



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 AUG 14 AM 10:24
NANTUCKET TOWN CLERK
Posting Number:T 564

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, AUGUST 19, 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/KtfqOnnqDDo>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_4ZFBTImZRwGBszS4jTJW6g

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. **Ticcoma Green Construction and Housing Lottery**
Construction is Underway at Ticcoma Green, Nantucket's New 64-Unit Rental Housing Community, and Upcoming Housing Lottery is on the Horizon. Visit www.TiccomaGreen.com to Follow Construction Progress and Learn More Details About Housing Lottery.
3. **Master Plan Listening Sessions**
Barrett Planning Group to Host a Series of Listening Sessions on August 25th and 26th to Solicit Feedback from the Public on the Master Plan Implementation Plan. Sessions on August 25th are Virtual and Sessions on August 26th will be Held in Person at Meeting Trailer at 131 Pleasant Street. More Detailed Information on Session Times and Draft Implementation Plan can be Found at www.nantucket-ma.gov/masterplan. Please Contact mtrudel@nantucket-ma.gov to Sign Up for a Session.

4. **2026 Committee Vacancies - Round 3:** Cannabis Advisory Committee, Capital Program Committee, Council on Aging, Planning Board Alternate, Town of Nantucket Scholarship Committee.
5. **No Select Board Meetings on Wednesday, August 26, 2026 and Wednesday, September 2, 2026** (Summer Schedule); Next Meeting on Wednesday, September 9, 2026.
6. **Town Offices will be Closed Monday, September 7, 2026** in Observation of Labor Day.
7. **Executive Session Minutes Release:** At its August 5, 2026 Executive Session Meeting, the Select Board Voted to Authorize the Continued Withholding, or Release in Part Subject to Redactions under the Public Records Law, of 2026 Executive Session Minutes Dated January 8, 2026, March 5, 2026, April 2, 2026, April 30, 2026, May 14, 2026, May 18, 2026 and June 4, 2026.
8. 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 August 5, 2026 at 5:30 PM; August 6, 2026 at 9:00 AM; August 13, 2026 at 5:00 PM.
2. Approval of Payroll Warrants for August 16, 2026.
3. Approval of Treasury Warrants for August 12, 2026; August 19, 2026.
4.
 - a) Review of Pending Contracts Review Process.
 - b) Approval of Pending Contracts for August 19, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. *CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS*

1. Joint Meeting with Planning Board for Affordable Housing Trust Request for Adoption of 2026 Housing Production Plan and Approval of Submission to Executive Office of Housing and Livable Communities for Certification.
2. Housing Department for Housing Nantucket:
 - a) Request for Approval of Waivers of Sewer Connection Fees and Sewer Capacity Fees for Two Homeownership Units Restricted to 125% Area Median Income (AMI) or Less for 7 Dooley Court, Pursuant to Select Board Sewer Fee Waiver Policy.
 - b) Request for Approval of Waivers of Sewer Connection Fees and Sewer Capacity Fees for Three Rental Dwelling Units Restricted to 125% Area Median Income (AMI) or Less for 75B Old South Road, Pursuant to Select Board Sewer Fee Waiver Policy.
3. Town Clerk:
 - a) Request for Approval of Election Warrant for September 1, 2026 State Primary and Early Voting Dates.

- b) Request for Appointment of Constable (Beau Almodobar).
 - c) Request for Reappointment of Registrar of Voters (James Sulzer, Judith Wodynski) and Election Workers (as Set Forth on the Document Identified as Exhibit 2, Which Exhibit is Incorporated Herein by Reference.)
- 4. Health and Human Services Department: Community Needs Assessment Report Presentation.
- 5. Request for Select Board Resolutions to Authorize Town Manager and/or Deputy Town Managers to File Applications, Execute Agreements and Any and All Other Actions Necessary for the Town of Nantucket to:
 - a) Secure Grants and Loans for Community Septic Loan Program.
 - b) Secure Such Grant(s) and/or Loan(s) for Planning or Construction of Water Pollution Abatement Projects as may be Made Available, Pursuant to Provisions of Massachusetts Clean Waters Act (M.G.L. C.21, Sections 27-33E, Inclusive, as Amended) and Water Pollution Abatement Revolving Loan Program (M.G.L. C.29C) for Surfside Wastewater Treatment Facility Phase 2B Improvements Project.
- 6. Licensing: Liquor License Compliance Hearing Pursuant to MGL Chapter 138, Section 64 for Mingo Corporation d/b/a The Muse, Michael O'Reilly, Manager, for Premises Located at 44 Surfside Road for Sale or Delivery of Alcoholic Beverages to Persons Under 21 Years of Age on Multiple Dates.

IX. TOWN MANAGER'S REPORT

- 1. Capital Projects Review: School.
- 2. Review/Request for Endorsement of 2027 Annual Town Meeting and Annual Town Election Timeline.

X. SELECT BOARD REPORTS/COMMENT

- 1. Committee Reports.

XI. ADJOURNMENT TO EXECUTIVE SESSION, NOT TO RETURN TO OPEN SESSION

XII. EXECUTIVE SESSION PURSUANT TO MGL C. 30A § 21(A)

- 1. Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (G.L. c. 30A, § 22(g) and G.L. c. 4, § 7, cl. 26), to Conduct a Periodic Review, for Continued Withholding or Release of the Following Executive Session Minutes: January 9, 2025; February 6, 2025; February 19, 2025; March 6, 2025; March 20, 2025; March 26, 2025; April 10, 2025; May 8, 2025; May 22, 2025; June 5, 2025; June 10, 2025; July 10, 2025; July 23, 2025; August 7, 2025; September 11, 2025; October 2, 2025; November 6, 2025; December 4, 2025.

XIII. 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.***



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.

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
August 19, 2026

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Leases/Licenses						
Software License	Assessor	Vision Government Solutions, Inc.	\$27,247	Tax assessment software & cloud hosting	Assessor Budget	Jul 1, 2026 - Jun 30, 2027
Software License	Health	OpenGov, Inc.	\$342,027.05	Short-term rental software to replace & upgrade current system (3+ year contract)	Short Term Rental Revolving Fund	Sep 1, 2026 - Jun 30, 2030
Amendments						
Contract Amendment	Sewer	CDM Smith, Inc.	N/A	Contract extension for pilot study for landfill leachate PFAS removal & Surfside WWTF centrate PFAS treatment	N/A	Nov 1, 2025 - Jun 30, 2027
Contract Amendment	Natural Resources	Eastern Research Group, Inc.	N/A	Contract extension for Environmental Justice Needs Assessment & Plan	N/A	Aug 20, 2025 - Feb 18, 2027
Contract Amendment	Natural Resources	University of Massachusetts - Dartmouth	\$52,522.94	Year 3 of nutrient water quality monitoring	Article 10 2023 ATM	Aug 1, 2024 - Jun 30, 2027
Contract Amendment	Our Island Home	Nantucket Cottage Pharmacy	Add \$11,250 to original contract amount of \$45,000 for new contract amount of \$56,250	Provision of prescription & nonprescription pharmaceutical, nutritional & other related products for eligible OIH residents	OIH Budget	Jun 1, 2024 - May 31, 2027
Contract Amendment	DPW/Facilities	G&L Cleaning Services	Add \$15,403.25 to previously amended contract amount of \$311,101 for new contract amount of \$326,504.25	Additional cleaning services for Town's leased office space at 5B Windy Way	Public Facilities Budget	Feb 1, 2024 - Jan 31, 2027
Contract Amendment	Sewer	Weston & Sampson Engineers, Inc.	N/A	Contract extension for design services for South Shore Rd pump station	N/A	May 8, 2023 - Dec 30, 2026

Contract Amendment	Sewer	Weston & Sampson Engineers, Inc.	N/A	Contract extension for Sconset comprehensive wastewater management plan (CWMP)	N/A	May 8, 2019 - Jun 30, 2027
Contract Amendment	Sewer	Weston & Sampson Engineers, Inc.	N/A	Contract extension for Somerset needs area sewer extension project design	N/A	Jan 8, 2025 - Dec 31, 2027
Contract Amendment	Sewer	Weston & Sampson Engineers, Inc.	N/A	Contract extension for general engineering & consulting services	N/A	Apr 16, 2025 - Jun 30, 2027
Professional Services & Purchase Agreements						
Professional Services Agreement	Natural Resources	Geosyntec Consultants, Inc.	\$276,800	Groundwater Model Development to support Easy Street Flood Mitigation Project	Article 10 2023 ATM Coastal Resiliency Plan	Aug 1, 2026 - Jul 31, 2028
Professional Services Agreement	Police	The Dobbert Companies	\$49,999 (not-to-exceed)	On-call repair services for HVAC, geothermal heat pump piping system, fire protection sprinkler piping & plumbing	Police Budget	Jul 1, 2026 - Jun 30, 2027
Professional Services Agreement	Police	William McEachern General Contractor, Inc.	\$49,999 (not-to-exceed)	On-call carpentry, painting, maintenance & repair services	Police Budget	Aug 1, 2026 - Jul 30, 2029
Professional Services Agreement	DPW	Nantucket Appraisal Company	\$30,000	Appraisal for damage awards for temporary & permanent easements related to construction of Tom Nevers multi-use path	Article 14 2025 ATM	May 20, 2026 - Sep 30, 2026
Professional Services Agreement	Sewer	Weston & Sampson Engineers, Inc.	\$68,000	Engineering design services for Fairgrounds Rd sewer improvements	Article 19 2026 ATM	Aug 19, 2026 - Aug 18, 2027
Professional Services Agreement	Stormwater	McClure Engineering Company	\$16,900	Jetties lower parking lot stormwater drainage improvement project engineering services	Article 22 2024 ATM	Aug 19, 2026 - Feb 26, 2027
Employment Agreement	Town Administration	Director of Municipal Finance	\$222,000	Employment agreement 2026 - 2029	Finance Department Budget	Sep 1, 2026 - Aug 31, 2029

Exhibit 2

NANTUCKET 2026 ELECTION WORKERS LIST – TERMS TO EXPIRE AUG. 31, 2027

WARDEN: MICHAEL DAY SENIOR CLERK: COLLEEN MCLAUGHLIN

MARY ADAMS	RHODA WEINMAN
JERRY ADAMS	BARBARA WHITE
JEAN ALLEN	
BEAU ALMODOBAR	
LAURA ANDERSON	
DIANE ASCHE	
DOROTHY BAKER	
ANN-MARIE BAPTISTE	
ANNIE BISSIINGER	
ELAINE BOEHM	
DAVID BOSSI	
SUSAN BOSTWICK	
FAY KERR BROWN	
SUZETTE BROWN	
TOBY BROWN	
JOAN BUNTING	
RUTH CADET	
SUSAN CARY	
CAROLE CORKISH	
SUZANNE DAUB	
PENNY DEY	
JULIE FITZGERALD	
ELIZABETH FLANAGAN	
MARGARET-ANN FLEMING	
ELAINE FLYNN	
KATHLEEN GRIEDER	
WILLIAM GRIEDER	
PAMMY GRIFFIN	
JADE HOLMES	
BARBARA JENKINS	
RICHARD LEONE	
PAMELA LOHMANN	
MARY MALAVASE	
SARAH ANN MILLER	
JOYCE MONTALBANO	
VENESSA MOORE	
NANCY MOYLAN	
JAMES PERELMAN	
SHERI PERELMAN	
RUTH PITTS	
RUTH PLANDOWSKI	
MADELINE RAIMO	
JULIE REINEMO	
ANDY REIS	
KATHY RICHEN	
ISABELLE ROBERTS	
BINTH RUSTAD	
SHIRLEY SMITH	
MARISA SMITH-JONES	
ANN STOCK	
JOANNE SULLIVAN	
MARTHA TIRK	
JOYCE VAN VORST	
NELL VAN VORST	
CATHERINE WARD	