

SELECT BOARD

Minutes of the meeting of July 20, 2026. The meeting took place by remote participation via Zoom Webinar. Select Board Members present were Brooke Mohr, Matt Fee and Jill Vieth. Dawn E. Hill arrived later as noted below. Robert DeCosta was not present. Also present were Licensing Administrator Amy Baxter, Real Estate Specialist Robert Bystrowski and Operations Administrator Erika Mooney.

I. CALL TO ORDER

Vice Chair Mohr, as acting chair, called the meeting to order at 11:00 AM.

II. ANNOUNCEMENTS

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

III. LICENSING – DEPARTMENTAL REQUESTS

1. Request for Review and Action on Car Rental Medallion Applications for Car Rental Medallion Waitlist Applicants. Ms. Baxter reviewed the history of rental car medallions, noting the rule is one vehicle per medallion. She said there are eight medallions available from a former rental car agency and stated the Select Board has the right to defer its decision pending further information, retire the medallions, issue all eight medallions to one applicant, or break the eight up and issue them among various applicants. Ms. Baxter noted that a Request for Proposals (RFP) was issued for the eight available medallions and preference to “brick and mortar” businesses was given. Mr. Fee said he believes the Town bylaws are clear and peer-to-peer businesses such as Turo should be regulated and are not currently legal. Ms. Mohr said she agrees with the brick and mortar preference and asked the Board how it would like to allocate the available medallions. Mr. Fee asked what the staff analysis and recommendations are. Ms. Baxter noted that Enterprise has been on the wait list the longest. She reviewed the proposed conditions as listed in the Agenda Information Summary (AIS) contained in the Board’s agenda packet, and suggested that four medallions each go to the top two applicants on the list, the list being sorted by date of application. As an alternative, Ms. Baxter suggested awarding two medallions to each of the four applicants. Ms. Mohr asked to hear from the applicants, specifically the minimum number of medallions needed to justify/support the creation of a brick and mortar rental car business, and to offer information on where they are in the process (have they pursued finding a location, what is their process, how much time is needed to get the business running). Mr. Fee said he would like to know if any of the applicants have reached out to Hertz about purchasing the medallions that they have but do not utilize.

Tim Walling of Enterprise said eight medallions is a small number for his company. He said he had worked with former Airport Manager Tom Rafter to bid on a lease location but it hadn’t progressed because no medallions had been previously available. Mr. Walling claimed that counter space at the Airport is available and added that he sent emails to the three current car rental companies a few months ago and hasn’t heard back from any of them.

Nicholas Amendolare of Grey Lady Jeeps said that he has been a Turo operator for five years, currently has five vehicles that he rents and wants to legitimize his company. He said he would like four medallions and that his “ultimate dream” would be to pursue a brick and mortar space if he is granted any medallions. He added that he never felt it was possible to ask other rental agencies to sell their medallions to him.

Daniel Warsh of Compass Pointe Rentals said they are seeking two medallions and are looking to take advantage of Chapter 58, section 7 of the Town Code regarding the Select Board developing an exemption for up to 10 battery electric vehicles. He said he feels this is missing from the marketplace and he would

start with an electric SUV and pickup truck. Mr. Warsh said he has not reached out to Hertz about possibly purchasing medallions from them.

Geoff Smith of G.J. Smith, Inc. noted he is a local business owner who has the infrastructure necessary: his own commercial land on Old South Road and two leaseholds at the Airport. He said he is looking for two to four medallions and would be happy to partner with another applicant as well. He said he also hasn't reached out to Hertz.

Ms. Baxter noted that local rental agencies have also reached out to Hertz without success. She spoke on electric vehicles, noting they previously were part of the 700 rental vehicle medallions available but she suggested the 10 electric vehicles could be in addition to the 700. Mr. Fee said he is not in favor of adding more medallions over the current 700. Ms. Mohr said she is disinclined to add more medallions for electric vehicles considering the current climate. Mr. Fee said he is not in favor of two medallions to each of the four applicants as that wouldn't be enough to justify a business. He spoke in favor of Enterprise getting at least four medallions. He noted that Mr. Smith has the infrastructure needed already. Mr. Vieth asked the applicants to speak on the commercial aspects of rental vehicles. Mr. Smith said he currently operates an impound lot at the Airport and said the number of commercial vehicles on Nantucket is "staggering". He spoke of renting commercial vehicles such as box truck, dump trucks, pickup trucks and passenger vehicles which he said would reduce the number of vehicles on island if businesses didn't need to bring trucks over from the mainland for work. Mr. Fee said he feels an applicant should have a place to operate from and recommended giving four and four medallions or giving all eight to Enterprise. Ms. Vieth noted that Enterprise doesn't currently have a location.

Chair Hill joined the meeting at 11:32 AM. Ms. Mohr continued as acting chair.

Ms. Mohr recapped the discussion for Chair Hill and a discussion followed on how to distribute the medallions. Mr. Smith noted that doing business with the Airport can be difficult, adding that it took him 11 years to get his leaseholds in place. Chair Hill said she doesn't believe the distribution of medallions should depend on an applicant's place on the list, but rather on a business plan. Ms. Vieth asked Mr. Amendolare where he would operate from. Mr. Amendolare said he has a location on South Shore Road where he parks his jeeps when they are not in use. Ms. Vieth said she is encouraged that someone with a Turo business is trying to legitimize and they are local, adding that shouldn't be overlooked. Ms. Mohr said that the applicants need a commercially zoned property to run their businesses from so if they are currently using residential property, that needs to be figured out. Ms. Mooney noted she just received an email from Acting Airport Manager Preston Harimon stating that as far as he is aware, the Airport does not have open space at the Airport for another rental car agency, and an RFP will not be issued until 2031. Ms. Mohr suggested tabling this discussion for more information. Chair Hill agreed, saying that information is needed from the Airport. Ms. Baxter said that if the conversation is tabled, she encourages applications to investigate possible locations to operate from, develop business plans, discuss working together, and speak with Hertz. Mr. Walling said Enterprise has a diverse fleet, including electric vehicles. He added that regarding facilities, he felt the Airport was the quickest, easiest path. He noted that Enterprise works closely with auto body shops and suggested they could run out of a local body shop. Mr. Amendolare said he never envisioned an Airport location and was thinking of a kiosk in town with vehicle delivery. Mr. Fee agreed with Ms. Baxter that the applicants need to update the Board on locations and business plans. Ms. Mohr asked Ms. Baxter to reach out to the Acting Airport Manager to get more information and relay it to the applicants. Chair Hill moved to table the discussion to the Board's August 17th, 11:00 AM meeting

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

IV. LICENSING AND PETITIONS - PUBLIC HEARINGS

1. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan #31183442 to Install New Junction Box at Pole 10 on Nobadeer Farm Road and Approximately 130' of 2-4" Conduits Down and Across Nobadeer Farm Road for New 3-Phase Service for 2 Teasdale Circle. Chair Hill opened the public hearing. Jose Vazquez of National Grid reviewed the petition.

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

Ms. Mohr moved approved subject to departmental comments; seconded by Ms. Vieth; by roll call vote: Ms. Hill – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

2. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan #31297063 to Install New Handhole (HH 2-1) on Gray Avenue and Approximately 30' of 2-3" PVC Schedule 40 Conduit Encased in Concrete Across Gray Avenue from Pole 2 to New HH 2-1 for Service at 5A and 5B Gray Avenue. Chair Hill opened the public hearing. Jose Vazquez of National Grid reviewed the petition.

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

Ms. Mohr moved approved subject to departmental comments; seconded by Ms. Vieth; by roll call vote: Ms. Hill – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

3. Public Hearing to Consider Utility Petition from Nantucket Electric Company/ National Grid, Plan #31179380 to Install New Junction Box at Pole 8 on Fairgrounds Road and Approximately 40' of 2-4" Conduits Encased in Concrete from New Junction Box to 6 Fairgrounds Road for New 3-Phase Service for Ticcoma Green. Chair Hill opened the public hearing. Jose Vazquez of National Grid reviewed the petition. Mr. Fee asked if the proposed junction box will be below or above ground. Mr. Vazquez said it will be above ground. Mr. Fee spoke in favor of installing it under ground.

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

Ms. Mohr moved approved subject to departmental comments; seconded by Ms. Vieth; by roll call vote: Ms. Hill – Yes; Mr. Fee – Yes (reluctantly); Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

4. Public Hearing to Consider Joint Utility Petition from Verizon New England Inc. and Nantucket Electric Company/National Grid, Plan #1A7YN3G to Relocate Joint-owned Pole 546-54 on North Side of Milestone Rotary Approximately 12' South of Pole's Existing Location to Upgrade Poles for Added Height (Application Withdrawn). This matter was withdrawn by the applicant.

5. Public Hearing to Consider Utility Petition from Verizon New England Inc., Plan #4A0XH3W to Install Approximately 453' of 4" Conduit on Southerly Shoulder of Sparks Avenue from Pole 8 to Pole 11; Existing

Joint-Owned Poles 9 and 10 to be Removed as Part of Project to Accommodate New Construction at 18-26 Sparks Avenue (Continued from April 27, 2026; May 18, 2026; Request to Continue). Chair Hill reopened the public hearing.

Ms. Mohr moved to continue the public hearing to the Board's September 28th, 11:00 AM meeting; seconded by Ms. Vieth; by roll call vote: Ms. Hill – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

V. ADJOURNMENT

Ms. Mohr moved to adjourn at 11:59 AM; seconded by Mr. Fee; by roll call vote: Chair Hill – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Vieth – Yes; so voted.

Approved the 5th day of August, 2026.

**SELECT BOARD
JULY 20, 2026 – 11:00 AM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- III. 1. AIS re: Rental Vehicle Medallion distribution; Ch. 58 of the Code of the Town of Nantucket; 4/14/2025 Select Board minutes; Waiting list communications; Rental agency license & medallion applications from Enterprise, Grey Lady Jeeps, Compass Pointe Rentals, G. J. Smith, Inc.; Current rental agency licenses
- IV. 1. AIS re: NGrid petition re: Nobadeer Farm Rd; Departmental comments; Nobadeer Farm Rd petition; Petition plan; Public hearing notice
- IV. 2. AIS re: NGrid petition re: Gray Ave; Departmental comments; Gray Ave petition; Petition plan; Public hearing notice
- IV. 3. AIS re: NGrid petition re: Fairgrounds Rd; Departmental comments; Sewer as-built plan; Fairgrounds Rd petition; Petition plan; Public hearing notice
- IV. 5. AIS re: Verizon petition re: Sparks Ave; Departmental comments; Town fiber-optic cable map; Town fiber-optic cable as-built; Sparks Ave petition; Petition plan; Public hearing notice