

COUNTY COMMISSIONERS

Minutes of the meeting of December 17, 2025. 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 Commission present were Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Ms. Mohr. Dawn E. Hill participated remotely.

I. CALL TO ORDER

Chair Dixon called the meeting to order at 8:57 PM following a meeting of the Select Board. He noted that Dr. MacNab is participating remotely, and all votes will be by roll call.

II. ANNOUNCEMENTS

1. The County Commission Meeting is Being Audio and Video Recorded.

III. PUBLIC COMMENT

There was no public comment.

IV. NEW BUSINESS

There was no new business.

V. APPROVAL OF MINUTES AND WARRANTS

Ms. Mohr moved approval of items V. 1-2; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr - Yes; so voted.

1. Approval of Minutes of November 19, 2025 at 5:30 PM.

2. Approval of Payroll and Treasury Warrants for December, 2025.

VI. OFFICIAL BUSINESS

1. Review and Adoption of FY 2027 County Budget. Mr. Fee moved approval of the FY 2027 County budget as recommended; seconded by Ms. Hill; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr - Yes; so voted.

2. Request for Approval and Execution of Assignment and Acceptance of Road Improvements on Old South Road by Richmond Great Point Development, LLC, Pursuant to Memorandum of Agreement Between Richmond Great Point Development, LLC and County of Nantucket for Old South Road Roadway Improvement Project Dated October 17, 2018. Real Estate Manager Tracy MacDonald reviewed the acceptance of Old South Road roadway improvements from Richmond Great Point Development. Ms. Mohr moved approval as presented; seconded by Ms. Hill; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr - Yes; so voted.

3. Request for Approval and Execution of Amendment to Memorandum of Understanding for Sheep Pond Road Alternative Access between Sheep Pond Homeowners, Nantucket Conservation Foundation, Town of Nantucket and County of Nantucket. Ms. MacDonald reviewed the amendment to the Memorandum of Understanding for Sheep Pond Road. Ms. Mohr moved approval as presented; seconded by Mr. Fee; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr - Yes; so voted.

4. Request for Approval and Execution of Amendment to Betterment Assessment Statement for Permanent Roadway Easement off Sheep Pond Road, Shown as "Proposed 30' Wide Roadway Easement 57,862± square feet," on Plan Entitled "Roadway Easement Exhibit Plan, Sheep Pond Road in Nantucket, Massachusetts," Dated May 9, 2025. Ms. MacDonald and Attorney Vicki Marsh of Town Counsel's office reviewed the amendment to the Betterment Assessment Statement for Sheep Pond Road. Mr. Fee moved approval as presented; seconded by Ms. Mohr; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr - Yes; so voted.

5. Presentation of Request by Center Place Homeowners Association for Easement Taking by Eminent Domain for Layout of Egan Lane and Corresponding Review of Agreed Restrictions with Right of Enforcement and Proposed Memorandum of Understanding between Nantucket County and Center Place Homeowners Association. Ms. MacDonald introduced this item and turned it over to Attorney Jessie Brescher, representing the Center Place Homeowners Association. Ms. Brescher reviewed the concept of a County easement taking to turn Egan Lane into a legal roadway, wherein the owners would ultimately convey the fee interest in each of the "roadway affected lots" to the homeowners association in exchange for a zoning change from Residential Commercial-2 (RC-2) to Commercial Trade, Entrepreneurship and Craft (CTEC) which conforms with the area and agreeing to restrictions regarding addition dwellings and accessory dwellings. Mr. Fee expressed support for the concept. Some discussion followed. Ms. Brescher explained that actual formal approval will follow if the Commission is agreeable. No objections were expressed.

VII. COMMISSIONERS REPORTS/COMMENTS

There were no reports or comments.

VIII. ADJOURNMENT

Ms. Mohr moved adjournment at 9:16 PM; seconded by Ms. Hill; by roll call vote: Chair Dixon – Yes; Mr. Fee – Yes; Ms. Hill – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 29th day of April 2026.

**COUNTY COMMISSIONERS
DECEMBER 17, 2025 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- V. 1. Draft minutes of 11/19/2025
- VI. 1. FY 2027 County Budget
- VI. 2. AIS re: Old South Rd Improvements; Assignment & Acceptance of Road Improvements; Letter from Richmond re: 10/17/2018 Memorandum of Agreement; Letter from Pesce Engineering; Old South Road As-Builts plans
- VI. 3 & 4. AIS re: Sheep Pond Rd
- VI. 3. Amendment to Memorandum of Understanding
- VI. 4. Amendment to Betterment Assessment Statement; Roadway Easement Plan
- VI. 5. AIS re: Egan Ln Taking concept; Color coded plan; Acquisition plan; Original Subdivision Plan 16514-23; Sewer/Water Concept; Waiver of Damages; Draft Memorandum of Understanding; Draft Grant of Right of Enforcement of Restrictions; Updated Chart of Owners