

SELECT BOARD

Minutes of the meeting of January 28, 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 and Dr. Malcolm MacNab. Brooke Mohr 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 Ms. Mohr is participating remotely and all votes will be taken by roll call.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Hill noted that there will be two additional announcements; that item IX – 2 (Affordable Housing Trust Quarterly Update) has been tabled to the Board's February 4th meeting; and there will be no Monthly Town Management Report (item XII - 1) due to the Town Manager attending the Massachusetts Municipal Association's Annual Meeting last week and dealing with Winter Storm Fern. The agenda was otherwise 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. The Community Claims Fund Launches on Monday, January 26, 2026 to Accept Claims. This Fund was Created as Part of the Blade Failure Settlement with GEV. Verus, LLC, the Administrator of the Fund, has Created a Dedicated Website with More Information and Instructions for How to File a Claim: www.NantucketBladeSettlement.com. Claims Must be Filed No Later than June 26, 2026. For Questions, Please Contact the Verus Support Team at NantucketBladeSettlement@Verusllc.com or 508-305-7225.

3. The 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

- Updated Deadline to Submit Questions is February 9, 2026 at 2:00 PM.

- Updated Deadline to Submit Applications is February 18, 2026 with Awards Announced on April 1, 2026

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

4. The Finance Committee is Holding a Public Hearing on Tuesday, February 3, 2026 at 4:00 PM Regarding 2026 Annual Town Meeting Warrant Articles; the Hearing will be Held in the Meeting Trailer, Room A, 131 Pleasant Street and by Remote Participation via Zoom. The Warrant is Available on the Town's Website at <https://www.nantucket-ma.gov/DocumentCenter/View/54053/2026-Annual-Town-Meeting-and-Election-Warrant-as-adopted-by-the-Select-Board-PDF>.

Ms. Gibson introduced new Steamship Authority (SSA) General Manager Alex Kryska and SSA Board of Governors Nantucket Member Robert F. Ranney. The Board welcomed Mr. Kryska.

Ms. Gibson introduced Deputy Fire Chief Tim Vamosi who gave a debrief on Winter Storm Fern, from last weekend. He reviewed storm statistics and other Town response information.

5. Select Board Announcements/Comments. Dr. MacNab gave a brief update on the investigation of the investigation of the African Meeting House vandalism, noting that a completion time remains unknown.

Ms. Mohr complimented the Warming Place for its efforts during last weekend's storm.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses>) Chair Hill reviewed responses to public comment questions asked at the Board's January 21, 2026 meeting.

V. PUBLIC COMMENT

Amy Eldridge asked about vacant Town property for future municipal buildings in the next 40 years.

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 Dr. MacNab; 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 January 21, 2026 at 5:30 PM.

2. Approval of Treasury Warrants for January 28, 2026.

VIII. JOINT MEETING WITH NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION (NP&EDC) NP&EDC Chair Abby DeMolina called its meeting to order at 5:44 PM.

1. Cape Cod Bridges Project: Presentation by Massachusetts Department of Transportation (MassDOT) on Addressing the Aging Sagamore and Bourne Bridges and the Surrounding Roadway Networks. Transportation Program Manager Mike Burns thanked Chamber of Commerce Director Peter Burke for helping coordinate this meeting. He introduced the matter and representatives from the bridges project: Luisa Paiewonsky, Executive Director of the Megaprojects Delivery Office at MassDOT and David Anderson, Lead Consultant of the Cape Cod Bridges Project of HNTB. Ms. Paiewonsky also thanked Mr. Burke. She noted the significance of the bridges to the Cape and Islands and reviewed the presentation as contained in the Board's agenda packet. Mr. Fee asked about the capacity of the new bridge(s). Ms. Paiewonsky responded, noting that the travel lanes will be wider for vehicles and pedestrians and bicyclists and therefore capacity will increase. Campbell Sutton asked about the approach roads. Ms. Paiewonsky explained the interchange plans which are intended to separate regional and local traffic more efficiently. There were no further questions. The Board thanked Ms. Paiewonsky for the presentation.

2. NP&EDC: Request for Select Board to Authorize the Chair to Send Letter of Support for Steamship Authority's Nantucket Ferry Terminal Feasibility Study Better Utilizing Investments to Leverage Development (BUILD) Grant Application. Mr. Burns reviewed the request for the Select Board to send a letter of support for the Steamship Authority's grant application. He briefly explained the items the grant would cover. He noted the letter will be signed by the Chairs of the Select Board, NP&EDC and the Coastal

Resilience Advisory Committee. Mr. Fee moved approval; seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted. The NPEDC also approved the letter, unanimously. The NPEDC adjourned its meeting at 6:11 PM.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Harbor and Shellfish Advisory Board (HSAB): Request to Increase the Bay Scallop Bushel Limit for Commercial Scallopers from Five (5) Bushels to Six (6) Bushels for the Remainder of the 2025 – 2026 Commercial Bay Scallop Season. HSAB Chair Andrew Lowell reviewed the request and thanked the Board for its consideration. Chair Hill asked if the request should possibly be increased by an additional bushel. Shellfish and Aquatic Resource Manager Tara Riley suggested that additional discussion with commercial shellfishermen and HSAB occur before any further increases are approved. Mr. Fee moved approval of the request, effective February 2nd; seconded by Mr. Dixon. Ms. Mohr suggested that Ms. Riley be given the authority to approve an additional bushel (to 7) as conditions warrant. Some discussion followed. Mr. Lowell spoke in favor of the additional authority as suggested by Ms. Mohr. Mr. Lowell spoke on a dredge weight issue that came up last fall during a public hearing on shellfish regulation changes and said he believes the issue is resolved. The motion was unanimously amended to approve the bushel limit increase to six, with the authority to increase the bushel limit to seven if warranted by Ms. Riley; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted. Mr. Fee said that depending on conditions, he would support a six bushel limit, at the start of next season.

2. Affordable Housing Trust Quarterly Update. This matter was tabled to February 4, 2026.

3. Nantucket Preservation Trust: Request for Approval of Historic Preservation Restriction to be Held by Nantucket Preservation Trust, Inc. for Property Located at 4 Old North Wharf. Operations Administrator Erika Mooney reviewed the request, noting the Historic Preservation Restriction (HPR) has been reviewed by Town Counsel whose report is in the Board's packet. Mr. Fee moved to approve the HPR for 4 Old North Wharf and find it as being in the public interest; 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 MATTERS

1. Request for Approval and Execution of Assent to Complaint to Recognize 2015 Order of Taking of Portions of Douglas Way and Approve Registration of Subdivision Plan of Lot 2 as Shown on Land Court Plan No. 39852-B into Lots 3 and 4 on Pending Land Court Plan No. 39852-C for 28 Swift Rock Road. Real Estate Manager Tracy MacDonald reviewed the request. Mr. Fee moved approval; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking by Eminent Domain of the Fee Interest of 114 Orange Street for Drainage and General Municipal Purposes and for Purposes of Conveyance, Said Parcels Shown as Lots 1, 2 and 3 on Plan Entitled "Plan of Land, Nantucket, Mass., Prepared for Town of Nantucket," Dated November 2, 2024, Prepared by Blackwell & Associates, Inc. and Recorded at Nantucket County Registry of Deeds as Plan No. 2025-30, as Authorized by MGL Chapter 40, §14 and Chapter 79, as Amended, and Vote on Article 99 of 2021 Annual Town Meeting. Chair Hill opened the public hearing. Ms. MacDonald reviewed the taking. Mr. Fee questioned the damage award amount. Ms. MacDonald responded. Ms. Campbell asked if a map could be included in the packet in the future. Ms. Mooney displayed the map on screen.

Mr. Fee moved to close the public hearing; 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.

Mr. Fee moved approval; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Attorney Vicki Marsh of Town Counsel's office recommended an additional vote for the award of damages in the amount of \$64,563.20. So moved by Mr. Dixon; 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.

XII. TOWN MANAGER'S REPORT

1. Monthly Town Management Report. This matter was not taken up.

XIII. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. Chair Hill noted a potential new grant funding source she was advised of earlier today by Senator Cyr for Our Island Home.

Chair Hill asked the Board if it wanted to proceed with a joint meeting with Board of Health and NP&EDC.

Chair Hill reviewed the Massachusetts Municipal Association annual conference last weekend which several officials including three Board members attended. She noted a recurring theme related to treating each other with dignity and respect even when there are disagreements. Ms. Mohr concurred and added that she is grateful for the strong and positive dynamic between the Board and Town Administration, which is lacking in some other towns.

Mr. Dixon said he could relay the message to the Board of Health about the joint meeting noted by Chair Hill.

XIV. ADJOURNMENT

Mr. Fee moved adjournment at 6:35 PM; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 4th day of February, 2026.

**SELECT BOARD
JANUARY 28, 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. Community Claims Fund legal notice
- VII. 1. Draft minutes of 1/21/2026
- VIII. 1. Cape Cod Bridges Project presentation
- VIII. 2. Email from Transportation Program Manager re: Nantucket SSA Terminal Study; Draft support letter for SSA 2026 BUILD Grant Program application
- IX. 1. Letter from Harbor & Shellfish Advisory Board re: Bay scallop bushel increase
- IX. 2. AIS re: Affordable Housing Trust (AHT) quarterly update; AHT presentation
- IX. 3. AIS re: Historic Preservation Restriction (HRP) for 4 Old North Wharf; Town Counsel letter; Final HPR for 4 Old North Wharf
- X. 1. AIS re: Douglas Way Assent; Assent to Complaint for Approval of Plan; Proposed Land Court Plan No. 39852-C; 28 Swift Rock Rd Certificate of Title; Land Court Petition; Order of Taking of Portions of Douglas Way; Plan No. 2015-12
- XI. 1. AIS re: Taking of 114 Orange St; Public hearing notice; Order of Taking by Eminent Domain of 114 Orange St; Plan No. 2025-30; Article 99 of 2021 Annual Town Meeting