



MEETING POSTING

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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)

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2026 AUG 14 AM 09:44
NANTUCKET TOWN CLERK
Posting Number:T 562

Committee/Board/s	CPC (COMMUNITY PRESERVATION COMMITTEE)
Day, Date, and Time	TUESDAY, AUGUST 18, 2026 10:00 AM
Location / Address	4 FAIRGROUNDS ROAD – COMMUNITY ROOM - (HYBRID) Remote Participation via Zoom
Signature of Chair or Authorized Person	LINDA WILLIAMS, CHAIR

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

Linda Williams, Chair	Eleanor Antonietti
Joeph Topham, Vice, Chair	John Schafer
Neville Richen	Jesse Dutra
Dawn Hill Holdgate	Constance Patten
Tim Soverino	

Attendees: To Join Meeting:

Invite Link:

https://us06web.zoom.us/webinar/register/WN_amrgonBFQ-OJH-C02BXgPw

Meeting ID: 862 8145 7723

Pass Code: 338599

<https://youtube.com/live/rBf4yE6BPXs>

WATCH LIVE ON NCTV CIVIC CHANNEL 8

Call to Order

Establish Quorum

Approval of Agenda

Approval of Minutes 7/21/2026

Public Comment

Correspondence/Guest: None

New Business:

1. Fund Requisitions:

- **Hospital Thrift Shop – HVAC/Duct Work – FY27 - \$102,000.00 (Richen)**
- **Interfaith Council – July Rental Assistance – FY26 - \$15,559.11 (Richen)**
- **Nantucket Racquet Sports Asson. – Electrical Work - FY2020 - \$6,250.00 (Dutra)**
- **Landmark House – Complete Installation of Elevator – FY25 - \$124,932.00 (Schafer)**
- **Nantucket Lighthouse School – Accessible Rain Garden – FY26 - \$54,060.93 (Dutra)**

Old Business: None

ANNUAL PUBLIC FORUM – 10:15

1. Introduction

2. Presentations by previous/current grantees:

- **Dylan Metsch-Ampel – Affordable Housing – Nantucket Housing Office**
- **Niles Parker – Historic Preservation – Nantucket Historical Association**
- **Mark Vanacore & Karen Gottlieb – Open Space/Recreation – Nantucket Racquet Sports Association**

3. Conclusion

NOTE: DEADLINE FOR FY28 APPLICATIONS IS FRIDAY, SEPTEMBER 18, 2026 BY 4 PM AT THE OFFICE AT 7C HANABEA LANE/CANDLEWICK CORNER

The next regularly scheduled meeting is September 15, 2026 – Annual Meeting

***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**



MEETING MINUTES

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)

Committee/Board/s	CPC (COMMUNITY PRESERVATION COMMITTEE)
Day, Date, and Time	TUESDAY, JULY 21, 2026 10:00 AM
Location / Address	131 PLEASANT STREET – ROOM A (HYBRID) Remote Participation via Zoom
Signature of Chair or Authorized Person	LINDA WILLIAMS, CHAIR

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

Linda Williams, Chair PRESENT	Eleanor Antonietti PRESENT – ZOOM
Joeeph Topham, Vice, Chaira PRESENT	John Schafer PRESENT – ZOOM
Neville Richen PRESENT	Jesse Dutra ABSENT
Dawn Hill Holdgate PRESENT	Constance Patten ABSENT
Tim Soverino PRESENT - ZOOM	

Call to Order At 10:01 am

Establish Quorum – Seven members present in person and on zoom

Approval of Agenda – The agenda was approved by a unanimous vote (Topham/Hill Holdgate)

Approval of Minutes 6/23/2026 – Minutes were approved by a unanimous vote as submitted (Hill Holdgate/Topham)

Public Comment – No public comment
Correspondence/Guest: None

Guests: None

New Business:

2. Fund Requisitions: The following were approved by a unanimous vote after brief discussion (Hill Holdgate/Topham).

- **Town of Nantucket/PIN – Main Street Streetscapes Survey FY 25 \$50,000 (Williams)**
- **Town of Nantucket/PIN – W. Monomoy Neighborhood Survey Phase 1 – FY 25 \$60,000**
- **Interfaith Council – May Rental Assistance – FY 26 \$12,538.00 (Richen)**

3. Office move/staffing update:

- **There was substantial discussion about the lack of staffing.**
- **The list of tasks that need to be completed was discussed – scanning, contracts, digitization of files, preparing for the new grant season,**
- **Rate of pay and hours may again impact the excellent candidate that Joe and Linda interviewed last Friday. He did say rate of pay and hours would be a consideration as he had other offers.**
- **This issue has been repeatedly brought up by Joe and Linda and there has been no response in eight months even after the first two dropped out.**
- **There was discussion about the history of the CPC being the one that hired the staff for what hours were needed and paying the rate of pay agreed to by the hire and the CPC,**
- **The CPC had voted as a committee several months ago to ask that the ad not be placed until this dispute over the needed hours and rate of pay was solved.**
- **Town Counsel agreed with Town Administration that they have the control over pay and hours and not the CPC any longer.**
- **Dawn was going to investigate the matter as she was the Select Board chair.**
- **There is a very large amount of work that has to be done by Linda and Joe as the CPC is heading into the next round of grants and this lack of staffing issue has to be solved.**

4. Preservation easement discussion:

- **Discussion about Linda's conversation with Stuart Saginor at the COA Coalition in Boston and the memo that members were sent detailing that conversation.**
- **Things had not been done correctly for 25 years and that was another reason staffing was essential to correct those things and move forward.**
- **The easements at NPT needed to be "clawed back" as one 501C3 could not hold any easements of other 501C3 that involved CPA funds.**

- The Historical Commission was the Town entity that should be holding the easements.
- Easements were not required. It was up to the CPC to decide who needed them and who did not. The Town generally did not need them.
- If land was purchased by the Town that involved CPA funds then an easement was required. That had not been done in the past.
- The CPC needed to operate according to the rules and regulations.
- Local easements only last for 30 years and if the CPC wanted to place one on a project then to have it run in perpetuity it had to be held by MHC.
- History of the easements being placed with NPT at that time several years ago was due to the Historical Commission not being in existence for a long period of time.
- Many requirements can be enforced through the regular contracts.
- Joe and Linda will be taking trip to New Bedford after the summer to seek guidance from Anne Louro who is on the Coalition advisory board and had already developed forms and contracts that would help us.

5. Project assignments for FY2025 and FY2026:

- The draft list of project managers was reviewed primarily for FY24, FY25, FY26 and the new 17 grantees as of July 1, 2026 for FY27.
- There were no comments about assignments for FY26 of FY27.
- There were some questions about previous assignments which remained unresolved in one case.
- Minutes were to be reviewed by that member of a meeting over a year ago for clarification.
- Linda had sent out the new 17 grantee letters and they will all be notified as to who their project managers are with contact information.

6. Signage requirements – Held for future meeting and hiring of staff to do the project reviews for appropriate acknowledgement of the CPA funding whether in print or by small sign. The CPC has the template.

7. Annual Public Forum discussion on August 18, 2026. The Community Room at the Public Safety Building has been secured for the Forum and Linda has reached out to one presenter from each category. NCTV has been contacted along with print ads.

Old Business: None

The next regularly scheduled meeting is August 18, 2026 – Annual Public Forum. with a short meeting at the start to approve requests for reimbursement.

Meeting was adjourned at 10:42 am by a unanimous vote (Hill Holdgate/Topham)