SELECT BOARD

Minutes of the meeting of July 22, 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, Brooke Mohr and Jill Vieth.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

Operations Administrator Erika Mooney reviewed the announcements as noted:

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. Ms. Mooney read the list of applicants as included in the Board's agenda packet, noting appointments will be made at the Board's August 5, 2026 meeting.

3. No Select Board Meeting on Wednesday, July 29, 2026 (Summer Schedule); Next Meeting on Wednesday, August 5, 2026.

4. Select Board Announcements/Comments. Chair Hill noted that the Community Preservation Committee will hold its annual forum on August 18, 2026.

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 July 8, 2026 meeting.

V. PUBLIC COMMENT

Chair Hill opened public comment and issued a reminder that Public Comment has a 3-minute limit pursuant to the Board's established policy.

Penny Dey asked that short-term rental registrations for 2027 be opened.

Bill Grieder commented on mosquitos in Madaket, stating that this year the mosquitos are very bad and requested action.

Amy Eldridge commented on pending stormwater regulations and expressed concerns about future fees.

Megan Perry said she is looking for action from the Board on the Surfside Crossing project, to keep the residents of Nantucket safe.

VI. NEW BUSINESS
There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Ms. Mohr moved approval of items VII 1 - 3; seconded by Mr. Fee; all in favor, so voted.

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. Ms. Vieth questioned the Natural Resources contract with Geosyntec Consultants for groundwater modeling and asked that it be held until an overview and prioritization of all coastal resilience projects occurs. Natural Resources Director Jeff Carlson explained the scope of the contract. Ms. Mohr asked about the impact of a hold on the contract. Mr. Carlson responded. Mr. DeCosta agreed with holding the contract for now, and concurred with Ms. Vieth. Some discussion followed. Mr. DeCosta requested an accounting of all funds spent to date on coastal resilience projects. Ms. Vieth said she would also like to see a flow chart of all studies and how they connect to projects.

Ms. Mohr moved to approve the pending contracts as presented, excluding Geosyntec Consultants; seconded by Mr. DeCosta who also asked about vehicle purchases in connection with the funding sources listed. Public Works Director Andrew Patnode responded. Ms. Vieth asked about the spending plan for vehicles approved at the 2026 Annual Town Meeting, Mr. Patnode responded. All in favor, so voted.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. African Meeting House Investigation of the Investigation Report Issuance and Review. Chair Hill asked if there is a quorum present for the African Meeting House Investigation Procurement Workgroup. Ms. Mohr called the workgroup to order at 5:54 PM, noting members Clifford Williams, Dr. Nicole Tent and Luke Thornewill are present. Chair Hill noted that the full report is in the Board's packet. She said that public comments would be limited to 3 minutes.

Ms. Mohr reviewed the timeline of the issuance of the report and said that the Board, staff and the public all had access to the report at the same time, and no earlier, when the report was included in the Board's agenda packet, issued last Friday. She noted that Attorney David Jenkins of Town Counsel's office is also present this evening. Mr. Williams commented on the report and said he would like the work group to keep meeting and discuss the report further and address "inconsistencies". He made several other comments about the report. Barbara Burgo said she has a lot of questions about the report. Dr. Noelle Trent, CEO of the Museum of African American History in Boston, including the African Meeting House, stated that her organization is grateful for the report. She commented on the impact that the vandalism had on the organization. She thanked the Board for pursuing completion of the report and said she hoped an action plan could be developed. Mary Longacre thanked Dr. Trent for her comments and suggested that more needs to be done as a follow-up. Amy Eldridge stated that she agrees with all of the speakers. Chair Hill said that if there are questions about the report, she would like to hear them. Luke Thornewill spoke on the report and said he hopes for healing. He noted ana upcoming film on racism that he encouraged members of the town to attend. Campbell Sutton stated that she appreciates the report and hopes that “revamping” will occur in the future with police investigations. Mr. Williams said the report contains a lot of “inconsistencies” and that the workgroup should work on answering the questions that he has. Ms. Mohr asked Attorney John Giorgio of Town Counsel’s office (remote) to explain the charge of the workgroup. Mr. Giorgio read the vote from the May 7, 2024 Town Meeting. He reviewed the specific events following that vote which led to the establishment of the work group. Ms. Burgo spoke on public records requests, redactions and timing in connection with the report. Mr. Williams commented on the Town Meeting warrant article. Chair Hill reiterated that she did not hear any specific questions. Ms. Burgo asked when there will be a follow-up with the State Police for information that was not provided by that organization. Mr. Giorgio said that it is important for the report to be read in its entirety, not just the executive summary, and items should not be “cherry picked” without being put into context. He said the State Police deferred its response to the District Attorney, noting that the State Police are under the DA’s jurisdiction. He noted the statute of limitations for this matter has expired. He said that the “bottom line” is that based on the evidence, there is no basis for further indictment of anyone other than those already identified as having a role in the vandalism. He encouraged the public to read the report in its entirety and said that he was impressed by the level of detail undertaken by the independent investigator. He said the conclusion of the investigator is that no laws were violated and that in most instances proper and thorough police investigatory practices were followed. He emphasized that the report was not intended to be a re-investigation of the vandalism. Ms. Mohr concurred with Mr. Giorgio and noted that an individual (Dylan Ponce) was found civilly responsible for the vandalism and another individual (Jeffrey Sayle) was indicted for misleading the investigation and that both of these have been reported in local press. She said the reality is that is where any further legal action likely ends.

Ms. Mohr said she would like to have community conversations about why the incident occurred, in partnership with the African Meeting House. Discussion followed about next steps. Mr. Williams spoke again about the scope of the investigation. Mr. Thornewill said the Island has a “massive alcohol and drug problem”.

The African Meeting House Investigation Procurement Workgroup meeting was adjourned at 6:44 PM. Chair Hill thanked Dr. Malcolm MacNab, former Select Board member, for attending the meeting, as well as other attendees.

<u>2. Housing Department: Update on Chapter 40B Housing Production Plan.</u> Deputy Housing Director Dylan Metsch-Ampel introduced the item and turned the matter to Judi Barrett of Barrett Planning Group. Ms. Barrett explained what a housing production plan is as well as the state requirements, using a presentation in the Board’s agenda packet.

At 7:18 PM, Town Manager C. Elizabeth Gibson joined the meeting remotely.

At 7:19 PM, Chair Hill left the meeting; she returned at 7:21 PM.

She reviewed a series of questions for the Board, as contained in the packet. Extensive discussion followed with comments from Penny Dey and Campbell Sutton. Ms. Barrett said that the Plan will be before the Board for adoption in August.

At 7:41 PM, Ms. Mohr left the meeting; she returned at 7:43 PM.

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. Mr. Metsch-Ampel reviewed the request. Mr. Fee moved to approve the third amendment to the declaration of trust for the Affordable Housing Trust Fund, as presented; seconded by Ms. Mohr; all in favor, so voted.

b) Review of Wiggles Way Housing Project Audit.
Municipal Housing Director Kristie Ferrantella introduced the item, reviewed the timeline, noted that the audit has been reviewed by the Affordable Housing Trust and turned it to Hilaire Johnson and Diane Morrison of CBIZ to review the audit. Ms. Johnson and Ms. Morrison reviewed the approach, objectives and recommendations from the report that is in the Board's agenda packet.

At 7:52 PM, Mr. DeCosta left the meeting; he returned at 7:54 PM.

Ms. Mohr moved to accept the report and request that the Affordable Housing Trust incorporate the recommendations into its processes; seconded by Mr. Fee; all in favor, so voted.

4. The 'Sconset Trust: Request for Approval of Historic Preservation Restriction to be Held by Sconset Trust, Inc. for Property Located at 6 Broadway. Ms. Mooney reviewed the request, noting the Historic Preservation Restriction (HPR) has been reviewed by Town Counsel whose report is in the Board's packet. Mr. DeCosta moved to approve the HPR for 6 Broadway and find it as being in the public interest; seconded by Ms. Mohr; all in favor, so voted.

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. Real Estate Manager Tracy MacDonald reviewed the request. Discussion followed. Mr. DeCosta asked about Town obligations to maintain the road in the future. Attorney Jessie Brescher said the Town would have no such future maintenance obligations. Mr. DeCosta moved to petition the County Commission to lay out Egan Lane as a public road, as presented, and to send a letter to the County Commission along with the petition; seconded by Ms. Vieth; all in favor, so voted.

X. TOWN MANAGER'S REPORT
1. Review of Capital Improvement Plan for FY 2028-2037. Ms. Gibson introduced the item and reviewed with the Board a plan, previously mentioned at a prior meeting(s) to review, prioritize and strengthen the Town's Capital Improvement Plan (CIP). She said tonight Deputy Town Manager Rick Sears will provide an overview to the Board of the existing plan, that a Select Board workshop meeting has been scheduled for August 13th at which department heads will be present and the Board will, hopefully, prioritize capital projects and make some other policy determinations such as what sorts of items should be in the CIP, including annual items that have traditionally been funded outside of the operating budget but which could be considered operational expenses. Mr. Sears reviewed the presentation in the Board's agenda packet. Some discussion followed. Ms. Vieth said she would like the Board to meet with every department to understand each request because she would like in depth information, in order to properly prioritize the projects. Mr. DeCosta concurred and added that he would also like to see tax rate impact information. Ms.

Gibson suggested that the Board's next workshop meeting on these projects could perhaps be more of a detailed review of projects, rather than prioritization of the projects. Ms. Vieth said she would also like to understand projects that have been approved but not moved forward. Ms. Mohr spoke on the need to be specific on Board priorities. Amy Eldridge commented on "wants" vs "needs". Mary Longacre agreed with Ms. Eldridge and asked when the public can "weigh in". Chair Hill said at any public meeting. Raymond DeCosta asked if the projects shown would be going to town meeting. Mr. Sears responded and explained. Some discussion followed as to public outreach, public engagement, project costs, timing and tax bill impact.

XI. SELECT BOARD REPORTS/COMMENT

1. Review/Schedule 2027 Annual Town Meeting and Election. Ms. Gibson reviewed various dates available for the 2027 Annual Town Meeting (ATM) and Election. The Board discussed preferences for Saturday vs a week night. Mr. DeCosta said he would like to schedule two town meetings per year. After continued discussion, Ms. Mohr moved to schedule the 2027 ATM to start on Monday, May 10, 2027 at 5:00 PM and the 2027 Annual Town Election on Tuesday, May 25, 2027; seconded by Mr. DeCosta; all in favor, so voted.

2. Committee Reports.

Mr. DeCosta commented on the Licensing and executive session meetings and asked that consideration be given to moving the time to 5:00 PM.

XII. ADJOURNMENT

Ms. Mohr moved adjournment at 9:02 PM; seconded by Mr. Fee; all in favor, so voted.

Approved the 5th day of August, 2026.

SELECT BOARD
JULY 22, 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. 2. Committee membership & applicant list; applications; Round 2 Committee Vacancies Timeline
VII. 1. Draft minutes of 7/2/2026 open session; 7/8/2026; 7/13/2026 at 9:00 AM; 7/13/2026 Summer Forum
VII. 4. Pending Contracts spreadsheet
VIII. 1. LCG Gov Executive Summary of independent review of African Meeting House vandalism; LCG Gov African Meeting House Vandalism Executive Findings & Report
VIII. 2. AIS re: Chapter 40B Housing Production Plan; Housing Production Plan 2026 presentation
VIII. 3a. AIS re: Amendment of Declaration of Trust for Affordable Housing Trust Fund; Article 66 of 2026 Annual Town Meeting; Declaration of Trust – 2010; First Amendment – 2014; Second Amendment – 2024; Proposed Third Amendment – 2026
VIII. 3b. AIS re: Wiggles Way Housing Project Audit; Draft audit for Wiggles Way Housing Project
VIII. 4. AIS re: Historic Preservation Restriction (HPR) for 6 Broadway; Letter from Town Counsel re: 6 Broadway HPR; Grant of HPR for 6 Broadway
IX. 1. AIS re: Petition to lay out Egan Ln as public road; Petition to Lay Out Egan Lane; Layout plan for Egan Lane; Letter from Select Board to County Commission
X. 1. Capital Improvement Plan presentation
XI. 1. Draft schedule for 2027 Annual Town Meeting & Election