Town of Nantucket
Capital Program Committee
January 15, 2026

Attending Members:	Jill Vieth, Chair, Howard Matz, Vice Chair, Peter Kaizer, Dawn Hill, Caroline Baltzer, Liza Hatton
Staff:	Susan Carmel, Deputy Finance Director, Libby Gibson, Town Manager, Rick Sears, Deputy Town Manager, Brian Turbitt, Finance Director, Bob Eisenstein, OIH Administrator, Andrew Patnode, DPW Director
Absent	

The 1/15/26 Capital Program Committee discussed the long-term history and current status of the our island home project at Sherburne Commons. The project, initially proposed in 2017, faced voter rejection in 2025 but was reintroduced with a smaller footprint and cost. The estimated closure cost is $3.2 million, and the project is expected to be completed by 2026. The board decided to proceed, considering the project's long-term benefits and potential cost savings. The meeting also covered other capital projects, including road improvements, sidewalk repairs, and the Surfside project, with a focus on efficient resource allocation and potential reappropriation of funds.

Introduction and Meeting Setup

- Motion to approve the agenda made by Peter Kaizer and seconded by Liza Hatton\
- Roll call vote: Peter aye, Liza aye, Howard aye, Caroline aye, Jill aye
- Motion passed unanimously.
- Jill opens the meeting for public comment.
- The meeting includes the town manager, Select Board member Tom Dixon, and Peter Schaefer for the minutes.

Project Background and History

- Libby Gibson provides an overview of the Our Island Home project, which has a history dating back to 2007.
- The project involves the acquisition of property adjacent to Sherburne Commons for a new skilled nursing facility.
- The project was not approved by voters in 2018, leading to the decision to build a new facility at the current site on East Creek Road.
- Between 2019 and 2021, architects and stakeholders were engaged for analysis, leading to the decision to build a new facility at Sherburne Commons.

Project Approval and Public Feedback

- The 2022 annual town meeting approved the design and associated funds of $8.5 million.
- The project was put on the warrant with the condition that if it did not pass in 2026, it would likely be closed.
- A community survey was conducted, showing 60% support for the project, but it was not a representative sample.
- The board decided to proceed with the project, considering the long-term needs and competing projects.

Cost and Funding Analysis

- Rick Sears discussed the closure cost analysis, estimated at $3.2 million, and the need for an independent firm to create a pro forma.
- The pro forma will include detailed cost estimates for the first five years and a higher-level estimate for years six through ten.
- The board is considering the impact of the project on the town's budget and the potential need for additional funding.
- The pro forma will help the board understand the financial implications and make an informed decision.

Project Prioritization and Competing Projects

- The board discussed the importance of the island home project in the context of other capital projects, such as town employee housing and repairs at Loran Barracks.
- The board is considering the long-term impact of the project on the town's budget and the need to prioritize projects.
- The board is also considering the potential impact of the Surfside project and the availability of federal funds to offset costs.
- The board is discussing the need to balance the island home project with other competing projects and the overall budget constraints.

Final Decision and Next Steps

- The board decided to put the project on the warrant with the condition that if it did not pass in 2026, it would likely be closed.
- The board will review the pro forma and other financial data to make an informed decision.
- The board will consider the long-term impact of the project on the town's budget and the need to prioritize other projects.
- The board will hold a discussion about the project at the next meeting on January 30 to finalize the decision.

Additional Comments and Questions

- Howard Matz raised concerns about the survey's representativeness and the need for a more objective sample.
- Christy Kickham suggested using the previous year's project as a basis for scoring the new project.
- The board discussed the need to consider the long-term impact of the project on the town's budget and the need to prioritize other projects.
- The board decided to proceed with the project, considering the long-term needs and the overall budget constraints.

DPW Transportation

- DPW Director Drew Patnode reviewed current and future use of sidewalk, cobblestone, multi-use path, and roadway paving funds
- Approximately $1M in sidewalk work and $2M in paving are planned for spring/summer 2026 using existing balances.
- He noted that brick and curbing unit costs have increased roughly 30% over the last two years (with an assumed additional ~10% annual escalation), reducing the purchasing power of each appropriation.
- To expand capacity, he is considering rebidding the annual roadworks contract in separate categories so a second contractor could perform sidewalk and cobblestone work while Victor focuses on paving.
- An engineering firm has scanned all ~35 miles of multi-use paths and designed an island-wide maintenance program (fog seal, crack sealing, and spot reconstruction), which DPW plans to bid in late spring for fall mobilization.
- Roughly $2.2M in paving funds will be used this spring on targeted segments of Polpis Road, Cliff Road, Crooked Lane, and York Street, coordinated with required paving on Lovers Lane and Monohansett.
- Patnode also explained that about $6.4M was reappropriated from recurring DPW capital to the Lovers Lane/Surfside project, which subsequently received a $4M MassWorks grant and includes a $1.8M contingency;
- As the project is completed, an estimated $4–6M may be reappropriated back into these DPW programs in FY28–29, potentially reducing the need for new borrowing in those years.
- Motion to adjourn the meeting was made by Dawn Hill and seconded by Howard Matz
- Roll Call vote: Dawn aye, Howard aye, Peter aye, Caroline aye, Christy aye, Jill aye
- Motion passed unanimously.