

SELECT BOARD

Minutes of the meeting of March 4, 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 was not present.

I. CALL TO ORDER

Vice Chair Fee called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Vice Chair Fee noted there will be one extra announcement. The agenda was otherwise accepted as presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements as noted:

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

2. Update on Winter Storm Hernando. Ms. Gibson thanked a number of staff and other officials for their assistance during the event which occurred last week, including Public Safety, Emergency Management, DPW, Information Technology, Sewer, Town Administration and Communications staff, as well as officials from National Grid, Comcast, Verizon, Senator Cyr and Representative Moakley, Steamship Authority, Red Cross representative Barry Rector, Nourish Nantucket, Nantucket Chamber of Commerce and 97.7. Ms. Gibson introduced Fire Chief/Emergency Management Director Michael Cranson who reviewed the specifics of the storm as well as the damage assessment protocol. Department of Public Works Director Andrew Patnode reviewed storm clean-up efforts, noted that it is "pothole season" and described the process and timing to address those. Mr. Patnode added that fee waivers for brush drop-off by residents will be in place until the end of March. Mr. Fee spoke on a tree which fell across the road in front of his house on Cliff Road and the prompt response by DPW. Senator Julian Cyr spoke on his role during and after the storm to help connect the Town with National Grid and other agency officials. He commended the Town for its response.

3. The Housing Department and Barrett Planning Group are Hosting the First Community-Wide Housing Workshop for the Nantucket Housing Production Plan (HPP) and are Seeking your Participation. Please Join Us on Tuesday, March 10, 2026 at the Nantucket Inn, 1 Miller Lane, from 4:00 – 5:30 PM. Housing Director Kristie Ferrantella reviewed the announcement.

Ms. Ferrantella also announced that the Nantucket Affordable Housing Trust is accepting nominations for the 2026 Dr. Howard Dickler Citizen Award, which honors a community member who demonstrates exceptional voluntary leadership and advocacy in support of affordable housing on Nantucket. Nominations may be submitted to Housing@nantucket-ma.gov through April 10, 2026. Learn more at: <https://nantucket-ma.gov/3621/Dr-Howard-Dickler-Citizen-Award>.

4. Select Board Announcements/Comments.

Ms. Mohr commended the Housing Office on its application for and receipt of a \$175,000 state grant for several housing initiatives. Ms. Mohr spoke on the development of design of community housing that the Affordable Housing Trust has worked on, with respect to sustainable features, specifically solar.

Transportation Program Manager Mike Burns stated that the Town has a survey out on proposed pedestrian improvements on Pleasant Street, encouraged the public to complete it and displayed the QR code on the screen. Campbell Sutton asked if the survey will be included on the Daybreak Nantucket newsletter. Mr. Fee responded affirmatively.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses>) Vice Chair Fee reviewed responses to public comments made at the Board's February 18, 2026 meeting.

V. PUBLIC COMMENT

Robert Bates asked if Town Administration would look into discussions with the utilities to bury wires in remote areas of the Island.

Mr. Bates said he is representing 3 Commercial Street and spoke on a storm drain that caused the property to flood during the storm.

Burton Balkind, read a statement from the Nantucket Coastal Conservancy relating to the Sconset Bluff geotube project, including a proposed expansion of the project and the thousands of truck trips needed to bring sand to the site and the associated disruption and impact to roads and other infrastructure. Mr. Balkind's statement exceeded the 3-minute limit.

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 Mr. Dixon; so voted 4 – 0.

1. Approval of Minutes of February 18, 2026 at 5:30 PM.

2. Approval of Payroll Warrants for March 1, 2026.

3. Approval of Treasury Warrants for February 25, 2026; March 4, 2026.

4. Approval of Pending Contracts for March 4, 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: Fire Department. Mr. Dixon read the donor list, and amount of the gifts/donations and purposes as noted in the Select Board agenda packet and moved to accept the gifts for their designated purposes, with thanks to the donors; seconded by Dr. MacNab; so voted 4 – 0.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Siasconset Civic Association: Request for Sconset Bluff Walk Restrictions. Karel Greenberg, President of the Sconset Civic Association (SCA) reviewed some of the activities the SCA provides and/or participates in, for the Sconset community. Lynn Filipski, past president of the SCA, spoke on the SCA's preservation efforts and interest in preservation of Sconset features. Ms. Filipski spoke on the history of the

Bluff Walk and the impact of its attraction to visitors and others. Ms. Greenberg proceeded to review the proposal, as contained in the Board's packet. She noted that the word "Ranger" in the proposal should be replaced with the word "Docent" and explained further the intent of such a position. She asked that the Town and SCA work together to solve the problems that overuse of the Bluff Walk is causing in Sconset. Ms. Mohr questioned Town liability if non-Town employees are "managing" the Bluff Walk. Ms. Gibson responded. Mr. Fee spoke on a 2010 report on the Bluff Walk which contains similar recommendations. He said he feels the Town needs to do "something". Ms. Gibson noted the Town Administration comments reflect what is believed the Town can realistically do. Ms. Mohr complimented the SCA on its proposal and said she is in favor of moving toward some of the items and supporting the intent of the public access restrictions. Dr. MacNab asked what the Board could do, now. Mr. Fee suggested the Board review each proposal:

Restriction of hours to 8:30 AM – 5:30 PM in July and August. Ms. Gibson said the sign could certainly be modified but that specific enforcement is not realistic, or legal without specific legislative authority. Some discussion followed. Campbell Sutton commented that she believes those hours are too restrictive in July and August. Ms. Sutton added that she thinks some of the property owners along the Bluff Walk have cut down vegetation that is holding the Bluff in place. Ms. Mohr suggested 8:30 AM – 7:30 PM. Amy Eldridge spoke in favor of those hours and spoke in favor of the SCA's efforts.

Rain Harbison spoke against the docent proposal and in favor of no restrictions and expressed concern about precedent. D. Anne Atherton spoke on the 2010 report referenced earlier by Mr. Fee and asked the Board to review and re-assess the recommendations contained in that report. John Shea spoke in support of the SCA's proposals; and, spoke on the popularity of the Bluff Walk and its negative impact on Sconset. Robert Burke concurred with Mr. Shea. Julie Ruddick Meade of the Sconset Trust explained the docent proposal, noting it would be for informational purposes and the docent would not be there all day. Matt Peel expressed support for the proposal. He suggested a donation box be installed on the Walk. He asked if Community Service Officers could stroll through Walk during the summer. Hayley Nelson stated that social media makes the entire Island stressed yet is also part of the tourism economy. Ms. Mohr noted that elements of the Bluff Walk's popularity are outside the Town's control and to the extent that some of the proposals can be implemented without much trouble, she supports those. After some discussion, Ms. Mohr moved approval to change the signs to reflect the hours of 8:30 AM – 7:30 PM in July and August; authorize the SCA to engage the proposed docent, as a pilot program; and narrow the opening of the Bluff Walk, but no turnstile; and, no other proposals adopted; seconded by Dr. MacNab with the understanding that depending on feedback about the docent program, the pilot could end; so voted 4 – 0. After some discussion, it was also agreed that the referenced 2010 report be reposted to the Town website and to revise the description of the Bluff Walk on the website to reflect sensitivity with public use of the Bluff Walk.

Mr. Dixon said he would like to see a final "docent" job description before the pilot program is launched. This was generally agreed to by the Board.

2. Affordable Housing Trust: Request for Budget Authorization of Year-Round Rental Preservation Program. Ms. Ferrantella explained the request using the presentation as found in the Select Board's agenda packet. Mr. Fee asked how this program will be funded, long-term if successful. Ms. Ferrantella responded. D. Anne Atherton asked where the funding is coming from. Ms. Ferrantella said it is coming from the \$6 million override approved by town meeting for housing. Ms. Atherton asked if priority could be given for public sector employees. Ms. Ferrantella said she would follow up on that. Ms. Mohr moved approval as presented; seconded by Mr. Dixon; so voted 4 – 0.

X. REAL ESTATE MATTERS

1. Request for Approval and Execution by Town Counsel of Assent to Amended Complaint to Recognize 2010 Order of Taking of Portions of (Mount) Vernon Street and Waverly Street and Approve Registration of Plan of Parcels T, U and W as Shown on Unrecorded Plan Entitled "Plan of Land Being a Subdivision of Land Shown on Land Court Plan 43353-A, Waverly Street & Vernon Street, Nantucket, Massachusetts," Prepared by Site Design Engineering, LLC, Dated December 1, 2022 and Identified as Exhibit F in Complaint for 64 and 68 Nobadeer Avenue. Real Estate Manager Tracy MacDonald reviewed the matter. Ms. Mohr moved approval as presented; seconded by Mr. Dixon; so voted 4 – 0.

XI. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Health and Human Services Department. Ms. Gibson introduced the item and a brief video of the Health and Human Services Department was shown, from the Town's "Government 101" video series. Health and Human Services Director Roque Miramontes, with assistance from Chief Environmental Health Officer John Hedden, Health and Human Services Deputy Director Jerico Mele and Environmental Contaminant Administrator Andrew Shapero, reviewed the presentation as contained in the Select Board's agenda packet. Ms. Mohr asked questions about the wastewater testing in which high levels of cocaine were found. Mr. Miramontes explained and noted when the testing was performed and other information. Some discussion followed. Dr. MacNab questioned the Community Needs Assessment that Mr. Mele highlighted. Mr. Mele responded. Some discussion followed. Dr. MacNab asked about Nantucket vaccination rates. Mr. Miramontes responded.

XII. SELECT BOARD REPORTS/COMMENT

1. Update on the Investigation of the Investigation of African Meeting House Vandalism. Dr. MacNab said he is trying to get a timeline from the investigator. Mr. Fee asked if Dr. MacNab is conveying this information to the work group. Dr. MacNab said he is not because the Board's mandate was not for that to happen. Some discussion followed. Dr. MacNab said it is important for the investigator not to be influenced by anyone from Nantucket. Ms. Mohr said that these public updates can be easily viewed by the work group.

2. Committee Reports.

Ms. Mohr said that the Finance Committee has essentially approved a "compromise" motion on Nantucket Planning and Economic Development Commission articles, pending minor "clean up" edits. Dr. MacNab complimented everyone involved in reaching this point. Mr. Dixon concurred, noting it took a lot of effort.

Mr. Fee commented that while he was not present, he watched the Board's February 18th meeting as it related to deer and deer fencing during an HDC appeal. He said it is a "tragedy of the commons". He acknowledged he is not sure how to handle it but it is a serious issue.

XIII. ADJOURNMENT

Ms. Mohr moved adjournment at 7:50 PM; seconded by Mr. Dixon; so voted 4 – 0.

Approved the 11th day of March, 2026.

**SELECT BOARD
MARCH 4, 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 2/18/2026
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. Gift Summary & Recommended Motion; Fire gift
- IX. 1. AIS re: Sconset Bluff Walk; Proposed Management Plan; Sconset Bluff Walk Ranger Job Description; Proposed Bluff Walk turnstile; Current Bluff Walk signage; Email from Roads & Right of Way Committee Chair; Sconset Civic Association 1985 letter; 1930 article from Inquirer & Mirror re: Sconset Bluff Walk; Report of the Sconset Foot Path Public Access Committee – November 2010; letter from Judith Welch Wegner – December 2018 with associated appendix
- IX. 2. AIS re: Affordable Housing Trust request; Rental Preservation Program Guidelines; Rental Preservation Program presentation
- X. 1. AIS re: Assent; Assent to Complaint; Plan of Land for Parcels T, U, W; GIS map; Land Bank Amended Complaint; 2010 Order of Taking; Plan No. 2010-53
- XI. 1. Health & Human Services Report presentation