



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2026 FEB 13 PM 12:28
NANTUCKET TOWN CLERK
Posting Number: T 135

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, FEBRUARY 18, 2026 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**Signature of Chair or
Authorized Person** | ERIKA MOONEY

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YOU TUBE LINK FOR VIEWING ONLY:

https://youtube.com/live/JJ32I_jyEVM

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_SgrWF6PpQwKo37MPa-93-g

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. 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. **Town of Nantucket Branding & Style Guide**
The Communications Office is Developing a Branding and Visual Style Guide to Create a Clear, Consistent Look for Town Communications. Residents Have the Next Two Weeks to Complete the Survey, which Closes on **February 28**. Your Input Will Directly Inform How the Town Presents Information Across its Website, Publications, and Public

Materials. Share Your Feedback Here:

<https://townofnantucket.typeform.com/to/PSaTUjLj>.

4. No Select Board Meeting on Wednesday, February 25, 2026 (School Vacation Week); Next Meeting to be Held on Wednesday, March 4, 2026.

5. Select Board Announcements/Comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS
(see <https://nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses>)

V. PUBLIC COMMENT*

VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of February 9, 2026; February 11, 2026 at 5:30 PM.
2. Approval of Payroll Warrants for February 15, 2026.
3. Approval of Treasury Warrants for February 11, 2026.
4. Approval of Pending Contracts for February 18, 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. Capital Program Committee: Review of FY 2027 Capital Program Committee Report.
2. Housing Department: Request for Supplemental Letter of Support from Select Board to Internal Revenue Service Regarding Nantucket Land Trust's 501(c)(3) Tax Exempt Status.
3. Assessor: Request to Rename "Plover Lane" off South Shore Road to "Plover Way".
4. Natural Resources Department: Request to Schedule Public Hearing to Consider Removing the Existing Time of Year Restrictions (November 1st to May 1st) for Head of the Harbor - Coskata to Allow for Year-Round Utilization.

IX. REAL ESTATE MATTERS

1. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Parcel B, Nobadeer Avenue as Shown on Plan of Land Entitled "Plan to Acquire Land for General Municipal Purposes, Nobadeer Avenue in Nantucket, MA," Dated January 30, 2017, Prepared by Michael Connolly & Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2017-12, Pursuant to Vote on Article 77 of 2010 Annual Town Meeting.

X. TOWN MANAGER'S REPORT

XI. SELECT BOARD REPORTS/COMMENT

1. Select Board Strategic Plan Update.

2. Update on the Investigation of the Investigation of African Meeting House Vandalism.
3. Committee Reports.

XII. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of Schwartz Family Properties Trust, Gerald Schwartz, and Heather Reisman of Historic District Commission Approval of Certificate of Appropriateness No. HDC2025-08-13048 with Conditions to Install Fencing, Gates and Cattle Grates at 11, 13, 17 and 21 Nonantum Avenue, Map 87, Parcels 110, 139, 58 and 156.
2. Public Hearing to Consider the Appeal of ACK Smart Energy of Historic District Commission Approval of Certificate of Appropriateness No. HDC2025-08-13115 with Conditions to Install Solar Panels at 65 Polpis Road, Map 43, Parcel 13.

XIII. ADJOURNMENT

****Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.***

*****New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.***

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
February 18, 2026

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grants						
Grant Agreement	Public Works	Massachusetts Executive Office for Economic Development	(\$4,000,000)	MassWorks Infrastructure Grant to support the Surfside Project	N/A	Feb 18, 2026 - Jun 30, 2027
Grant Agreement	Culture & Tourism	Massachusetts Cultural Council	(\$15,000)	Cultural District Investment Grant	N/A	Sep 25, 2025 - Jul 17, 2026
Leases/Licenses						
License Agreement	Real Estate	Nantucket Islands Land Bank	N/A	Renewal of license agreement for Hoicks Hollow Rd for public parking, maintenance of signage & fencing for "Coast to Coast Trail"	N/A	Jan 31, 2026 - Jan 30, 2031
Professional Services & Purchase Agreements						
Professional Services Agreement	Health & Human Services	Commonwealth of Massachusetts Division of Standards	\$25,745	For performance of weights & measures testing & inspections	HHS Budget	Jan 1, 2026 - Dec 31, 2026
Professional Services Agreement	Natural Resources	Arcadis, US, Inc.	\$10,000	Coastal Resilience Plan recommendation prioritization & implementation update	Article 10 ATM 2023	Feb 18, 2026 - Feb 17, 2027
Professional Services Agreement	Natural Resources	Arcadis, US, Inc.	\$2,214,309	Design & permitting for Easy Street Flood Mitigation Project	Article 10 ATM 2025	Feb 18, 2026 - Feb 17, 2029
Professional Services Agreement	Our Island Home	Relias, LLC	\$6,313.64	To ensure Department of Public Health education compliance regulation for all nursing home staff	OIH Budget	Mar 1, 2026 - Feb 28, 2027
Professional Services Agreement	Our Island Home	Fusion Medical Staffing	\$400,000	Renewal for traveling nurses to fill vacancies at OIH	OIH Budget	Mar 1, 2026 - Feb 28, 2027

Professional Services Agreement	Planning & Land Use Services	Easton Architects, LLP	\$39,500	Historic preservation consultant to provide services to complete surveys of approximately 110 historic properties	MHC Grant PLUS Budget	Feb 13, 2026 - Sep 30, 2026
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Town of Nantucket
Public Comment Policy
Adopted by Select Board
February 12, 2025

A. Purpose:

This Policy is adopted to facilitate orderly and efficient public comment periods at meetings of Town public bodies. It will protect the ability of the residents of Nantucket, and other persons, to provide feedback or information to pertinent public bodies regarding matters of public interest, Town initiatives, operations, services, and programs. To allow speakers a fair opportunity to address a public body, and to ensure the public body may accomplish its stated business in an efficient manner, these guidelines seek to ensure compliance with the Open Meeting Law and meet other legal and constitutional obligations. Meetings of public bodies in the Town of Nantucket should be places to engage in orderly and peaceable discourse.

B. Authority:

Principles of free speech and freedom to petition the government, fundamental rights protected by the United States and Massachusetts Constitutions, prohibit public bodies from preventing all speech that may be upsetting or offensive. As such, this Policy establishes reasonable time, place, and manner restrictions sufficient to facilitate orderly and peaceable public comment periods at meetings of elected and appointed public bodies of the Town.

C. Legal Standards:

Meetings of public bodies are subject to the requirements of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Open Meeting Law empowers the chair of a public body to preside at and regulate the proceedings of meetings. Pursuant to G.L. c. 30A, § 20(g), no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. Any person wishing to speak at an open meeting must first be recognized by the chair. All questions raised and all comments made by a duly-recognized speaker must be directed to the chair of the public body alone, not to individual members of the public body, staff, or the public. The chair is authorized to maintain order, and, although a rare occurrence, has authority, after appropriate

warnings are ignored, to take action up to and including removal of a person who is disrupting a meeting.

D. Application:

To secure the rights of the public to participate in public comment periods in the Town of Nantucket in a manner consistent with law, and, to thereby protect the Town and members of elected and appointed bodies from civil rights claims, this policy shall apply to all public bodies in the Town of Nantucket.

E. Procedures:

1. All agendas of multiple-member bodies in the Town of Nantucket shall include a period for Public Comment, subject to the limitations set forth in paragraph 3. Where to place Public Comment on the agenda is at the discretion of the chair. If public comment is invited during a separate agenda item, this Policy shall govern.
2. While statements made during a Public Comment period are not required to address an agenda item for that particular meeting, such comments must relate to a matter within the public body's jurisdiction. Public comments on matters outside the public body's jurisdiction may be ruled out of order by the chair. To avoid due process issues, a person seeking to provide comments on a matter appearing on the same agenda will be asked to defer until the specific agenda item is reached.
3. Each speaker will be allowed to speak once for up to 3 minutes. The chair will curtail verbal comments exceeding the allotted time.
4. A recognized speaker may not cede or assign their time to another unless such an assignment is required as reasonable accommodation for such person because of a disability. All speakers who may need an accommodation are strongly encouraged to contact Town staff or the chair of the public body at least 48 hours prior to the meeting. That said, to facilitate an efficient public comment period, groups that have multiple speakers with the same viewpoint may consider consolidating their comments or designating one person to speak on their individual behalf's.

F. Disruptive Conduct/Unprotected Speech:

Disruptive conduct and engaging in other unprotected speech, including but not limited to the following, may be grounds for the chair of a public body to curtail speech and take other action as appropriate:

1. Speaking without being recognized;
2. Continuing to speak after the chair has curtailed additional verbal comment;
3. Interrupting a recognized speaker;
4. Speaking about matters not within the jurisdiction of the public body;
5. Engaging in conversations while another person is speaking;

6. Making true threats of violence directed toward a particular individual; and
7. Making comments inciting imminent lawlessness.

G. Public Body Response:

1. A public comment period is a listening session, and the public body is there to listen. The public body, in fact, should not respond to matters raised at the meeting unless they are on the agenda for the same meeting.
2. Matters raised during public comment periods are not required to, and are unlikely to, be addressed or resolved by the public body at the same meeting. Such matters may be appropriately deferred to a noticed-agenda item at a future meeting due to Open Meeting Law considerations.
3. At the sole discretion of the chair of the public body, matters raised during public comment may or may not appear on a future agenda or be referred to the Town Administrator for appropriate action, if any.
4. A public body cannot demand that persons attending meetings or participating in public comment be civil to one another. Nevertheless, the Town, or the members of the public, and those that appear before them are encouraged to make any/or all residents of the Town feel welcome, including listening to them speak, and acknowledging that speakers may have a different viewpoints.

Disclaimer: A Public Comment period is not a time for debate or response to comments by the public body. Comments made during the Public Comment period do not reflect the views or the positions of the public body. Because of constitutional free speech principles, the public body does not have the authority to prevent all speech that may be upsetting and/or offensive during the public portion of the meeting.

H. Enforcement:

Concerns about Public Comment Periods may be brought to the attention of the Town Manager, who will discuss the concerns with the chair of the public body, and take appropriate action. Failure to comply with this Policy may be deemed a violation of the Town's Code of Conduct, and grounds for the removal of an appointed official.