



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2026 JUL 17 PM 12:11
NANTUCKET TOWN CLERK
Posting Number:T 507

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, JULY 22, 2026 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**Signature of Chair or
Authorized Person** | ERIKA MOONEY

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/t4C7OZZ5Yn8>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_xwVywEb0SZC96Yn-RbL6Og

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Announce Applications Received for 2026 Committee Vacancies - Round 2:** Board of Health, 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 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference; Appointments to be Made August 5, 2026.
3. No Select Board Meeting on Wednesday, July 29, 2026 (Summer Schedule); Next Meeting on Wednesday, August 5, 2026.
4. Select Board Announcements/Comments.

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

V. PUBLIC COMMENT*

VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 2, 2026 at 9:00 AM; July 8, 2026, at 5:30 PM; July 13, 2026 at 9:00 AM; July 13, 2026 at 9:30 AM.
2. Approval of Payroll Warrants for July 19, 2026.
3. Approval of Treasury Warrants for July 15, 2026; July 22 2026.
4. Approval of Pending Contracts for July 22, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 2, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. African Meeting House Investigation of the Investigation Report Issuance and Review.
2. Housing Department: Update on Chapter 40B Housing Production Plan.
3. Affordable Housing Trust Fund:
 - a) 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.
 - b) Review of Wiggles Way Housing Project Audit.
4. The 'Sconset Trust: Request for Approval of Historic Preservation Restriction to be Held by Sconset Trust, Inc. for Property Located at 6 Broadway.

IX. REAL ESTATE MATTERS

1. Request to Petition County Commission to Lay Out Egan Lane, Also Known as Common Drive Easement, as a Public Road, as Shown on Plan Entitled "Layout Plan of Egan Lane a/k/a Common Driveway Easements in Nantucket, MA Prepared for Centerplace Homeowner's Association, Map 68, Parcels: as Noted," Dated July 15, 2026 and Prepared by Nantucket Engineering & Survey, P.C., Pursuant to M.G.L. c.41, §§81G, 81I.

X. TOWN MANAGER'S REPORT

1. Review of Capital Improvement Plan for FY 2028-2037.

XI. SELECT BOARD REPORTS/COMMENT

1. Review/Schedule 2027 Annual Town Meeting and Election.
2. Committee Reports.

XII. ADJOURNMENT

****Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.***

*****New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.***

EXHIBIT 1

Round 2 - 2026 Annual Committee Applicants:

Board of Health

1 Seat Available; 2 Applicants

1 Seat Term Ends 2027

Current Committee Members:

VACANT	2027
Kerry McKenna	2028
Ernest Strang	2029
Kate Garrette	2029
Bob DeCosta (SB member)	2027

Applicants:

Richard Ray – new applicant

Amy Beaton – new applicant

Cannabis Advisory Committee

1 Seat Available; 0 Applicants

1 Seat Term Ends 2028

Current Committee Members:

Barry Rector (At-Large)	2027
Jacques Zimicki (At-Large)	2027
VACANT (At-Large)	2028
Joseph W. Plandowski (At-Large)	2029
Dawn E. Hill (SB member)	2027
Abby De Molina (PB member)	2026
Kerry McKenna (BOH member)	2026

Applicants: NONE

Coastal Resiliency Advisory Committee

1 Seat Available; 2 Applicants

1 Seat Term Ends 2029

Current Committee Members:

Tim Braine (ConCom)	2026
VACANT (PB)	2027
Matt Fee (SB)	2027
Peter Brace (SHAB)	2026
Elizabeth Phelps (NLB)	2026
Christy Kickham (CapCom)	2026
Peter Halle (ACNVT)	2027
Dr. Emily Junkins (NCF)	2027
Sarah Bois , Ph.D (At-Large)	2027
Joanna Roche (At-Large)	2028
VACANT	2029

Applicants:

Geoff Clayton – new applicant

Mary Longacre – new applicant

EXHIBIT 1

Round 2 - 2026 Annual Committee Applicants:

Council for Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2027

Current Committee Members:

Veronica Bolcik	2027
Sue Mynttinen	2027
VACANT	2027
Suzanne Keating	2028
Amanda Wright	2028
Tara Restieri	2028
Kyan Samuel Roberts	2029
Jamie Leiss	2029
Kelly Steffen	2029

Applicants:

Sarah Wright – incumbent (applied late)

Council on Aging

2 Seats Available; 1 Applicant

1 Seat Term Ends 2027

1 Seat Term Ends 2029

Current Committee Members:

Lisa Sherburne	2027
Linda Williams	2027
VACANT	2027
Robert M. Kucharavy	2028
Erin Lynch	2028
Diane Flaherty	2028
Mary Anne Easley	2029
Kelsea Gray	2029
VACANT	2029

Applicants:

Amanda Wright – new applicant

Cultural Council ^

2 Seats Available; 2 Applicant

2 Seats Terms End 2029

Current Committee Members:

Tony Wagner (Term 2)	2027
Jack Bulger (Term 1)	2027
Sarah C. Ellis (Term 2)	2028
Barbara Tibbitts (Term 1)	2028
Bethany Oliver (Term 1)	2028
VACANT	2029
VACANT	2029

Applicants:

Bianca Brown – incumbent (applied late)

EXHIBIT 1

Round 2 - 2026 Annual Committee Applicants:

Mary Longacre – new applicant

^ Pursuant to the Massachusetts Cultural Council's Local Cultural Council Program Guidelines, "The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms."

Finance Committee

1 Seat Available; 3 Applicants

1 Seat Term Ends 2028

Current Committee Members:

Jeremy Bloomer	2027
Joseph H. Wright	2027
Peter N. Schaeffer	2027
Anthonie Goudemond	2028
Christopher A. Glowacki	2028
VACANT	2028
Joanna Roche	2029
Rob Giacchetti	2029
Martin McKerrow	2029

Applicants:

Benjamin Reppert – new applicant

Howard Matz – new applicant

Kit Murphy – new applicant

Nantucket Affordable Housing Trust

1 Seat Available; 2 Applicants

1 Seat (At-Large) Term Ends 2028

Current Committee Members:

Mary O'Coonor Mack (At-Large)	2027
John Wise (At-Large)	2028
Brian Sullivan (At-Large)	2028
VACANT (At-Large)	2028
Brooke Mohr (SB Rep)	2027
Penny Dey (Housing Authority)	2026
Abby De Molina (NP&EDC)	2026

Applicants:

Forest Bell – incumbent (applied late)

Raymond DeCosta – new applicant

Round 2 - 2026 Annual Committee Applicants:

2 Seats Available; 1 Applicant

1 Seat Term Ends 2029

Beth Hallett (School Superintendent)

Lauri Elliott – new applicant

1 Seat Available; 1 Applicant

Paul Wolf 2029

Ben Normand – incumbent (applied late)

1 Seat Available; 1 Applicant

Elisa H. Allen 2031

Thomas Garrette – new applicant

EXHIBIT 2
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
July 22, 2026

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grants						
Grant Agreement	Health & Human Services	Residences at Sherburne Commons, Inc.	\$10,000	Memory Café	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Nantucket STAR	\$23,000	Nantucket STAR summer program	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Martha's Vineyard Community Services, Inc.	\$19,000	Family Resource Center	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Nantucket Interfaith Council	\$80,000	Food, rental & utility assistance	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	In the Herd, Cape Cod	\$45,000	Equine mental health therapy	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Artists Association of Nantucket	\$30,000	Healing through the arts	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Addiction Solutions	\$100,000	Expansion of medically assisted therapy services	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	A Safe Place, Inc.	\$60,000	Domestic violence victim support & education	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Small Friends of Nantucket	\$25,000	Tuition gap bridge program	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Elder Services of Cape Cod and the Islands	\$35,600	Meals-on-Wheels assistance	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Fairwinds	\$42,400	Operational funding & support for internal process updates	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027
Grant Agreement	Health & Human Services	Health Imperatives	\$85,000	Support for Nantucket Health Equity Now to expand access to quality healthcare	Article 9 ATM 2026	Jul 1, 2026 - Jun 30, 2027

Leases/Licenses						
Subscription Agreement	DPW	CivicPlus	\$61,695.56	Subscription renewal for SeeClickFix program	Public Works Budget	Nov 19, 2025 - Nov 18, 2028
License Agreement	Town Administration	Nantucket Electric Company d/b/a National Grid	N/A	Town license for valet luggage storage	N/A	Jul 22, 2026 - Sep 30, 2026
Amendments						
Contract Amendment	Housing	NHA Properties, Inc.	N/A	Contract extension for Deed Restriction monitoring	N/A	Aug 1, 2025 - Dec 31, 2026
Contract Amendment	Housing	Vertex Companies, LLC	Add \$544,922 to original contract amount of \$96,027 for new contract amount of \$640,949	Contract extension & increase in amount for Owner's Project Manager services for construction oversight & management of Phase I Waitt Drive Municipal Employee Housing project	Article 13 ATM 2026	Feb 7, 2026 - Jul 31, 2028
Contract Amendment	Natural Resources	Crosby Yacht Yard, Inc.	Add \$12,819 to original contract amount of \$26,003.43 for new contract amount of \$38,822.43	Increase in amount for unforeseen expenses caused by supply issues for repairs to 2005 Privateer boat	Division of Marine Fisheries Shellfish Propagation Program Annual Grant	Mar 26, 2025 - Mar 25, 2027
Contract Amendment	DPW	Massachusetts Department of Transportation	Varying amounts annually	Contract extension for Chapter 90 program for local road, bridge & infrastructure improvements	Commonwealth of Massachusetts	Jul 1, 2017 - Jun 30, 2037
Contract Amendment	Sewer	Hazen & Sawyer, P.C.	N/A	Contract extension for implementation of asset management system	N/A	Jun 1, 2024 - Jun 30, 2027
Contract Amendment	Sewer	Hazen & Sawyer, P.C.	N/A	Contract extension for engineering & design services CMOM (Capacity Management Operations Maintenance) program year 3	N/A	Jul 1, 2020 - Jun 30, 2027
Contract Amendment	Sewer	Hazen & Sawyer, P.C.	N/A	Contract extension for South Valley Pump Station (aka Naushop) upgrade engineering services	N/A	Jul 1, 2024 - Jun 30, 2027

Contract Amendment	Sewer	Hazen & Sawyer, P.C.	N/A	Contract extension for Surfside WWTF (Wastewater Treatment Facility) improvements - phase 2 sewer rehabilitation	N/A	Nov 1, 2023 - Jun 30, 2027
Contract Amendment	Sewer	Hazen & Sawyer, P.C.	N/A	Contract extension for Surfside WWTF improvements Phase 2 - steps 1 & 2	N/A	Nov 1, 2023 - Sep 30, 2026
Professional Services & Purchase Agreements						
Professional Services Agreement	Fire	National Medical Education & Training Center	\$23,000	Paramedic training program for two (2) firefighters	Ambulance Reserve Fund	Sep 1, 2026 - Aug 31, 2028
Professional Services Agreement	Natural Resources	Geosyntec Consultants, Inc.	\$276,800	Groundwater modeling to support Easy Street Flood Mitigation Project	Article 10 ATM 2023 Coastal Resiliency Plan	Aug 1, 2026 - Jul 31, 2028
Purchase Agreement	DPW/Central Fleet	Marcotte Ford Sales, Inc.	\$64,000	Purchase of replacement Ford F350 truck for DPW Operations	Article 10 ATM 2022	Jul 22, 2026 - Jul 21, 2027
Purchase Agreement	DPW/Central Fleet	Marcotte Ford Sales, Inc.	\$84,500	Purchase of replacement Ford F550 dump truck for DPW Operations	Article 10 ATM 2022 FY 27 Public Works Budget	Jul 22, 2026 - Jul 21, 2027
Purchase Agreement	DPW/Facilities	Marine Rescue Products, Inc.	\$13,940	Purchase of five (5) floating beach wheelchairs	MOD Grant Account WHLCHR: Equipment	Jul 1, 2026 - Aug 1, 2026
Professional Services Agreement	DPW/Facilities	Randall Plumbing	\$26,500	Dionis Bathhouse septic line replacement	Public Facilities Budget	Jul 22, 2026 - Oct 31, 2026
Professional Services Agreement	Sewer	Borden & Remington Corp.	\$583,653.70	Supply & delivery of treatment chemicals for Surfside WWTF	Sewer Enterprise Fund	Jul 22, 2026 - Dec 31, 2028



Town of Nantucket
Public Comment Policy
Adopted by Select Board
February 12, 2025

A. Purpose:

This Policy is adopted to facilitate orderly and efficient public comment periods at meetings of Town public bodies. It will protect the ability of the residents of Nantucket, and other persons, to provide feedback or information to pertinent public bodies regarding matters of public interest, Town initiatives, operations, services, and programs. To allow speakers a fair opportunity to address a public body, and to ensure the public body may accomplish its stated business in an efficient manner, these guidelines seek to ensure compliance with the Open Meeting Law and meet other legal and constitutional obligations. Meetings of public bodies in the Town of Nantucket should be places to engage in orderly and peaceable discourse.

B. Authority:

Principles of free speech and freedom to petition the government, fundamental rights protected by the United States and Massachusetts Constitutions, prohibit public bodies from preventing all speech that may be upsetting or offensive. As such, this Policy establishes reasonable time, place, and manner restrictions sufficient to facilitate orderly and peaceable public comment periods at meetings of elected and appointed public bodies of the Town.

C. Legal Standards:

Meetings of public bodies are subject to the requirements of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Open Meeting Law empowers the chair of a public body to preside at and regulate the proceedings of meetings. Pursuant to G.L. c. 30A, § 20(g), no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. Any person wishing to speak at an open meeting must first be recognized by the chair. All questions raised and all comments made by a duly-recognized speaker must be directed to the chair of the public body alone, not to individual members of the public body, staff, or the public. The chair is authorized to maintain order, and, although a rare occurrence, has authority, after appropriate

warnings are ignored, to take action up to and including removal of a person who is disrupting a meeting.

D. Application:

To secure the rights of the public to participate in public comment periods in the Town of Nantucket in a manner consistent with law, and, to thereby protect the Town and members of elected and appointed bodies from civil rights claims, this policy shall apply to all public bodies in the Town of Nantucket.

E. Procedures:

1. All agendas of multiple-member bodies in the Town of Nantucket shall include a period for Public Comment, subject to the limitations set forth in paragraph 3. Where to place Public Comment on the agenda is at the discretion of the chair. If public comment is invited during a separate agenda item, this Policy shall govern.
2. While statements made during a Public Comment period are not required to address an agenda item for that particular meeting, such comments must relate to a matter within the public body's jurisdiction. Public comments on matters outside the public body's jurisdiction may be ruled out of order by the chair. To avoid due process issues, a person seeking to provide comments on a matter appearing on the same agenda will be asked to defer until the specific agenda item is reached.
3. Each speaker will be allowed to speak once for up to 3 minutes. The chair will curtail verbal comments exceeding the allotted time.
4. A recognized speaker may not cede or assign their time to another unless such an assignment is required as reasonable accommodation for such person because of a disability. All speakers who may need an accommodation are strongly encouraged to contact Town staff or the chair of the public body at least 48 hours prior to the meeting. That said, to facilitate an efficient public comment period, groups that have multiple speakers with the same viewpoint may consider consolidating their comments or designating one person to speak on their individual behalf's.

F. Disruptive Conduct/Unprotected Speech:

Disruptive conduct and engaging in other unprotected speech, including but not limited to the following, may be grounds for the chair of a public body to curtail speech and take other action as appropriate:

1. Speaking without being recognized;
2. Continuing to speak after the chair has curtailed additional verbal comment;
3. Interrupting a recognized speaker;
4. Speaking about matters not within the jurisdiction of the public body;
5. Engaging in conversations while another person is speaking;

6. Making true threats of violence directed toward a particular individual; and
7. Making comments inciting imminent lawlessness.

G. Public Body Response:

1. A public comment period is a listening session, and the public body is there to listen. The public body, in fact, should not respond to matters raised at the meeting unless they are on the agenda for the same meeting.
2. Matters raised during public comment periods are not required to, and are unlikely to, be addressed or resolved by the public body at the same meeting. Such matters may be appropriately deferred to a noticed-agenda item at a future meeting due to Open Meeting Law considerations.
3. At the sole discretion of the chair of the public body, matters raised during public comment may or may not appear on a future agenda or be referred to the Town Administrator for appropriate action, if any.
4. A public body cannot demand that persons attending meetings or participating in public comment be civil to one another. Nevertheless, the Town, or the members of the public, and those that appear before them are encouraged to make any/or all residents of the Town feel welcome, including listening to them speak, and acknowledging that speakers may have a different viewpoints.

Disclaimer: A Public Comment period is not a time for debate or response to comments by the public body. Comments made during the Public Comment period do not reflect the views or the positions of the public body. Because of constitutional free speech principles, the public body does not have the authority to prevent all speech that may be upsetting and/or offensive during the public portion of the meeting.

H. Enforcement:

Concerns about Public Comment Periods may be brought to the attention of the Town Manager, who will discuss the concerns with the chair of the public body, and take appropriate action. Failure to comply with this Policy may be deemed a violation of the Town's Code of Conduct, and grounds for the removal of an appointed official.