SELECT BOARD

Minutes of the meeting of May 13, 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 Dawn E. Hill, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr. Thomas Dixon participated remotely.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:55 PM following a meeting of the Nantucket Regional Transit Authority Advisory Board. She noted that Mr. Dixon is participating remotely, therefore all votes will be taken by roll call.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Hill noted that there is one extra announcement item and one New Business item. The agenda was otherwise accepted as presented.

III. ANNOUNCEMENTS

Deputy Town Manager Rick Sears and Operations Administrator Erika Mooney reviewed the announcements as noted:

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

2. Announce Applications Received for Planning Board Vacancy; Appointment to be Made by Select Board/Planning Board at May 20, 2026 Select Board Meeting. Ms. Mooney announced the three applicants for the Planning Board vacant seat: Liza Hatton, Clay Evans and Campbell Sutton.

3. Announce Applications Received (per Select Board Committee Appointment Policy) for 2026 Annual Appointments: Agricultural Commission, Airport Commission, Board of Health, Cannabis Advisory Committee, Capital Program Committee, Cemetery Commission, Coastal Resiliency Advisory Committee, Conservation Commission, Human Services Contract Review Committee, Council for Human Services, Council on Aging, Cultural Council, Finance Committee, Historic District Commission Associate, Nantucket Affordable Housing Trust, Nantucket Historical Commission, Planning Board Alternate, Real Estate Assessment Committee, Scholarship Committee, Sign Advisory Council, Tree Advisory Committee, Zoning Board of Appeals, Zoning Board of Appeals Alternate. Appointments to be Made June 10, 2026. Ms. Mooney read the list of applicants as included in the Board's agenda packet.

4. 2026 Annual Town Election Scheduled for Tuesday, May 19, 2026 from 7:00 AM to 8:00 PM at Nantucket High School, 10 Surfside Road.

5. Valet Parking Service at National Grid Candle Street Lot Suspended for Summer 2026 Due to Ongoing Construction Work at Site.

Manager of Strategic Projects Chuck Larson gave an update on a stormwater drainage infrastructure replacement project on Washington Street, noting that installation of the drainage pipes is complete as well as the final tie-in. He noted it is a challenging project. Tonight, the crew will be grading the road while beginning to demobilize equipment. He said the hope is to pave the trenches next week during the day, using alternating traffic lanes, and complete line painting.

6. Select Board Announcements/Comments. Ms. Mohr noted that it is National Police Week and reviewed awards given out by the Police Chief just prior to this meeting to several officers for various achievements. She expressed appreciation for the police officers.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses) Chair Hill reviewed the response to a public comment from the April 29, 2026 meeting.

V. PUBLIC COMMENT
Amy Eldridge spoke on various articles taken up at the 2026 Annual Town Meeting.

Burton Balkind thanked everyone involved in organizing the Town Meeting; spoke on Article 73 of the 2026 Annual Town Meeting and thanked Dr. MacNab and Mr. Dixon for their service on the Board.

Chris Tolman spoke on several issues including flagger training for dispatchers, and an issue with Town housing.

Chris Reynolds referenced a grievance he and other dispatchers have filed and spoke on the termination of another dispatcher.

Patrick Considine spoke on his recent termination as well as a grievance he has filed and a complaint with the Massachusetts Commission Against Discrimination.

Campbell Sutton commented favorably on a compost product produced by Waste Options. She also spoke on the 2026 Annual Town Meeting.

Holly Backus asked if the Town could "fill in the gap" with the Memorial Day Parade, which is not being held by veterans' groups this year.

VI. NEW BUSINESS
Ms. Mooney reviewed a request from KOBO for a waiver of the Town Noise Bylaw that came in just before the meeting and which is time sensitive. She explained that National Grid (NGrid) and Verizon installed a new utility pole on South Beach Street at Whalers Lane last week and due to some issues with the switching transformer the area will need to be deenergized in order to fix the problem and they prefer to do the work at night to avoid cutting power to area businesses during the day. KOBO is the contractor doing the work. Ms. Mooney recommended a waiver from 8:00 PM through 5:00 AM and noted that the work won't be done at a time that will impact area restaurants. She added that the date is not yet known but it will be very soon.

Ms. Mohr moved approval; seconded by Mr. Fee. Mr. Fee asked about the area that will be affected. Ms. Mooney said she can get those specifics when fully known. Ms. Mohr with Mr. Fee's assent modified her motion to approve the work to be done when affected businesses are closed. By roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Ms. Mooney noted that the draft minutes from April 27, 2026 at 11:00 AM and April 30, 2026 at 2:00 PM are not yet ready for approval.

Mr. Fee moved approval of items VII 1 – 4 with the exception of the minutes from April 27, 2026 at 11:00 AM and April 30, 2026 at 2:00 PM; seconded by Dr. MacNab; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

1. Approval of Minutes of April 27, 2026 at 11:00 AM; April 29, 2026 at 5:30 PM; April 30, 2026 at 2:00 PM; April 30, 2026 at 3:15 PM.

2. Approval of Payroll Warrants for May 10, 2026.

3. Approval of Treasury Warrants for May 6, 2026; May 13, 2026.

4. Approval of Pending Contracts for May 13, 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. Affordable Housing Trust Quarterly Update. Deputy Housing Director Dylan Metsch-Ampel reviewed the presentation as contained in the Select Board's agenda packet. Mr. Fee asked for specifics about the cost of the attainable housing at 158 Madaket Road and the responsibilities of the various parties involved. Mr. Metsch-Ampel explained that there is a memorandum of agreement between the Affordable Housing Trust (AHT) and the Land Bank which outlines responsibilities; and, the project has not gone out to bid for the on-site work yet.

2. Housing Department:
a) Request for Approval of Waivers of Sewer Connection Fees and Sewer Capacity Fees for Eight Rental Units Restricted to 80% Area Median Income (AMI) or Less for "The New Downtown" Located at 20-26 Sparks Avenue. Mr. Metsch-Ampel reviewed the request. Mr. Fee moved to waive the sewer connection fees and sewer capacity fees for the eight units restricted to 80% AMI or less in accordance with the Board's sewer fee waiver policy; seconded by Ms. Mohr. Ms. Mohr suggested the creation of a fund for these sorts of waivers with affordable housing funds. Mr. Fee spoke on this as well. By roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

b) Request for Acceptance of Affordable Housing Restriction from Habitat for Humanity Nantucket, Inc. for 20 Nancy Ann Lane. Mr. Metsch-Ampel reviewed the request. Ms. Mohr moved to accept the affordable housing restriction as presented; seconded by Mr. Fee; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Follow-up on April 29, 2026 Dangerous Dog Hearing to Receive Report from Animal Behavioral Specialist; Possible Final Action on Dangerous Dog Order. Dr. Teri Bright, animal behavioral specialist (Ph.D, BCBA-D, CAAB) was present online. Attorney Brian Riley of Town Counsel's office (participating remotely) advised that anyone with new testimony on this matter, be sworn in. Chair Hill swore in Dr. Bright. Dr. Bright reviewed and elaborated on her findings, assessment and recommendations for the dog in question, "Pedro". She said that her conclusions essentially are that she does not find him to be dangerous to people, his behavior can be trained alternatively, he should be muzzled when around small, domesticated animals and kept on a leash at all times when off the owner's premises. She added that the owner's behavior also needs to change. Some discussion followed as to the duration of a training regimen and circumstances as to when Pedro should be muzzled. Melanie Kotalac, the dog's owner, asked if the

dog could be designated as not dangerous per the testimony of Dr. Bright. Some discussion followed. Mr. Riley recommended that the "dangerous" designation be kept in place for now, pending the training outcome. Discussion followed as to muzzling of dogs. Ms. Mohr asked about the process to redesignate the dog from "dangerous". Mr. Riley recommended that a new hearing be scheduled for such a discussion, possibly in conjunction with a progress report from Dr. Bright. Chair Hill requested a written copy of Dr. Bright's report. Some discussion followed as to Pedro being professionally cared for if Ms. Kotalac needs to board him. Mr. Fee moved to require a copy of the written report from Dr. Bright; that the existing conditions and status of the dog as "dangerous", be kept in place per the temporary order issued to Ms. Kotalac; that Ms. Kotalac follow the recommended training program as outlined by Dr. Bright and that Dr. Bright return to a Board meeting with a training progress report four months from today, with Ms. Kotalac to request the new hearing if so desired, to change the "dangerous" designation; seconded by Mr. Dixon; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

<u>4. Public Works/Transportation: Request for Designation of No Parking on Either Side of Lovers Lane, Okorwaw Avenue and Monohansett Road.</u> Public Works Director Drew Patnode reviewed the request using a map displayed on screen. Ms. Mohr moved approval; seconded by Mr. Fee; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted. Discussion followed about vehicles parking on newly loamed roadsides.

<u>5. Nantucket Planning and Economic Development Commission: Request for Letter of Support for Safe Street and Roads for All Grant (SS4A) Application.</u> Transportation Program Manager Mike Burns reviewed the request and spoke about what grant funds would be used for. Mr. Fee moved to send a letter of support and authorize the Chair to sign; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

<u>IX. TOWN MANAGER'S REPORT</u>

At 7:56 PJM, Chair Hill and Dr. MacNab left the meeting. Dr. MacNab returned at 7:57 PM. Chair Hill returned at 7:58 PM/.

<u>1. Demonstration of the Town's OpenGov Cartegraph© Computerized Maintenance Management System (CMMS) Software.</u> Ms. Gibson introduced the item and also introduced Mr. Larson. Mr. Larson acknowledged the other members of the team working to implement this software, including Sewer Director David Gray, Administrator Lora Kobatti and Stormwater Manager Charles Johnson, are present. Mr. Larson reviewed the presentation as contained in the Board's packet. Christine Hermann, Cathy Bedard and Osagie Doyle of the Sewer Department (remote) provided a software demonstration. The Board thanked Mr. Larson for the informative presentation.

<u>X. SELECT BOARD REPORTS/COMMENT</u>
<u>1. Discussion Regarding Traffic Safety Staff Work Group Policy on Removal of Public Parking Spaces for New Private Driveway Curb Cuts (Continued from December 3, 2025; April 15, 2026).</u> Discussion followed about the already limited number of public parking spaces which become even more limited when removed. Ms. Mohr suggested that compelling reasons be put forward if a parking spot(s) are going to be removed because of a private curb cut. She said perhaps the Board needs to tighten its policy when considering the elimination of public parking spots for private purposes. Discussion followed as to using certain considerations when these requests come before the Board. Ms. Mohr wondered if parking permit eligibility could be restricted if a property has a driveway. Some discussion followed on the types of considerations

that could be utilized in a review of curb cuts; and, whether a “tighter” policy could result in incentivizing people not to use cars. Discussion continued. The Board agreed to discuss the matter further at a future meeting.

2. Appointment of Interim Select Board Representative to Board of Health. Ms. Mohr and Mr. Fee both volunteered to be an interim representative to the Board of Health. Ms. Mohr nominated Mr. Fee; seconded by Dr. MacNab; by roll call consensus he was temporarily appointed: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Update on the Investigation of the Investigation of African Meeting House Vandalism. Dr. MacNab said that the investigator visited the Island, today and visited the African Meeting House grounds. He said the report has been drafted and is under peer review. He said that some State Police information has been obtained but not all and the investigator is hoping to obtain all of it. Ms. Mohr expressed thanks to Dr. MacNab to handling this matter on behalf of the Board.

4. Committee Reports.
Ms. Mohr reported out on a session she attended that took place at the African Meeting House that was facilitated and which focused on allowing people to talk about the impact of the vandalism that took place there in 2018.

XI. ADJOURNMENT
Mr. Fee moved adjournment at 9:09 PM; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 20th day of May, 2026.

SELECT BOARD
MAY 13, 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:

III. 2. Planning Board membership & applicant list; letters of interest from Liza Hatton. Clay Evans & Campbell Sutton; Procedure to fill a Planning Board vacancy (elected seat); MGL Ch. 41, s. 81A; Planning Board Vacancy Appointment Timeline
III. 3. Current committee membership & applicant list; committee applications; 2026 Annual Committee Appointments Timeline
VII. 1. Draft minutes of 4/29/2026 at 5:30 PM; draft minutes of 4/30/2026 at 3:15 PM
VII. 4. Pending Contracts spreadsheet; AIS re: Jetties concession lease
VIII. 1. AIS re: Affordable Housing Trust quarterly report; AHT Quarterly Report
VIII. 2a. AIS re: Sewer waiver for "New Downtown"; Poseidon Development waiver request; Sewer Fee Waiver policy; Sewer Fee Waiver history
VIII. 2b. AIS re: Habitat for Humanity re: 20 Nancy Ann Ln; Affordable Housing Restriction; Select Board Acceptance
VIII. 3. AIS re: follow-up to dangerous dog hearing; Temporary Order for dog Pedro; 4/29/2026 SB minutes re: dangerous dog hearing; Dangerous/Nuisance Dog Hearing Guidelines; KP Law Nuisance & Dangerous Dogs card; KP Law Local Regulation of Nuisance & Dangerous Dogs
VIII. 4. AIS re: No Parking on Lovers Ln, Okorwaw Ave, Monohansett Rd; Parking restrictions map
VIII. 5. AIS re: request for letter of support for grant; Draft letter of support; Speed reduction markings diagram
IX. 1. Open Gov software presentation
X. 1. Select Board minutes for discussion of removal of public parking spaces