

SELECT BOARD

Minutes of the meeting of June 24, 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, Robert DeCosta, Matt Fee, and Jill Vieth. Brooke Mohr joined the meeting later as noted.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:32 PM following a meeting of the County Commissioners.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was 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. The Community Claims Fund Launched on Monday, January 26, 2026 to Accept Claims. This Fund was Created as Part of the Blade Failure Settlement with GEV. Verus, LLC, the Administrator of the Fund, has Created a Dedicated Website with More Information and Instructions for How to File a Claim: www.NantucketBladeSettlement.com. Claims Must be Filed No Later than June 26, 2026. For Questions, Please Contact the Verus Support Team at NantucketBladeSettlement@Verusllc.com or 508-305-7225.

3. 2026 Committee Vacancies – Round 2: Cannabis Advisory Committee, Coastal Resiliency Advisory Committee, Council for Human Services, Council on Aging, Cultural Council, Finance Committee, Nantucket Affordable Housing Trust, Town of Nantucket Scholarship Committee, Sign Advisory Council, Zoning Board of Appeals. Ms. Gibson noted applications are due by 4:00 PM on Thursday, July 2 due to Town offices being closed on Friday, July 3 in observation of Independence Day.

4. Select Board Announcements/Comments.

Mr. DeCosta requested that Vineyard Wind be asked to provide an update on the functioning of its offshore wind farm turbines.

Chair Hill noted that a vacancy also now exists on the Board of Health due to a recent resignation, which will be added to the committee vacancies “round 2”.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses>)

Chair Hill read the responses to public comment questions from the Board’s June 10, 2026 meeting.

V. PUBLIC COMMENT

Chair Hill noted that public comment is restricted to three minutes.

Megan Perry said she wanted to make sure the Select Board knows about work that is going on at Surfside Crossing and requested a “stop work order”.

Amy Eldridge asked about a pro forma that was done for Our Island Home operational expenses and what is being “worked on to lessen the expense” and expressed concern about the expense. She said she thinks it is “not being looked at appropriately”.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

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

1. Approval of Minutes of May 18, 2026 at 11:00 AM; June 9, 2026 at 9:00 AM; June 10, 2026, at 5:30 PM.

2. Approval of Payroll Warrants for June 21, 2026.

3. Approval of Treasury Warrants for June 17, 2026; June 24 2026.

4. Approval of Pending Contracts for June 24, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Mr. DeCosta asked about the three contracts related to Our Island Home. Ms. Gibson referred the questions to the Town’s Owner’s Project Manager Jon Lemieux and Deputy Town Manager Rick Sears who responded. Ms. Gibson noted that the referenced article for the SMRT contract is actually from the 2022 annual town meeting, not 2026.

Ms. Mohr joined the meeting at 5:43 PM.

Mr. DeCosta asked about the construction schedule and other costs associated with the project. Chair Hill responded. Chair Hill added that a private fundraising effort will also be launched that could offset the project cost. Ms. Vieth asked about payments to Sherburne Commons. Chair Hill responded. Ms. Vieth commented on the debt schedule for this project. Deputy Finance Director Sue Carmel explained how debt issuance works for a project like this, noting that factors such as cash flow needs impact the debt schedule. Ms. Vieth questioned the amount of retained earnings to be used from the Our Island Home enterprise fund. Ms. Carmel responded and noted that the debt for this project is being issued in the customary way that debt is issued for a project like this. Mr. DeCosta and Mr. Fee asked about the contract with UMass Amherst in connection with a seasonal population estimate, specifically how that study will be done and data to be used. Planning Director Leslie Snell responded. Some discussion followed. Mr. Fee asked about two contracts with Arcadis for Baxter Road projects. Ms. Gibson responded. Mr. Fee asked about the cost of the municipal restroom improvement project. Public Works Director Andrew Patnode responded. Mr. DeCosta moved approval of the pending contracts as presented; seconded by Mr. Fee; all in favor, so voted. Mr. DeCosta stated that the Town should purchase restroom trailers for its beaches. Ms. Gibson noted that has been done for Children’s Beach. Ms. Vieth said she still wants to see a debt schedule for Our Island Home.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Finance: Request for Authorization to Extend Statutory Borrowing Term for Replacement Fire Engine as Approved by 2026 Annual Town Meeting and Election. Ms. Gibson noted that the year printed in the agenda is incorrect and should be 2023. Mr. DeCosta disclosed that his son works for the Fire Department. Treasurer Melinda Ernst-Fournier explained the request. Ms. Mohr moved that the maximum useful life of a replacement fire truck approved for purchase at the 2023 annual town meeting and election be financed

with the proceeds of the bonds to be issued for the following purposes under the votes of the Town passed at the 2023 annual town meeting and election, and it is hereby determined pursuant to GL c 44, s. 7(1) as follows: purpose – fire engine 1 replacement; borrowing amount - \$850,000; maximum useful life – 20 years; seconded by Ms. Vieth; all in favor, so voted.

2. Update on Installation on New Bike Path Signage and Safety. Transportation Programs Manager Mike Burns reviewed the presentation contained in the Board's agenda packet. Discussion followed.

IX. REAL ESTATE MATTERS

1. Request for Approval and Execution of Quitclaim Deed, with the provisions set forth therein, to Nantucket Conservation Foundation, Inc. for a Parcel of Land Known as 50 Altar Rock Road, Shown as Lot A on Land Court Plan No. 9487A, Prepared by William S. Swift, Surveyor, Dated September 1922 and Filed with Certificate of Title No. 1405 at the Nantucket Registry District of the Land Court, Pursuant to Vote on Article 93 of the 2022 Annual Town Meeting and Chapter 159 of the Acts of 2024. Real Estate Manager Tracy MacDonald explained the transaction using the documents contained in the agenda packet. Mr. DeCosta asked if there is any way to ensure that the road to Altar Rock, the ownership of which is being transferred from the Town to the Nantucket Conservation Foundation (NCF), will not be closed. Attorney Vicki Marsh from Town Counsel's office explained a deed stipulation that is on record already regarding public use of the road as shown on the plan. Mr. DeCosta stated that he would like to see it clearer that the road may be used for vehicles. Ms. Marsh said that she would re-review the stipulation. Nantucket Conservation Foundation (NCF) President Cormac Collier said that the stipulation in the deed remains the same as it was when the Town originally acquired the property. He spoke on the dirt roads on NCF property. Mr. DeCosta moved approval as presented; seconded by Mr. Fee; all in favor, so voted.

X. TOWN MANAGER'S REPORT

1. Monthly Town Management Report. Ms. Gibson reviewed the report as contained in the agenda packet. Discussion followed on the Capital Improvement Plan and Town Administration's recommendations as to getting more disciplined and definitive about financing and sequencing of capital projects; and public records requests.

XI. SELECT BOARD REPORTS/COMMENT

1. Discussion Regarding Residential Exemption. Assessor Robert Ranney reviewed the presentation as contained in the agenda packet. Mr. Fee questioned some of the math and Mr. Ranney said he could review that with him at a later time. Charity Benz asked if there is a process to determine if those claiming the residential exemption are legitimate. Mr. Ranney responded and explained the legal requirements. Rick Atherton suggested the Board seek the "advice and counsel" of the Finance Committee. Some discussion followed. Mr. DeCosta spoke against increasing the residential exemption, expressing concern that those who do not qualify will pass the costs along to their tenants. Ms. Vieth agreed. Amy Eldridge stated that she supports increasing the exemption to 30%. Discussion followed.

2. Update on the Investigation of the Investigation of African Meeting House Vandalism. Ms. Mohr said she had a brief discussion with the investigator recently, the report is in "peer review". Clifford Williams said he would "love" to speak with someone from the investigation firm. Chair Hill stated that the work group that Mr. Williams was on chose the investigation work group and the report is close to completion. Luke Thornewill said he would like the work group to have a Zoom meeting with Ms. Mohr. Ms. Mohr stated that the work group's task is complete. She reiterated that task is to investigate the investigation, not to reinvestigate the incident. Mr. Thornewill commented on the request for proposals (RFP) and said "a

paragraph was removed". He acknowledged that the work group was not to be involved in the investigation but was to oversee the work of the investigator. Ms. Mohr stated that is not the case and suggested that those who are in doubt, review the Select Board meeting minutes from the meetings when this project and its process was discussed. Mr. Fee asked if there is a role for the work group following issuance of the report; and, if not, questioned why the group has not been disbanded. Chair Hill re-clarified the work group's role and said that its role was to meet with the investigator only if the investigator so requested, which did not happen. Mr. Fee said he doesn't want the work group to "feel left out". Discussion followed about the issuance of the report and an additional review by Town Counsel for collective bargaining and legally required redactions for privacy purposes, only. Ms. Mohr said that following that review, the report will be publicly released, put on a Board agenda and the entire work group will be invited.

3. Committee Reports.

Mr. DeCosta reported on his first Board of Health meeting as the Board's representative. Ms. Mohr spoke on a trip she made to Boston, to the State House, last week with some eighth graders for housing issues. Chair Hill reported on a recent Community Preservation Committee meeting this week. Ms. Mohr commented on last week's Juneteenth celebration, saying it was great.

XII. ADJOURNMENT

Mr. DeCosta moved adjournment at 7:35 PM; seconded by Ms. Vieth; all in favor, so voted.

Approved the 8th day of July, 2026.

**SELECT BOARD
JUNE 24, 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. 3. Round 2 Committee Vacancy Timeline; Committee Appointment Process
- VII. 1. Draft minutes of 5/18/2026; 6/9/2026; 6/10/2026
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: extending borrowing term for replacement fire engine; Vote
- VIII. 2. AIS re: bike path crossing signage & markings update; Bike path crossing signage & markings presentation
- IX. 1. AIS re: 50 Altar Rock Rd; Quitclaim Deed to Nantucket Conservation Foundation; Article 93 of 2022 Annual Town Meeting; GIS plan of 50 Altar Rock Rd; Survey plan of 50 Altar Rock Rd; Chapter 159 of the Acts of 2024; GIS map of Sheep Pond Rd area; Easement agreement; Declaration of Trust - Sheep Pond Road Homeowners Association Trust; 5/14/2025 Memorandum of Agreement between the County, NCF and Sheep Pond Rd Residents
- X. 1. Monthly Town Manager Report presentation
- XI. 1. AIS re: Residential Exemption; Residential Exemption presentation