for the Industry Road property. Matthew Peel asked about an Airport "tarmac" expansion he "heard about" in the past at the Shadbush Road site. Ms. Mohr stated there are no such plans.

Ms. Mohr moved to proceed with the Industry Road site and to authorize Town Administration to draft an Intermunicipal Agreement between the NRTA and the Town and to bring it back for final approval to both boards; seconded by Dr. MacNab; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

X. SELECT BOARD REPORTS/COMMENT

1. Review, Discussion and Select Board Adoption of May 4, 2026 Annual Town Meeting and Election Warrant. Ms. Gibson reviewed the final draft of the May 4, 2026 Warrant:

She reviewed language revisions to the School's proposed synthetic turf field article that have been coming forward over the last several days. Mr. Giorgio reviewed his current recommended language, which was shown on the screen. Jill Vieth questioned the need for the revised language. Mr. Giorgio responded and noted that due to the community discussion and concerns about PFAS, this language is recommended and more detailed specifics may be included in bid specifications, if the project is approved. Some discussion followed. Vice Chair Fee spoke in favor of the language. As the discussion proceeded on the other debt exclusion articles in the draft warrant, Vice Chair Fee asked the Board if it has concerns about the total amount of projects. Ms. Mohr said she does have concerns but believes the voters should be given the opportunity to vote on these. Ms. Hill agreed and said she does have concerns about the costs but agrees the voters should make the decision. Dr. MacNab concurred. Ms. Hill said at some point the Board should make a specific recommendation to the Finance Committee on funding the Somerset sewer project. The Board agreed to include all of the debt exclusion articles contained in the draft warrant. Vice Chair Fee asked if the Planning Board has voted on all of the zoning articles for inclusion on the warrant. Planning Director Leslie Snell responded and reviewed the Planning Board's article submittal process. Vice Chair Fee commented on the process and asked that more "vetting" be done in the future. Some discussion followed on the legalities of zoning articles. Ms. Hill spoke on the two articles related to the Nantucket Planning & Economic Development Commission (NPEDC) and said she hopes all of the sponsoring parties can come together and agree on one article for town meeting. Dr. MacNab agreed and said he thinks that at this point, the differences are insignificant. Ms. Mohr agreed with the concept of compromising and emerging with one article. Ms. Sutton spoke on the articles and said she thinks there is too much unfortunate "dying on hills" commentary with these articles. Vice Chair Fee said he supports a compromise.

Ms. Mohr moved to adopt the 2026 annual town meeting and annual town election warrant as modified through the discussion tonight; seconded by Ms. Hill; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. Committee Reports.

There were no reports. Ms. Hill said there may be a report(s) next week following the Massachusetts Municipal Association annual conference which several staff and Board members are attending this weekend.

XI. ADJOURNMENT

Ms. Mohr moved adjournment at 7:07 PM; seconded by Mr. Dixon; by roll call vote: Vice Chair Fee – Yes; Mr. Dixon – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 28th day of January, 2026.

**SELECT BOARD
JANUARY 21, 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 1/12/2026; draft minutes of 1/14/2026
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: Housing Leases
- IX. 1. Housing Department presentation
- IX. 2. NRTA Garage presentation
- X. 1. Draft 2026 Annual Town Meeting Warrant as of 1/21/2026