

SELECT BOARD

Minutes of the Meeting of April 24, 2019. The meeting took place in the Public Safety Facility Community Room, 4 Fairgrounds Road, Nantucket, MA 02554. Members of the Board present were Dawn E. Hill Holdgate, Rita Higgins, Jason Bridges, Matt Fee and Kristie Ferrantella.

I. CALL TO ORDER

Chair Hill Holdgate called the meeting to order at 6:00 PM.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Hill Holdgate noted there will be one change to the agenda to discuss valet parking (item VIII. 1.) before public hearings (VII.).

III. ANNOUNCEMENTS

1. Town Manager C. Elizabeth Gibson announced that the Select Board meeting is being video/audio recorded in accordance with the Open Meeting Law.
2. Ms. Gibson noted extensive roadwork is ongoing around the island, which is being kept on schedule as much as possible but there have been some delays due to weather or mechanical issues.
3. Ms. Gibson announced that the DPW has an Arbor Day Proclamation; and a seedling giveaway on Saturday, April 27, 2019 and Sunday, April 28, 2019 from 8:00 AM to 12:00 PM or when the seedlings are gone at Nantucket Landfill (Materials Recovery Facility Area). Ms. Higgins read the Arbor Day proclamation, proclaiming April 26, 2019 as Arbor Day in Nantucket.
4. Ms. Gibson reviewed the 2019 committee/board/commission vacancies. Timeline is posted on Town of Nantucket website.
5. Ms. Gibson announced that Nantucket has been designated a Municipal Vulnerability Preparedness (MVP) community, by the Commonwealth. Ms. Gibson noted that this designation will assist the Town in applying and securing grant funds for Coastal Resiliency programs.

IV. PUBLIC COMMENT

None.

V. NEW BUSINESS

None.

VI. APPROVAL OF WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of March 20, 2019 at 6:00 PM. Approval of minutes was tabled to a future meeting.
2. Approval of Payroll Warrants for Week of April 21, 2019. Ms. Higgins moved to approve payroll warrants for the week of April 21, 2019; seconded by Mr. Bridges. All in favor, so voted.
3. Approval of Treasury Warrants for April 24, 2019. Ms. Higgins moved to approve treasury warrants for April 24, 2019; Mr. Bridges seconded. All in favor, so voted.

4. Approval of Pending Contracts for April 24, 2019, as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Mr. Bridges moved to approve pending contracts for April 24, 2019; Ms. Higgins seconded. All in favor, so voted.

VIII. TOWN MANAGER'S REPORT

1. Update/Discussion Regarding Valet Parking Arrangements for 2019 Season; Possible Board Action to Relocate. Ms. Gibson stated the Candle Street lot owned by National Grid would not be available for the valet parking program this season. Valet Park of America President Ted Chagnon and Vice President of Operations Tim Graney, as well as Assistant Town Manager Gregg Tivnan, reviewed an analysis of alternatives for valet parking, with Broad Street in front of the Town Building and a section of the municipal parking lot at 37 Washington Street as potential alternative valet parking locations. Mr. Tivnan explained National Grid will be using its Candle Street property as a staging area for its upcoming projects. He added that the Candle Street location also allowed room for secure daily luggage storage. Mr. Tivnan noted that currently, there are three spaces on Broad Street that have been used for valet parking from 5:00 PM to midnight between June 15 – September 15 for the past few years. Members of the Select Board, Ms. Gibson, Mr. Tivnan, Mr. Chagnon and Mr. Graney discussed options including expanding the number of spaces on Broad Street and/or allocating a limited number of spaces in the municipal parking lot at 37 Washington Street. Mr. Chagnon noted that expanding Broad Street from three to five parking spaces, would require increased staffing to move cars to the Jetties Beach parking lot. He noted that profitability was reduced last year in the evenings possibly due to Uber usage. Mr. Graney explained using the municipal parking lot at 37 Washington Street to park and store vehicles would maximize the volume of parking provided. Mr. Chagnon and Mr. Graney discussed various scenarios pertaining to the maneuverability of the municipal parking lot at 37 Washington Street. Mr. Graney said that seasonal passes would not be available, they could maintain the current \$20.00 a day fee with overnight parking at \$40.00. It was discussed that Town vehicles currently parked in the municipal parking lot at 37 Washington Street could be displaced. Chair Hill Holdgate asked Mr. Graney whether or not overnight parking was being proposed in the municipal parking lot at 37 Washington Street, noting overnight parking is currently not allowed except by permit. Mr. Graney responded that it would be a "good option." Mr. Bridges moved to allow 27 spaces in the municipal parking lot at 37 Washington St to be used for a one-year pilot valet program, and to allow three spaces on Broad Street from 8am to midnight; Ms. Higgins seconded with discussion, noting she feels luggage storage is important to consider. Ms. Ferrantella suggested increasing the number of spaces on Broad Street to six; Mr. Bridges accepted Ms. Ferrantella's suggestion as a friendly amendment. All in favor, so voted. Mr. Fee recognized the need for spaces in the Town lot by regular users. Ms. Gibson noted the need for a good solid plan for social media outreach and the opportunity to make adjustments as we go during the pilot program. Mr. Fee suggested installing new signage noting the change in parking locations.

Chair Hill Holdgate left the meeting at 6:21 PM; she returned at 6:24 PM.

VII. PUBLIC HEARINGS

1. Public Hearing to Consider Application for New Annual Wine and Malt Beverages Package Store License for Nantucket Meat and Fish Market, Inc., Sean D. Ready, Manager, for Premises Located at 21 Old South Road (Continued from January 30, 2019; March 20, 2019). Mr. Fee recused himself from this matter. Chair Hill Holdgate reopened the public hearing. Licensing Administrator Amy Baxter outlined the history of the proposed license noting the applicant maintains a current Common Victualler license and on November 16, 2016 was denied a Seasonal Package Store (off-premise) Wine and Malt License. The application was denied with a finding by the Board that this establishment would not serve the public under

need or convenience, with five annual licenses active within a half mile of this establishment. That decision was appealed to the state Alcoholic Beverages Control Commission, which upheld the Board's decision. Tonight, the establishment is seeking an Annual Package Store Wine and Malt License. Ms. Baxter explained the different types of licenses issued, how the number of licenses is determined annually and the current licensees and their locations. She reviewed five considerations used to determine the Select Board's decision as to whether or not to issue a license. Attorney Sarah Alger, representing the applicant, distributed a zoning map, less Madaket and 'Sconset, as to where in this area liquor licenses are allowed. Sean Ready, principal owner of Nantucket Meat and Fish Market, read a prepared letter. Kate O'Riordan questioned the need for another liquor store in this area. Mike Girvin said there is a saturation of liquor stores in this half mile radius. David White, resident in the Old South Road Area, stated opposition to the license, not the owners or the market itself. Peter Schaeffer expressed the need to help the market survive year-round and recommended issuing the license. Joe Armstrong, owner of Old South Liquors, said he started his business 33 years ago at the direction of the Select Board at his location and opposes the license in such a concentrated area. Steve Cohen, representing Laura McClosky formerly of Cowboy's, reiterated the criteria used for determining issuance of a license. Ron Bamber also opposed an additional license in the area. Mary Walsh, owner of Nantucket Wine and Spirits, thanked the Board for listening and asked the Board to uphold its previous decision and not issue a license. Kerry Turner, former local business owner, appreciates the market and the attempt to service the community year-round but does not support the license. Attorney Alger clarified, during the Planning Board process, it was their hope they would be open year-round but did not represent themselves as a year-round establishment. She added that the market is a grocery store with the hopes of selling beer and wine not a liquor store. Paula Driscoll, owner of The Islander Liquor Store, reminded the Select Board of its denial of a different application for a liquor store by Ed Lemberg was also due to proximity to existing establishments. Ms. Driscoll said the approximate distance is 600' from her front door to the market door. Chair Hill Holdgate closed the public hearing. Mr. Bridges said he supports the Market and believes they will survive with or without the license. Ms. Higgins said she appreciates the Market as an alternative shopping source and does not believe traffic will greatly increase if a liquor license is issued; however, with the future developments, needs could change. Not having a specific need or uniqueness in this area, Ms. Higgins moved to deny the application; seconded by Mr. Bridges. So voted 3-0. Chair Hill Holdgate abstained.

Mr. Fee returned to the meeting at 7:33 PM; Ms. Higgins left the meeting.

2. Public Hearing to Consider the Taking of Portions of Lincoln Avenue Shown as Parcels 1 – 6 on Plan of Land Entitled "Acquisition Plan for Portion of Record Location of Lincoln Avenue, Clifton Springs – Nantucket, MA. Pursuant to Article 81 – Annual Town Meeting 2018," Dated June 29, 2019, Prepared by Earle & Sullivan, Inc. and Filed with Nantucket County Registry of Deeds as Plan No. 2018-72, as Authorized by MGL Chapter 79 and Article 81 of 2018 Annual Town Meeting, for Public Access, Open Space, Recreational Use Purposes and/or General Municipal Purposes (Continued from February 20, 2019; March 27, 2019; REQUEST TO BE CONTINUED TO MAY 22, 2019). Chair Hill Holdgate opened the public hearing, noting there is a request to continue the hearing until May 22, 2019. Mr. Bridges moved to continue the public hearing to May 22, 2019; Mr. Fee seconded. So voted 4-0.

Ms. Higgin returned to the meeting at 7:36 PM.

3. Public Hearing to Consider the Taking of Portions of Sandwich Road Shown as Parcel A, B, C and D on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of Portion of Unconstructed 'Sandwich Road'," Dated January 22, 2019, Prepared by Bracken Engineering, Inc. and Filed with

Nantucket County Registry of Deeds as Plan No. 2019-7, as Authorized by MGL Chapter 79 and Article 101 of 2017 Annual Town Meeting, for General Municipal Purposes and for the Purpose of Conveyance of the Fee or Lesser Interests. Chair Hill Holdgate opened the public hearing. Land Use Specialist Eleanor Antonietti explained the standard practice of the eminent domain takings noting this is not out of the ordinary. She clarified that a small portion of the road is not included in the taking. Chair Hill Holdgate closed the public hearing. Mr. Bridges moved to approve; seconded by Ms. Ferrantella. All in favor, so voted.

Mr. Bridges left at 7:43 PM and returned at 7:45 PM.

VIII. TOWN MANAGER'S REPORT

2. FY 2019 Third Quarter Budget Reports: General Fund; Our Island Home Enterprise Fund; Solid Waste Enterprise Fund. Director of Municipal Finance Brian Turbitt reviewed the General Fund budget report, noting it has had a relatively flat growth rate, with slight increase from excise tax due to more vehicles garaged here; he noted building permits are slightly down. Ms. Gibson noted a significant increase in legal expenses due to real estate matters, the Surfside Crossing 40B, the Sconset Beach Preservation Fund (SBPF) project and other matters. Our Island Home Administrator Brett Lennerton reviewed the Our Island Home budget report, reassuring the Select Board that the daily census is increasing due reopening of beds, fluctuating Medicare and Medicaid rates depending on primary reimbursement, Medicaid rates had a slight increase, average daily occupancy, higher repairs and professional services but less payroll. DPW Director Rob McNeil reviewed the Solid Waste Enterprise Fund budget. He said that revenue somewhat increased, differences in year to year comparisons may be from different coding. They saw a dramatic increase in commercial hazardous waste disposal when fees are waived. However, there is an expense to the Town for this.

IX. SELECT BOARD'S REPORTS/COMMENT

1. Update/Final Action on Mission Statements for: Coastal Resiliency (Advisory) Committee; Cannabis Advisory Committee. Regarding the Coastal Resiliency Committee, Ms. Higgins said she would like flexibility in defining the at-large residency requirement. Ms. Gibson outlined changes in the proposed mission statement since the last Board discussion about this. Maureen Phillips of the Coastal Conservancy and Madaket Residents Association, thanked the Board for the formation of this group. Discussion followed among the Board about name, and membership requirements. Mr. Fee moved to establish the Coastal Resiliency Advisory Committee as presented with the changes discussed; seconded by Mr. Bridges. All in favor, so voted.

Ms. Higgins and Ms. Gibson reviewed changes to the proposed Cannabis Advisory Committee mission statement since the Board's last discussion. Ms. Higgins moved approval with changes as discussed; seconded by Ms. Ferrantella. All in favor, so voted.

2. 2019-2020 Board Committee/Liaison/Work Group/Representative Appointments. The various Board representative appointments were discussed among the Board members. Ms. Higgins requested designation to the Nantucket Affordable Housing Trust, Board of Health and Our Island Home Work Group. Ms. Ferrantella asked to be on the Coastal Resiliency Advisory Committee, Parking Benefit District Commission and PEG NCTV18. Chair Hill Holdgate asked to continue her presence on the Our Island Home (OIH) Work Group and Community Preservation Committee with Ms. Ferrantella replacing her the following year. Chair Hill Holdgate will also serve on the Audit Committee and Senior Center Committee. Mr. Bridges will join the Cannabis Advisory Committee and will continue on the Capital Program

Committee. Mr. Fee will serve on the Audit Committee and a member of the public for Parking Benefit District Commission. The Board was in agreement with these designations.

3. Committee Reports. Ms. Higgins met with the Nantucket Affordable Housing Trust defining how to address the Neighborhood First Program. They will form a work group to lay out criteria for acquisition, procurement, management and strategic implementation.

X. ADJOURNMENT

The meeting was unanimously adjourned at 8:24 PM.

Approved the 10th day of July, 2019.

SELECT BOARD
APRIL 24, 2019 – 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

- III. 3. Arbor Day Proclamation; Arbor Day seedling give-away ad
- III. 4. Committee appointments 2019 timeline; committee openings information
- VI. 4. Pending Contracts for April 24, 2019
- VII. 1. Liquor License Public Hearing Process; Licensing recommendations for Nantucket Meat and Fish Market liquor license; floor plan; ABCC application; portion of Select Board minutes from 11/16/16; 11/30/16 Select Board denial letter; notice of appeal; ABCC appeal decision; support/opposition letters; ASAP 2016 Needs Assessment Report; ASAP Nantucket Prioritized Risk Factors
- VII. 2. Lincoln Avenue taking map
- VII. 3. Real Estate Assessment Committee Minutes for Sandwich Road Taking; motion for Order of Taking; Order of Taking of portions of Sandwich Road document; Sandwich Road taking plan; letter from abutter
- VIII. 1. Potential Valet Parking Options
- VIII. 2. Town of Nantucket FY 19 Third Quarter Reports: General Fund; Our Island Home Enterprise Fund; Solid Waste Enterprise Fund
- IX. 1. Coastal Resiliency Advisory Committee proposed mission/membership; email between Town Manager and D. Anne Atherton/Nantucket Coastal Conservancy; Cannabis Advisory Committee proposed mission/membership
- IX. 2. Select Board Work Group/Committee/Board representative appointments worksheet