

SELECT BOARD

Minutes of the meeting of June 10, 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 Robert DeCosta, Matt Fee, Brooke Mohr and Jill Vieth. Dawn E. Hill joined the meeting later as noted.

I. CALL TO ORDER

Vice Chair Mohr called the meeting to order at 5:48 PM following a meeting of the Nantucket Regional Transit Authority Advisory Board.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Vice Chair Mohr noted that committee appointments (item VIII - 1) is being moved to later in the meeting to allow for a full board to be present, and that item VIII – 2 has been tabled to the June 24th meeting. She noted that items III – 3 and 4 will be swapped and there will be one additional 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. Juneteenth (Friday, June 19, 2026) Celebrations.

The Department of Culture and Tourism with the Museum of African American History, Boston & Nantucket, the Nantucket Historical Association, and Nantucket Island Chamber of Commerce is Hosting Juneteenth on Saturday, June 20 from 10:00 AM to 3:00 PM at the African Meeting House, 27 and 29 York Street. Department of Culture and Tourism Director Shantaw Bloise-Murphy reviewed the activities being offered and noted these are posted on the Town website.

4. Nantucket Under Level 2 Drought Condition

Mandatory Water Restrictions are in Place and Fines will be Charged for Non-Compliance. See <https://www.nantucket-ma.gov/1897/Water> for More Information. Water Department Director Mark Willett reviewed the current drought level and provided an overview of the state-mandated restrictions associated with a level 2 drought. He also reviewed rainfall over the last two years. He recommends that the Fourth of July water contest not be held this year as a result of the drought.

3. Update on July 4th Celebration Events (Impact of Drought Conditions). Ms. Bloise-Murphy provided an overview of the event schedule noting replacement events for the water contest. She also noted events highlighting the 250th anniversary of American independence. Mr. DeCosta said he is very disappointed with the cancellation of the water contest and urged that a way be found to hold it, even in a reduced manner. Ms. Vieth asked how much water is needed for the water fight. Mr. Willett said he is willing to find “middle ground” and offered to meet with the Fire Chief to determine a lesser event. Discussion followed on other events, the drought, and what to allow or not allow.

Mr. Fee asked why private wells are not subject to the drought restrictions. Mr. Willett explained the difference between restrictions of public and private water supplies. He noted that local Boards of Health could regulate private well irrigation.

5. Request for Public Comments on Vineyard Wind Debris Response Summary

The Town of Nantucket Invites the Public to Review Vineyard Wind's Debris/Infrastructure Failure Incident Response Plan Summary and Submit Comments or Questions by June 15. More Information at <https://nantucket-ma.gov/3809/DebrisInfrastructure-Failure-Incident-Re>.

6. No Select Board Meeting on Wednesday, June 17, 2026 (Summer Schedule); Next Meeting on Wednesday, June 24, 2026.

7. Town Offices Closed Friday, June 19, 2026 in Observation of Juneteenth.

Ms. Gibson noted that the Town has received an advisory notice from the Alcoholic Beverages Control Commission (ABCC) regarding the Local Licensing Authority's (LLA) (Select Board) option to temporarily allow its on-premises licensees to sell alcoholic beverages for one additional hour not to exceed 3:00 AM as well as the ability for on-premises licensees located within public alcoholic beverages consumption areas determined by the LLA to sell alcoholic beverages for off-premises consumption. She said this will be reviewed and discussed by the Board at its June 15th 11:00 AM meeting and that any eligible licensees who may want to seek approval under the temporary provisions should contact the Licensing Administrator as soon as possible.

8. Select Board Announcements/Comments.

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 Mohr reviewed responses from public comment questions posed at the June 3, 2026 meeting.

V. PUBLIC COMMENT

Campbell Sutton commented that it would be better if there were two microphones for public comment instead of one.

Raymond DeCosta asked that the Nantucket Regional Transit Authority run a shuttle from the school to the Town this summer, given the non-availability of the valet parking lot.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. DeCosta moved approval of items VII 1 – 3; seconded by Mr. Fee; so voted 4-0.

1. Approval of Minutes of April 27, 2026 at 11:00 AM; June 3, 2026, at 5:30 PM; June 4, 2026, at 9:00 AM.

2. Approval of Payroll Warrants for June 7, 2026.

3. Approval of Treasury Warrants for June 10, 2026.

4. Approval of Pending Contracts for June 10, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson requested tabling the NCTV contract.

Mr. Fee moved approval of the Pending Contracts, except for NCTV; seconded by Mr. DeCosta; so voted 4-0.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

2. Affordable Housing Trust Fund: Request for Amendment of Declaration of Trust for Affordable Housing Trust Fund to Increase the Limit of Area Median Income (AMI) to 250% Pursuant to Vote on Article 66 of 2026 Annual Town Meeting. This matter was tabled to the Board's June 24th meeting.

3. Coastal Resilience Advisory Committee: Quarterly Report. Coastal Resilience Coordinator Leah Hill reviewed the presentation as contained in the Board's agenda packet. Ms. Vieth asked about the data that is driving the sea level rise projections. Ms. Hill explained, using a slide from the presentation. Some discussion followed as to coastal resiliency projects in the Town's Capital Improvement Plan, costs, sequencing and public outreach. Ms. Vieth requested additional Board discussion about the data, projections and project timing at a future meeting. Mr. DeCosta commented on sea level rise projections and expressed doubt over the timing and the scope of projects proposed.

Chair Hill joined the meeting at 6:50 PM.

Mr. DeCosta agreed that the data needs further review. Ms. Vieth asked about the funding for coastal resiliency projects. Ms. Hill explained, using a slide from the presentation. Mr. DeCosta asked about the erosion study at the Surfside wastewater treatment facility beds. Ms. Hill responded and reviewed the scope of an ongoing evaluation to relocate the beds further inland. Mr. Fee spoke on other potential options. Rick Atherton urged the Town to explore the possibility of an outfall pipe. Mary Longacre clarified the scope of a plan to "elevate" Easy Street. Ms. Hill reviewed the scope of the proposed elevation, noting that it will not start from "zero". Some discussion followed. Mr. Fee and Ms. Hill spoke on the public outreach efforts that have occurred and are on-going.

IX. TOWN MANAGER'S REPORT

1. Health Director: Review of Short-Term Rental Data. Ms. Gibson introduced the item and noted that Short-term Rental Community Liaison Lauri Elliott is present in-person and turned the matter to Health Director Roque Miramontes, participating remotely, to review the presentation as contained in the Board's agenda packet. Ms. Vieth asked if there is information on the usage of each rental. Mr. Miramontes said that information could be retrieved, but it is not on hand currently. Mr. DeCosta questioned the reference to a "shift" from "traditional" home rental to "investor" ownership. Ms. Vieth concurred. Penny Dey commented on the way the data is presented and reviewed numbers from prior years. She suggested that details on usage would be more helpful. Chair Hill concurred. Mr. Miramontes agreed additional data of that nature can be collected. Rebek Duhaime commended the Town for hiring Ms. Elliot and getting the registration program underway. She added that enforcement actions have also been encouraging.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. 2026 Annual Board, Committee, Commission Appointments - as Set Forth on the Spreadsheet Identified as Exhibit 2, Which Exhibit is Incorporated Herein by Reference. Operations Administrator Erika Mooney reviewed the appointment process and reviewed a list of the non-contested boards, committees and commissions. She noted that David Gray withdrew his name from consideration for the Historic District Commission Associate seat, so that seat is now uncontested. The Board was in agreement with the appointment procedure as described. Mr. Fee moved approval by acclamation of the uncontested seats, as follows:

Agricultural Commission – Kelly Steffen and Benjamin Reppert
Airport Commission – Anthony G. Bouscaren and F. Scott Wilson
Cannabis Advisory Committee – Joseph W. Plandowski (2029 seat)
Cemetery Commission – Allen Reinhard and Amelia Holmes
Council for Human Services – Kyan Samuels Roberts, Jamie Leiss and Kelly Steffen (2029 seats)
Council on Aging – Mary Anne Easley and Kelsea Gray
Historic District Commission Associate – Joe Paul
Nantucket Affordable Housing Trust – Brian Sullivan and John Wise
Nantucket Historical Commission – George Butterworth and Rita Carr
Planning Board Alternate – Dylan Metsch-Ampel
Scholarship Committee – Francie Baskett (2029 seat)
Sign Advisory Council - Chris Young, Paul Wolf, Mark Cutone and Kevin Kuester – terms to be determined by Town Administration
Zoning Board of Appeals – Elisa Allen
Zoning Board of Appeals Alternate – Jesse Bell

Seconded by Ms. Vieth. Mr. Rector stated that he is withdrawing his name from consideration for the Capital Program Committee. Ms. Mooney said with Mr. Rector's withdrawal, there are no uncontested seats for Capital Program Committee and suggested adding CapCom to the list of uncontested seats with the appointments of Christy Kickham and Howard Matz. So amended by Mr. Fee; seconded by Ms. Vieth; all in favor, so voted.

Ms. Mooney explained the paper ballot process. Votes on the remaining committees were tabulated by Ms. Mooney as follows:

Board of Health (2 seats)

Meredith (Meri) Lepore – received a vote from Mr. Fee
Ann Smith – received a vote from Mr. Fee
Amy Beaton – received no votes
Kate Garrette – received votes from Chair Hill, Mr. DeCosta, Ms. Mohr, Ms. Vieth
Ernest Strang – received votes from Chair Hill, Mr. DeCosta, Ms. Mohr, Ms. Vieth

So voted to appoint Ms. Garrette and Mr. Strang.

Conservation Commission (2 seats)

Tim Braine – received votes from all members
RJ Turcotte – received votes from all members
Benjamin Reppert – received no votes

So voted to appoint Mr. Braine and Mr. Turcotte.

Contract Review Committee, Human Services (1 seat)

Linda Williams – received votes from Chair Hill, Mr. DeCosta, Ms. Vieth
Tara Restieri – received votes from Mr. Fee, Ms. Mohr

So voted to appoint Ms. Williams.

Finance Committee (3 seats)

Rob Giacchetti – received votes from all members
Joanna Roche – received votes from all members
Martin McKerrow – received votes from all members
Benjamin Reppert – received no votes

So voted to appoint Mr. Giacchetti, Ms. Roche and Mr. McKerrow.

Real Estate Assessment Committee (2 seats)

Nathaniel Lowell – received votes from all members
Jesse Bell – received votes from Chair Hill, Mr. DeCosta, Ms. Mohr, Ms. Vieth
Lee Tesser – received votes from Mr. Fee

So voted to appoint Mr. Lowell and Ms. Bell.

Tree Advisory Committee (3 seats)

Ms. Vieth recused herself from this vote.

Mary Longacre – received votes from Chair Hill, Mr. DeCosta, Mr. Fee, Ms. Mohr
David Gray – received votes from Chair Hill, Mr. DeCosta, Mr. Fee, Ms. Mohr
Eve Messing – received votes from Chair Hill, Mr. DeCosta, Ms. Mohr
Benjamin Reppert – received a vote from Mr. Fee

So voted to appoint Ms. Longacre to a 2029 seat and Mr. Gray and Ms. Messing with existing terms to be assigned by Town Administration.

Chair Hill and the Board members thanked all applicants, encouraged reapplication and congratulated all who were appointed.

X. SELECT BOARD REPORTS/COMMENT

1. Update on the Investigation of the Investigation of African Meeting House Vandalism. Ms. Mohr said she does not have an update. She added that a box of Juneteenth brochures was burned recently, at the African American Museum in Boston and expressed dismay at that. Clifford Williams commented on the procurement of the investigation of the investigation and stated that he has been “ghosted” by the investigator. He asked that the work group meet.

2. Committee Reports. Ms. Vieth said she went out to Great Point today and it was wonderful. Mr. DeCosta reviewed the process of information coming from the Harbor and Shellfish Advisory Board to the Select Board. Ms. Mohr welcomed, from the audience, former Board member Jason Bridges.

XI. ADJOURNMENT

Ms. Mohr moved adjournment at 7:32 PM; seconded by Mr. DeCosta; all in favor, so voted.

Approved the 24th day of June, 2026.

**SELECT BOARD
JUNE 10, 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 4/27/2026; draft minutes of 6/3/2026; draft minutes of 6/4/2026
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. Committee Appointment Process; committee membership & applicant list; committee applications
- VIII. 2. AIS re: Affordable Housing Trust; certified vote on Article 66 of 2026 ATM; Declaration of Trust; 2014 Amendment to Declaration of Trust; 2024 Amendment to Declaration of Trust
- VII. 3. AIS re: Coastal Resilience Advisory Committee quarterly updates; CRAC presentation
- IX. 1. Short-Term Rental Data presentation