

SELECT BOARD

Minutes of the Meeting of April 7, 2026. The hybrid meeting took place in person in Room A at the Meeting Trailer at 131 Pleasant Street; and, via remote participation using Zoom Webinar. Members of the Board present were Dawn E. Hill, Tom Dixon and Matt Fee. Brooke Mohr arrived later in the meeting as noted. Dr. Malcolm MacNab was absent.

Also present in person were Town Manager C. Elizabeth Gibson, Operations Administrator Erika Mooney, Housing Director Kristie Ferrantella, Deputy Housing Director Dylan Metsch-Ampel, Rental Property Manager Rachel Field, Real Estate Manager Tracy MacDonald, and Finance Committee member Peter Schaeffer.

Present remotely were Project Manager Kevin Manuel and Deputy Town Manager Gregg Tivnan.

I. CALL TO ORDER

Chair Hill called the meeting to order at 4:03 PM.

II. MUNICIPAL HOUSING STRATEGIC PLAN WORKSHOP

Ms. Ferrantella introduced the workshop topics and reviewed the presentation as contained in the Board's agenda packet. A brief discussion arose as to the cost per bed, for rental housing with Mr. Fee stating that the "going rate" is currently \$1,000 per month per bed.

Ms. Mohr joined the meeting in person at 4:08 PM.

Ms. Ferrantella continued with review of the presentation.

Airport Manager Warren Smith joined the meeting in person at 4:13 PM.

Chair Hill asked about the potential sale of Affordable Housing Trust properties to qualified community members and spoke in favor of a program for ownership vs rental, for employment longevity purposes. Discussion followed. Mr. Fee spoke in favor of focusing on municipal employee housing for municipal functionality reasons, for now. Ms. Ferrantella spoke on the applicability of funding sources for municipal vs community housing. Mr. Fee commented on parking restrictions for municipal housing in areas where parking is at a premium.

Deputy Town Manager Rick Sears joined the meeting remotely at 4:40 PM.

Review of the presentation continued. Chair Hill expressed concern over fairness and allocation of housing units with respect to rental rates. Discussion followed on different scenarios with hybrid employees, year-round employees, whether the housing is taxed and the fact that depending on where the employee lives (i.e., out of state) the tax requirements and other required benefits can differ.

Joe Wright, Finance Committee member, asked when bids are due for the Waitt Drive municipal employee housing proposal that is on the 2026 annual town meeting warrant. Ms. Ferrantella responded, April 23rd. Mr. Fee spoke about building a facility with "efficiency" apartments for hybrid employees. Discussion followed as to use of the new seasonal dorm on Waitt Drive for this purpose. Mr. Sears spoke on the financial considerations (pros and cons) of the Town building its own housing, rather than renting. He said direction from the Board on this would be helpful. Ms. Mohr said that unless the Town owns its own

housing, price, management and other controls are extremely challenging, volatile and difficult. She acknowledged that voter approval is also challenging. Discussion followed. Mr. Dixon expressed support for the plan as presented and agreed with Ms. Mohr that “controlling our destiny” with housing is important, stating that he does not see an alternative. Mr. Fee spoke in favor of the plan and said a way should be found to build “affordably”. Discussion followed. Mr. Fee spoke about the need to make Town-owned housing “a nice place to live” and to restrict numbers of vehicles. Discussion followed as to trade-offs between adding parking, reducing parking, housing density, traffic impacts, the need to increase public transportation, incentives to encourage less vehicles, as well as the changing housing market conditions on the Island. Ms. Ferrantella urged the Board to speak favorably at Town Meeting on the Waitt Drive project. Ms. Mohr agreed and said it would be powerful if each Board member spoke. Discussion followed. Mr. Wright expressed his opinion that if an appropriation for a new Our Island Home which will serve few people were not on the warrant, the Waitt Drive proposal would have a better chance. Discussion continued as to ways in which to address housing issues, generally. Ms. Mohr moved to adopt the Municipal Housing Strategic Plan as presented; seconded by Mr. Fee; so voted 4-0. The Board complimented the Housing staff on the work it has done on this Plan. Mr. Fee spoke on the need to prioritize the Waitt Drive project as the Board’s “number one priority”.

III. ADJOURNMENT

Mr. Fee moved to adjourn at 5:38 PM; seconded by Mr. Dixon; so voted 4-0.

Approved the 15th day of April 2026.

**SELECT BOARD
APRIL 7, 2026 – 4:00 PM
MEETING TRAILER, ROOM A, 131 PLEASANT STREET
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- II. Municipal Housing presentation; Draft Town Strategic Plan for Critical Municipal Employee Housing