



# 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**

2023 JUL 14 PM 03:44  
NANTUCKET TOWN CLERK  
Posting Number: T 654

<b>Committee/Board/s</b>	SELECT BOARD
<b>Day, Date, and Time</b>	WEDNESDAY, JULY 19, 2023 AT 5:30 PM
<b>Location / Address</b>	PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
<b>Signature of Chair or Authorized Person</b>	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://youtu.be/ZRq2P\\_snOss](https://youtu.be/ZRq2P_snOss)

#### ***ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:***

[https://us06web.zoom.us/webinar/register/WN\\_Z6ay3GsUS82IIPJzmqSmDg](https://us06web.zoom.us/webinar/register/WN_Z6ay3GsUS82IIPJzmqSmDg)

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
  1. The Select Board Meeting is Being Audio/Video Recorded.
  2. Announce Applications Received for 2023 Committee Vacancies - Round 2: Agricultural Commission, Cemetery Commission, Council for Human Services, Council on Aging, Cultural Council, Finance Committee, Harbor and Shellfish Advisory Board, Planning Board Alternate, Real Estate Assessment Committee, Town Council Study Committee, Tree Advisory Committee.
  3. No Select Board Meeting on Wednesday, July 26, 2023 (Summer Schedule); Next Meeting to be Held on Wednesday, August 2, 2023.
  4. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT\****

**VI. NEW BUSINESS\***

**VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS**

1. Approval of Minutes of July 11, 2023 at 9:30 AM; July 12, 2023 at 5:30 PM; July 13, 2023 at 9:00 AM.
2. Approval of Treasury Warrants for July 19, 2023.
3. Approval of Pending Contracts for July 19, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

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

1. Resignation Acceptances: Short-Term Rental Work Group.
2. Update Regarding Short-Term Rental Registration Program.
3. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba Brant Point Grill/White Elephant from Bettina Landt, Manager to Bernhard Johannes Duermeir, Manager, for Premises Located at 50 Easton Street.
4. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba White Elephant Hotel Residences from Bettina Landt, Manager to Bernhard Johannes Duermeir, Manager, for Premises Located at 19 South Beach Street.
5. Request for Approval of Application for Change of Manager of Seasonal All-Alcoholic Beverages Hotel License for Nantucket Island Management, LLC dba The Wauwinet Inn from Eric Landt, Manager to Jennifer Mandell Hudson, Manager, for Premises Located at 120 Wauwinet Road.

**IX. TOWN MANAGER'S REPORT**

1. Continued Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting, Including Proposed Short-Term Rental Articles.
2. Monthly Town Management Report.

**X. SELECT BOARD'S REPORTS/COMMENT**

1. Committee Reports.

**XI. ADJOURNMENT**

*\*Identified on Agenda Protocol Sheet*

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD**  
**July 19, 2023**

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Training Agreement	Town Admin/ Police Dept.	John L. Hutchinson	\$4,000 plus employee compensation and expenses	Agreement to sponsor employee to attend Police Academy; to be reimbursed by employee after appointment as full-time police officer	Police Dept. Budget	July 19, 2023 - July 18, 2026
License Agreement	Town Administration	Woods Hole Oceanographic Institute	N/A	License Agreement for placement of additional equipment at Surfside Wastewater Treatment Facility to conduct additional experiments by WHOI for US Department of Energy	N/A	July 1, 2023 - Dec. 31, 2024
Lease Agreement	Town Admin	Richmond Meadows Two P3P4, LLC	\$49,400	Lease of 2-bedroom apartment located at 49 Beach Grass Rd	Housing Office Budget	August 1, 2023 - June 30, 2024
Lease Agreement	Marine Department	Maria Mitchell Association	\$48,000	Lease of 31 Washington Street residence for Lifeguards	Marine Department Budget	June 1, 2023 - May 31, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$99,300	Business Office training and support, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$294,950	Business Office Resident Assessment (MDS) & Multifactorial Memory Questionnaire (MMQ), including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$128,800	Operational oversight, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$43,100	Program Management of new OIH building, including travel expenses	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024

Professional Service Agreement	Our Island Home	EF & Associates	\$197,600	Interim Administrator	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	EF & Associates	\$197,600	Interim Director of Nursing	OIH Operational Fund Budget	July 1, 2023 - June 30, 2024

## SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

*Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.*

Unanticipated 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.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on

the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved: April 26, 2023