SELECT BOARD

Minutes of the meeting of August 5, 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 5:38 PM following a meeting of the Nantucket Regional Transit Authority Advisory Board.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Hill noted there is one additional announcement. The agenda was otherwise accepted as presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements as noted:

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

2. Public Meeting Regarding Proposed Wauwinet Road Multi-Use Path to be Held Wednesday, August 12, 2026 at 5:00 PM in the Public Safety Facility Community Room, 4 Fairgrounds Road and Remotely via Zoom Webinar. See www.nantucket-ma.gov/wauwinetpath for More Information. Ms. Gibson said that this will be a presentation of the impacts of various alternatives on private, environmental and cultural assets with a recommendation of the preferred design alternative that will be presented to the County Commissioners this fall. She said that the Town will have a survey available online and summary of results will be provided to the County Commissioners; and, the hope is for a 2028 construction start on the project.

3. Select Board to Hold Capital Improvement Plan Workshop on Thursday, August 13, 2026 at 5:00 PM at PSF Community Room, 4 Fairgrounds Road and Zoom Webinar.

4. Nantucket Under Level 2 Drought Condition
Mandatory Water Restrictions are in Place and Fines will be Charged for Non-Compliance. See https://www.nantucket-ma.gov/1897/Water for More Information.

5. Brant Point Shellfish Hatchery Tours Are Back!
Space is Limited and Registration is Required: www.nantucket-ma.gov/hatchery. Ms. Gibson noted that she and the Deputy Town Managers toured the facility on a visit with the Martha's Vineyard Managers at the end of July and it was extremely educational. She noted the Town is fortunate to have staff so knowledgeable and dedicated to their work to operate the facility.

6. Harmful Algal Bloom Monitoring
The Town of Nantucket, with Local and Regional Partners, is Monitoring Selected Ponds for Harmful Algal Blooms (HABs) Weekly from June 2 through October 3. Report a HAB at www.nantucket-ma.gov/HAB.

7. No Select Board Meeting on Wednesday, August 12, 2026 (Summer Schedule); Next Meeting on Wednesday, August 19, 2026.

Additional Announcement: Housing Director Kristie Ferrantella announced that construction is underway at Ticcoma Green, Nantucket's new 64-unit rental housing community, and a housing lottery is on the horizon.

Visit https://www.ticcomagreen.com/ to follow construction progress, learn about eligibility and stay informed about key dates and application details for the housing lottery.

8. Select Board Announcements/Comments.
Ms. Mohr provided an update on Vineyard Wind turbine lighting, explaining that a way to turn the lights off at night has been secured and will be activated shortly. She said that during installation of the system that will ultimately enable the lights to be off at night, the lights will be on at night. Ms. Mohr added that Robert Bystrowski, of the Real Estate Office, is the Town's liaison with Vineyard Wind. Mr. DeCosta requested information as to energy generation, by turbine and timeframe. He said he will continue to ask until he receives the information.

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 22, 2026 meeting.

V. PUBLIC COMMENT
Curtis Barnes said he had a comment on one of the contracts. Chair Hill asked Mr. Barnes to bring up his comment when Pending Contracts come up.

Amy Eldridge commented on stormwater fees.

Mike Alvarez commented on an automated license plate reader installed downtown in connection with data collection and civil liberties issues. Mr. Alvarez exceeded the 3-minute time limit and concluded his comments.

Campbell Sutton commented on the Nantucket Planning and Economic Development Commission agendas and minutes.

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 Ms. Vieth; so voted. Mr. DeCosta abstained from the minutes of July 20th.

1. Approval of Minutes of July 20, 2026 at 11:00 AM; July 22, 2026, at 5:30 PM.

2. Approval of Payroll Warrants for August 2, 2026.

3. Approval of Treasury Warrants for July 29, 2026; August 5, 2026.

4. Approval of Pending Contracts for August 5, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Mr. Barnes questioned the contract with Placemate ($120,000) and said he believes the Housing Office should be able to handle the purpose of the contract, in house. Ms. Ferrantella responded, explained the scope of work and that it is a "Not To Exceed" amount. Mr. DeCosta asked about the building condition assessment contract for a house at 14 Somerset Road ($29,556). Ms. Ferrantella responded. Mr. DeCosta spoke against the contract. Ms. Vieth asked about a

SMRT contract for the Waitt Drive municipal employee housing project. Ms. Ferrantella explained the scope of work, purpose and cost of the contract. Mr. Fee asked a further question about the Placemate contract. Deputy Housing Director Dylan Metsch-Ampel explained. Mr. DeCosta questioned contracts in connection with the DPW facility and asked that they be tabled until after the Board's August 13th capital projects workshop. DPW Director Drew Patnode explained that the contracts are time sensitive because of permitting, and bidding. He indicated that tabling for two weeks would probably not be a problem. Some discussion followed on pre-bidding before town meeting so that a firm number is provided to town meeting; and, the risk for having to seek supplemental funding is eliminated. Ms. Mohr commented that this project has been in the capital plan for years and expressed concern about efforts to delay such a project. Discussion followed. Ms. Vieth expressed support to delay the contract until after the August 13th workshop. Mr. Patnode explained the bidding timeline and process. Mr. DeCosta said he felt more comfortable after this explanation. Discussion continued as to timing and progress toward final design. Mr. DeCosta asked about the Climate Action Plan contract ($499,941) for Natural Resources. Sustainability Programs Coordinator Vincent Murphy explained the timing, the scope, the purpose, the initial request and the cost of the contract. Mr. DeCosta expressed concern over the contract and spoke against it, noting the number of "action plans" the Town has. Mr. Murphy responded with additional detail about the scope of work and need for the Plan, he noted the benefit of the Town having its own Plan before any state-mandated Plan might be required. Ms. Vieth said she believes an implementation plan is needed, not an action plan.

Ms. Mohr moved to approve the pending contracts with the exception of the 14 Somerset contract and Climate Action Plan contract; seconded by Ms. Vieth; all in favor, so voted. Ms. Mohr moved to approve the SMRT contract for 14 Somerset. Mr. DeCosta spoke on the expense of the 14 Somerset contract and said he thinks a volunteer builder should be asked to undertake an assessment at no cost. Ms. Ferrantella spoke further on the project details. Discussion followed on the details of the project and the associated cost. Ms. Mohr's motion died for lack of a second. Mr. DeCosta moved to table the contract until the Board's August 19th meeting; seconded by Mr. Fee; all in favor, so voted.

Ms. Mohr moved approval of the Climate Action Plan contract; seconded by Mr. Fee; so voted 3 - 2; Ms. Vieth and Mr. DeCosta were opposed.

Mr. Fee spoke on the cost of capital projects and the complications of procurement. Ms. Vieth concurred. Mr. DeCosta commented on action plans leading to many costs not identified clearly at the start.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. 2026 Committee Appointments – Round 2: Board of Health, 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 2, Which Exhibit is Incorporated Herein by Reference. Operations Administrator Erika Mooney reviewed the appointment process (paper ballot for contested boards) and noted that many of the appointments can be made by acclamation for uncontested seats. She noted that some applicants are present to be introduced.

Ms. Mooney read the names of the applicants for uncontested seats:

Council for Human Services – Sarah Wright
Council on Aging – Amanda Wright
Cultural Council – Bianca Brown and Mary Longacre

Scholarship Committee – Lauri Elliott
Sign Advisory Council – Ben Normand
Zoning Board of Appeals – Thomas Garrette

Ms. Mohr moved to appoint the applicants of uncontested seats by acclamation; seconded by Ms. Vieth; all in favor, so voted.

Votes on the remaining committees were tabulated by Ms. Mooney as follows:

Board of Health (1 seat)
Richard Ray and Amy Beaton, applicants. Richard Ray spoke on his application. Mr. DeCosta asked Mr. Ray if he thinks the Board of Health should address more than Board of Health regulations. Mr. Ray said he does and listed several items on which he thinks the Board of Health should focus. Mr. DeCosta asked if he thinks Board of Health regulations should be used to limit growth. Mr. Ray said he thinks there is a "middle of the road" approach that can be used but that he does favor rules and regulations. Ms. Beaton was not present.

Richard Ray – received a vote from Mr. Fee
Amy Beaton – received votes from Chair Hill, Mr. DeCosta, Ms. Mohr, Ms. Vieth

So voted to appoint Ms. Beaton.

Coastal Resiliency Advisory Committee (1 seat)
Geoff Clayton and Mary Longacre, applicants. Mr. Clayton and Ms. Longacre spoke on their applications.

Geoff Clayton – received a vote from Ms. Mohr
Mary Longacre – received votes from Chair Hill, Mr. DeCosta, Mr. Fee, Ms. Vieth

So voted to appoint Ms. Longacre.

Finance Committee (1 seat)
Benjamin Reppert, Howard Matz and Kit Murphy, applicants. Mr. Reppert, Mr. Matz and Ms. Murphy spoke on their applications.

Benjamin Reppert – received no votes
Howard Matz – received votes from Mr. DeCosta, Mr. Fee, Ms. Mohr, Ms. Vieth
Kit Murphy – received a vote from Chair Hill

So voted to appoint Mr. Matz.

Nantucket Affordable Housing Trust (1 seat)
Forest Bell and Raymond DeCosta, applicants. Mr. DeCosta recused himself from this item and left the table. Forest Bell spoke on his application. Mr. Raymond DeCosta was not present.

Forest Bell – received votes from Chair Hill, Mr. Fee, Ms. Mohr
Raymond DeCosta – received a vote from Ms. Vieth

So voted to appoint Mr. Bell.

The appointees and applicants were thanked for their applications and interest in serving the Town. Ms. Mohr added that, in particular for Mr. Reppert and Mr. Raymond DeCosta, that gaining experience with a committee that might not require as much knowledge as committees such as Finance Committee and Affordable Housing Trust, is a good avenue toward understanding Town government. She encouraged them and other applicants to continue their interest.

2. Affordable Housing Trust Fund Quarterly Update. Mr. Metsch-Ampel reviewed the presentation as contained in the Select Board's agenda packet.

At 7:05 PM, Chair Hill left the meeting; she returned at 7:07 PM.

At 7:10 PM, Ms. Vieth left the meeting; she returned at 7:13 PM.

The Board thanked Mr. Metsch-Ampel for his presentation.

3. Nantucket and Madaket Harbors Action Plan Update Committee: Review and Request for Acceptance of Nantucket and Madaket Harbors Action Plan. Committee Chair Linda Williams and Natural Resources Director Jeff Carlson introduced this matter, and presented Kim Starbuck of the Urban Harbors Institute, who reviewed the presentation as contained in the Board's agenda packet. Mr. DeCosta questioned a chart indicating chapter 91 license requirements and noted the need for a correction. Ms. Vieth asked about the age of the water quality data that was used. Ms. Starbuck and Mr. Carlson responded. Ms. Vieth asked if there is a cost estimate as to the projects referenced in the plan. Mr. Carlson responded and said the costs are "TBD" at this point. Mr. DeCosta commented on the extent of the Plan and that while he is familiar with it, he is concerned that the general public is not.

Mr. DeCosta moved to accept the Nantucket and Madaket Harbors Action Plan with the change to the chart he noted for Great Harbor Yacht Club's chapter 91 license; and to authorize the submittal of the plan to the Executive Office of Energy and Environmental Affairs (EOEEA) for the purposes of State review and approval in accordance with 301 CMR 23.04; seconded by Mr. Fee; all in favor, so voted. Ms. Mohr thanked the Committee for its hard work.

4. Town Administration/Housing/Real Estate: Review Reuse Options for 77 Bartlett Road Houses; Votes May be Taken. Ms. Gibson summarized the item and turned it over to Town Administration Project Manager Kevin Manuel. Mr. Manuel reviewed the presentation as contained in the Board's agenda packet. Housing Director Kristie Ferrantella explained the recommendation is to move forward with use of the houses at 77 Bartlett Road for Seasonal/Intern Housing as the preferred alternative because it preserves the property's primary infrastructure purpose, avoids unnecessary relocation costs and project delays, and provides a valuable housing resource to support seasonal municipal operations, as well as balancing fiscal responsibility, operational efficiency, and stewardship of a Town-owned asset while maintaining flexibility for future needs. Mr. DeCosta spoke on the cost of the sprinkler systems and suggested that the housing be designated for year-round housing instead of seasonal and not install a sprinkler system. Ms. Mohr asked about the proximity of the pump station and associated impacts on the housing. Mr. Manuel responded and noted impacts include loss of parking, and regular maintenance of the pump station. Mr. Fee questioned the sprinkler system requirement and whether it is "legal". Ms. Gibson responded and suggested that Town compliance with a Fire Department requirement is important. Some discussion

followed. Campbell Sutton questioned numbers shown in the presentation and expressed support for housing at this location. Amy Eldridge said she is "shocked" at the Fire Department requirement for sprinkler systems. Some discussion followed. Ms. Vieth questioned oversight of any seasonal employees in this housing. Ms. Ferrantella responded. Mr. DeCosta asked if the Town could prohibit vehicles of the employees. Ms. Ferrantella said that could be incorporated into housing licenses.

Ms. Mohr moved to approve the reuse option for 77 Bartlett Road as recommended by staff; seconded by Mr. Fee; all in favor, so voted.

<u>5. Bloom Bar & Cafe: Request for Approval of Outdoor Seating License for Nice Party, LLC dba Bloom Bar & Café for Premises Located at 9 South Water Street.</u> Licensing Administrator Amy Baxter reviewed the request for outdoor dining alongside a pedestrian path that is a licensed state Chapter 91 "access to waterways" path. Ms. Baxter expressed concern at the request due to access issues. Applicant Dylan Cavaliere spoke on behalf of his application. Ms. Mohr noted that the owner of the property has indicated that it would give approval for dinner only; and, asked Mr. Cavaliere if he has a place to store the tables and chairs during the day. He responded affirmatively and later said he did not have room for the tables. Mr. Fee expressed concern about compromising the purpose of the Chapter 91 license (public access). Some discussion followed on this. Mr. DeCosta moved approval for dinner service with the condition that the chairs must be removed outside of the hours of 5:00 PM – 10:00 PM. Attorney Lauren Goldberg of Town Counsel's office asked that the approval be conditioned to require a plan being consistent with all requirements of state and federal law. She added that the Chapter 91 license needs to be reviewed to see if this outdoor dining at this location is possible and that is it ADA (Americans with Disabilities Act) compliant. Mr. DeCosta amended his motion to include Town Counsel's suggestion; seconded by Ms. Vieth; so voted 4 – 1; Mr. Fee was opposed.

<u>IX. TOWN MANAGER'S REPORT</u>

<u>1. Overview of Proposed Sewer Rate Increases; Request to Schedule Public Hearing.</u> Ms. Gibson introduced the item and turned it over to former Finance Director Brian E. Turbitt who reviewed the presentation as contained in the Board's agenda packet.

At 8:32 PM, Ms. Mohr left the meeting; she returned at 8:34 PM.

Mr. DeCosta moved to schedule a public hearing on September 9, 2026 to consider increasing sewer rates; seconded by Ms. Vieth; all in favor, so voted.

<u>2. Overview of Municipal Borrowing Process with Town Financial Advisor (Hilltop Securities).</u> Ms. Gibson introduced this matter and presented Cinder McNerney of Hilltop Securities to review the presentation on the borrowing process as contained in the Board's agenda packet.

At 8:40 PM, Chair Hill left the meeting; she returned at 8:42 PM.

Ms. McNerney explained her role for, and history with, the Town and proceeded to review the presentation. Ms. Vieth asked for the ratio of debt to the operating budget.

<u>3. Overview of Our Island Home Donation Protocol and/or Memorandum of Understanding Between the Town and Friends of Our Island Home.</u> Ms. Gibson introduced this matter. Ms. Goldberg reviewed the presentation as contained in the Board's agenda packet. She noted decision points for the Board include

establishing a gift fund, entering into a memorandum of agreement with a non-profit, adoption of a naming and recognition policy. Ms. Mohr asked if the gift fund can be established in such a way that donations come in only through a non-profit. Ms. Goldberg responded affirmatively and added that donations could also potentially be made through software designed specifically for this purpose. Chair Hill spoke in favor of establishing the gift fund. Mr. DeCosta spoke in favor of an outside fund, with a “lump sum” coming to the Town at some point. Ms. Mohr spoke in favor of donations coming in be free of restrictions of any kind. Mr. Fee spoke in favor of using online donation software, and asked if donations are tax-deductible. Ms. Goldberg responded, “typically yes” but donors should check with their own tax advisors. Mr. DeCosta suggested Friends of Our Island Home and the Community Foundation of Nantucket meet and come back to the Town with a specific request. Ms. Vieth expressed concern about the Town getting involved in donations, at all. Mary Longacre spoke in favor of a donation fund. It was generally agreed to further consider this and bring it back to a future meeting.

4. Review of Stormwater Regulations Public Outreach Timeline. Ms. Gibson introduced the item and turned it to Manager of Strategic Projects Chuck Larson and Matt Jones of Hazen and Sawyer who reviewed the presentation as contained in the Board’s agenda packet. Ms. Vieth asked when the state would be mandating a stormwater utility. Mr. Jones responded and noted that Nantucket is not currently required by the state to have a stormwater utility and it is unclear when that might happen. Some discussion followed. Mr. DeCosta asked about the stakeholder groups in the outreach timeline. Mr. Jones responded and noted there are several specific groups and also broad public outreach. Ms. Mohr suggested added water and sewer line installers. Mr. Fee commented on the benefits of being proactive rather than mandated. Some discussion followed. Ms. Mohr moved to endorse and authorize the outreach plan; seconded by Ms. Vieth; all in favor, so voted.

X. SELECT BOARD REPORTS/COMMENT

1. Committee Reports. There were no Committee Reports.

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

At 10:20 PM, Ms. Mohr moved to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purposes of:

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 8, 2026; March 5, 2026; April 2, 2026; April 30, 2026; May 14, 2026; May 18, 2026; June 4, 2026.

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

Approved the 19th day of August, 2026.

SELECT BOARD
AUGUST 5, 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. Public Meeting Notice for Wauwinet Road Multi-Use Path
VII. 1. Draft minutes of 7/20/2026; draft minutes of 7/22/2026
VII. 4. Pending contracts spreadsheet
VIII. 1. Round 2 committee membership & applicant list; applications
VIII. 2. AIS re: Affordable Housing Trust quarterly report; AHT quarterly report presentation
VIII. 3. AIS re: Nantucket & Madaket Harbors Action Plan; Nantucket & Madaket Harbors Action Plan Update presentation; Nantucket & Madaket Harbors Action Plan; Nantucket & Madaket Harbors Action DRAFT Plan
VIII. 4. AIS re: 77 Bartlett Rd; 77 Bartlett Houses Reuse Decision Matrix; 77 Bartlett Road Housing Re-Use Options & Recommendation
VIII. 5. AIS re: Bloom Bar & Café; Chapter 91 Summary; Sidewalk Dining Agreement package; License agreement; Public sidewalk use fees; 9 S Water St sidewalk dining proposal; Proposed table layout; Bloom Bar & Cafe draft liquor license; Bloom Bar & Cafe draft entertainment license; email with Town Counsel re: Chapter 91 License
IX. 1. Sewer Fees proposed rate increase presentation
IX. 2. Borrowing Process Overview presentation; Exhibits 1 – 5
IX. 3. Memo from KP Law re: Our Island Home fundraising issues; Our Island Home Project: Overview of Fundraising Issues presentation
IX. 4. Draft Stormwater Regulations presentation; Draft Implementation Plan for Stormwater Regulations