

SELECT BOARD

Minutes of the meeting of June 15, 2026. The meeting took place by remote participation via Zoom Webinar. Select Board Members present were Dawn E. Hill, Robert DeCosta, Brooke Mohr and Jill Vieth. Matt Fee was not present. Also present were Licensing Administrator Amy Baxter, Cultural Affairs and Special Events Coordinator Deana Weatherly and Real Estate Specialist Robert Bystrowski.

I. CALL TO ORDER

Chair Hill called the meeting to order at 11:00 AM. Mr. DeCosta noted he has to leave by 12:00 PM.

II. ANNOUNCEMENTS

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

III. LICENSING – DEPARTMENTAL REQUESTS

1. Discussion Regarding Alcoholic Beverages Control Commission (ABCC) Advisory Regarding Local Licensing Authority's (LLA) 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; Votes May be Taken. Ms. Baxter reviewed the ABCC Advisory contained in the Board's agenda packet. Ms. Mohr said she was not inclined to proceed with additional hour. Mr. DeCosta noted that hours will only extend until 2:00 AM. Ms. Mohr clarified that this is true. All Board members agree not to proceed. No votes were taken.

IV. LICENSING AND PETITIONS – LICENSE HOLDER REQUESTS

1. Request for Change of Officers and Directors for Annual All-Alcoholic Beverages Club License for Sankaty Head Beach Club, Inc. dba Sankaty Head Beach Club, Kimberly Matthews, Manager, for Premises Located at 18 Hoicks Hollow Road. Ms. Baxter reviewed the request.

Ms. Mohr moved approval; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Mr. DeCosta – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

2. Request for Temporary Extension of Hours for Farmer Series Pouring Permit and Entertainment License for Cisco Brewers, Inc dba Cisco Brewers, Randolph Hudson, Manager, for Premises Located at 5 Bartlett Farm Road for Selected Dates Between June 16 and July 19, 2026. Ms. Baxter reviewed the request. Chair Hill said she has no concerns regarding entertainment due to the addition of TV only. Ms. Vieth asked how many games this would be for. Jay Harman of Cisco Brewers noted the dates for the 12 games, noting there is only one expected to go past 10:00 PM. Ms. Mohr noted the novelty of the situation but cautioned against 12 extensions, suggesting authorizing only US games until 11:00 PM and then some others to minimize neighborhood impact. Ms. Vieth advocated for including group matches. Chair Hill suggested allowing up to 10:00 PM. Ms. Baxter suggested abutter notifications, noting that this is temporary but the addition of a tv screen may require a permanent change in the future.

Ms. Mohr moved to authorize a TV temporarily on the entertainment license, an extension to 10:00 PM and abutter notifications for anything beyond normal hours, with the applicant checking in regarding post-game feedback; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Mr. DeCosta – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

V. LICENSING AND PETITIONS - PUBLIC HEARINGS

1. Public Hearing to Consider Application for Multiple Amendments Including Alteration of Premises, Pledge of Collateral and Management Agreement for Annual All-Alcoholic Beverages Hotel License for Faros 17 Broad LLC dba Greydon House, Garrison Beale, Manager, for Premises Located at 17 Broad Street and 4 North Water Street. Chair Hill opened the public hearing. Ms. Baxter reviewed the application. Attorney Mark Borenstein, representing the Greydon House, spoke in favor of the application. Ms. Mohr stated that she is on the abutter list but can comment and vote without bias. She said she feels that this proposal is a good use of the space and provides good experience for the guests.

As there was no public comment, Ms. Mohr moved to close the hearing; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Mr. DeCosta – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Baxter noted that determination must be made that this is not detrimental to the First Congregational Church.

Ms. Mohr moved to approve with recommendations put forth by staff in the AIS and to determine that the premises licensed to sell alcoholic beverages is not detrimental to the spiritual activities of the First Congregational Church; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Mr. DeCosta – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

2. Public Hearing to Consider Application for Modification of Entertainment License for Faros 17 Broad LLC dba Greydon House, Garrison Beale, Manager for Premises Located at 17 Broad Street and 4 North Water Street. Chair Hill opened the public hearing. Ms. Baxter reviewed the application. Mr. Borenstein said the application is for non-live entertainment, inside only. He added that anything outside of this would be a temporary entertainment license permit application with the Town. Proposed manager Garrison Beale said they want to be good neighbors.

As there was no public comment, Ms. Mohr moved to close the hearing; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Mr. DeCosta – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Ms. Mohr moved approval for prerecorded music inside up to 11:00 PM; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted. Mr. DeCosta abstained due to technical difficulties and left the meeting at 11:36 AM.

3. Public Hearing to Consider Application for Alteration of Outdoor Premises for Annual All-Alcoholic Beverages Restaurant License for Overlook Restaurant Nantucket, LLC dba Nantucket Fairgrounds, Ryan Murray, Manager, for Premises Located at 27 Fairgrounds Road. Chair Hill opened the public hearing. Ms. Baxter reviewed the application. Ms. Mohr asked about a reconfiguration of traffic patterns. Owner Ethan Devine explained that all traffic will be on right side of the building and the left side will be reconfigured to grass. He said the same number of parking spaces will be maintained. Ms. Vieth asked about the inclusion of fire pits in the front. Mr. Devine said he does not want that and is not asking for liquor service on the front lawn. Ms. Mohr asked about staffing three bars. Mr. Devine explained that there will be a dedicated bartender and bar back for the added area, and that additional staffing will be added with staffing needs adjusted accordingly. Ms. Mohr asked about access to the grass area. Mr. Devine said that patrons can enter from inside the building or go through a fenced-in service area. Ms. Baxter asked questions from abutters including traffic patterns and parking lots, adjacency to residential areas, increased noise and the addition of lighting. Attorney Thomas Miller, representing the applicant, noted that trees will be added to

buffer noise. He added that there will be no additional lighting and no additional entertainment. Mr. Devine stated that he has spoken to neighbors in the back and is leaving space between the back neighbors. He noted that other direct abutters are Fairgrounds staff and investors in the business. Ms. Vieth asked about outdoor speakers. Mr. Devine clarified that there will be no outdoor speakers.

Ms. Mohr moved to close the hearing; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Ms. Mohr moved approval subject to staff recommendations; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

4. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31220603 to Install Multitap 1 at Base of Existing Pole 9 and Approximately 100' of 2-3" PVC Schedule 40 Conduit from Pullbox to Customer's Property for New Electrical Service at Proposed Victory Road in the Area of 26 Polpis Road. Chair Hill opened the public hearing. Real Estate Specialist Bob Bystrowski reviewed the application.

Ms. Vieth moved to close the hearing; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Ms. Mohr moved approval pursuant to departmental comments; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

5. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31281760 to Install One (1) New Handhole and Approximately 40' of 1-4" Conduit Alongside 103 Old South Road. Chair Hill opened the public hearing. Mr. Bystrowski reviewed the application. Ms. Vieth asked how disruptive the installation will be and how long it will take to complete. Arron Bourque of National Grid stated it should take one day. Mr. Bystrowski said that larger and more disruptive projects have logistical meetings.

Ms. Mohr moved to close the hearing; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Ms. Mohr moved approval pursuant to departmental comments; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

6. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan # 31201971 to Install Approximately 45' of 2-4" Conduits and One (1) New Handhold (HH17-4) on Bartlett Road Alongside 2 Grey Lady Lane. Chair Hill opened the public hearing. Mr. Bystrowski reviewed the application.

Ms. Mohr moved to close the hearing; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Ms. Mohr moved approval pursuant to departmental comments and an amendment for future National Grid applications be made out to Select Board instead of Board of Selectmen; seconded by Ms. Vieth; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

VI. ADJOURNMENT

Ms. Vieth moved to adjourn at 11:58 AM; seconded by Ms. Mohr; by roll call vote: Chair Hill – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Approved the 8th day of July, 2026.

**SELECT BOARD
JUNE 15, 2026 – 11:00 AM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- III. 1. AIS re: ABCC Advisory re: temporary extension of liquor license hours; ABCC Advisory
- IV. 1. AIS re: Sankaty Head Beach Club; certification form; recommendation of investigator; Sankaty Head Articles of Organization; ABCC application
- IV. 2. AIS re: Cisco Brewery temporary extension of hours; Entertainment license; KP Law eUpdate re: Entertainment Licensing
- V. 1 & 2. AIS re: Greydon House; certification form; public hearing notice; draft liquor license; draft entertainment license; Town application; ABCC application; Site/floor plans; Greydon House owner/managers chart; Planning Board special permit
- V. 3. AIS re: Fairgrounds; certification form; public hearing notice; draft liquor license; draft entertainment license; ABCC Advisory re: outdoor alcoholic beverages table service areas; ABCC guidelines for outdoor alcoholic beverage service areas; ABCC application; Site plans
- V. 4. AIS re: NGrid petition - Polpis Rd; departmental comments; Polpis Rd petition; petition plan; public hearing notice
- V. 5. AIS re: NGrid petition - Old South Rd; departmental comments; Old South Rd petition; petition plan; public hearing notice
- V. 6. AIS re: NGrid petition - Bartlett Rd; departmental comments; Bartlett Rd petition; petition plan; public hearing notice