

## SELECT BOARD

Minutes of the Meeting of June 7, 2023. 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 Thomas Dixon, Matt Fee and Brooke Mohr. Dr. Malcolm MacNab and Dawn Holdgate participated remotely.

### I. CALL TO ORDER

Vice Chair Mohr called the meeting to order at 5:30 PM, following the Pledge of Allegiance.

### II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

### III. ANNOUNCEMENTS

#### 1. The Select Board Meeting is Being Audio/Video Recorded.

2. New District Attorney Rob Galibois Update About the District Attorney's Office. Newly elected District Attorney Rob Galibois introduced himself and gave an update regarding the District Attorney's office. He noted that he is traveling to all the districts he represents and reviewing new office initiatives, activities and staffing. He noted that he also met with the Police Chief and School Superintendent today. He said he plans to come back in 6 months with additional progress updates.

#### 3. Select Board Announcements/Comments. No comments.

### IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

There were no follow-up comments.

### V. PUBLIC COMMENT

There was no public comment.

### VI. NEW BUSINESS

There was no new business.

### VII. EXECUTIVE SESSION VOTES/RELEASE

1. Release of Executive Session Vote on Town Manager Employment Contract Amendment (May 18, 2023). Ms. Mohr reviewed a unanimous 5-0 vote taken by the Board in Executive Session on May 18, 2023, that is being released in accordance with the Open Meeting Law. She said the document will be produced upon request.

### VIII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1-3, with an amendment to the May 23, 2023 minutes in item 1; seconded by Mr. Dixon; by roll call vote: Vice Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

#### 1. Approval of Minutes of May 18, 2023 at 1:00 PM; May 23, 2023 at 4:00 PM; May 24, 2023 at 5:30 PM.

#### 2. Approval of Payroll Warrants for May 28, 2023.

3. Approval of Treasury Warrants for May 31, 2023; June 7, 2023.

4. Approval of Pending Contracts for June 7, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Dr. MacNab questioned the Arcadis contract amendment, for an increase in the cost and scope of services. Sustainability Program Manager Vince Murphy explained the additional work that is contained in the amendment. Some discussion followed. Dr. MacNab commented that he may abstain from this and suggested that “meaningful changes” to contracts be accompanied by an explanation in the packet in the future. Dr. MacNab asked about an increase for a data assessment contract with Process First in connection with the Short-term Rental Work Group. Finance Director Brian Turbitt explained. Dr. MacNab expressed concern at the additional scope of work, saying he was unclear what additional data is needed. Ms. Mohr said that the Work Group meetings are public, and discussions have been had publicly about this additional scope. Bruce Mandel questioned the contract amendment as well, noting that he thought the work group was “sunsetting” at the end of the month. Some discussion followed. Ms. Mohr commented on the need for full data analysis and that initial data resulting in questions that now need to be addressed. Burton Balkind questioned the Arcadis contract amendment, asking what tasks have been completed. Mr. Murphy responded. Ms. Mohr said that previously she recused on the aforementioned data assessment contract but has since filed a disclosure and plans to vote. Mr. Mandel questioned whether Mr. Dixon has a conflict, being a member of the Short-term Rental Work Group. Mr. Dixon said he has consulted with Town Counsel, and does not.

Mr. Fee moved approval of pending contracts as presented; seconded by Mr. Dixon; by roll call vote: Vice Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab said that he would abstain from voting on the Arcadis contract amendment and vote no on the data assessment contract with Process First. The Pending Contracts were approved as presented.

IX. CONSENT ITEMS

1. Gift Acceptances: Human Services (Saltmarsh Senior Center); Natural Resources Department. Mr. Dixon read the list of gifts and donors and moved to accept the gifts for the Saltmarsh Senior Center and the Natural Resources Department for their designated purposes, with thanks to the donors; seconded by Mr. Fee; by roll call vote: Vice Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

X. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Applicant Introduction/Review of Applications for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery Commission, Coastal Resiliency Advisory Committee, Conservation Commission, Contract Review Committee (Human Services), Council for Human Services, Council on Aging, Cultural Council, Finance Committee. Operations Administrator Erika Mooney read the list of all applicants, noting that those applying for seats on committees alphabetically from Agricultural Commission to Finance Committee have been encouraged to speak on their applications tonight, although they are allowed to speak at next week’s meeting if there are scheduling issues with their attendance tonight. The following applicants spoke on their applications:

Agricultural Commission: Jacob Tinkhauser

Airport Commission: Anthony G. Bouscaren, incumbent; Arthur D. Gasbarro, incumbent; Robert F. Currie

Board of Health: Ann Smith

Capital Program Committee: no one present

Cemetery Commission: no one present

Coastal Resiliency Advisory Committee (at-large member): Doug Rose

Conservation Commission: Ashley Erisman, incumbent. Mr. Fee asked each applicant to speak on questions that he has. Ms. Mohr suggested Mr. Fee put his questions in writing to the applicants, so they all have an equal chance to answer. Mr. Fee said he could do that, and he'd like those present to answer them now. Ms. Erisman responded to the questions. Bertram "Bo" Wilson spoke on his application and responded to Mr. Fee's questions.

Contract Review Committee (Human Services): Linda Williams, incumbent

Council for Human Services: no applicants

Council on Aging: Mary Anne Easley, incumbent

Cultural Council: No one present

Finance Committee: Joseph W. Plandowski

Ms. Mooney noted there are other applicants present who cannot be present next week, who would like to address their applications tonight, as follows:

Roads and Right of Way Committee: Lee Saperstein, incumbent

Ms. Mohr expressed gratitude for the interest of applicants in serving the Town.

## XI. TOWN MANAGER'S REPORT

1. Department of Public Works Facility Site Evaluation Update. Ms. Gibson provided background information on this project and its recent history and changing dynamics, including the Coastal Resilience Plan, which could impact the current site at 188 Madaket Road. She noted that three Town-owned sites are currently under evaluation and introduced Jamie Fair and Colleen Kennedy of Weston & Sampson, the Town's engineers for the project. She also introduced Kelly Cardoza of Avalon Consulting, the Town's contractor for endangered species issues with these sites. Ms. Gibson added that all of the sites have certain issues; however, it is critical that a new facility be constructed as the existing facility is in poor condition, emphasizing the need for decent working conditions for the Town's employees and the importance of a DPW facility for the maintenance of the Town's infrastructure. Mr. Fee noted that the reason he has been pushing for the evaluation of sites other than 188 Madaket Road is the flood projection maps in the Coastal Resilience Plan. Mr. Fair reviewed the presentation in the Board's packet. Mr. Fee questioned an access road relating to the Sun Island site. Mr. Fair explained. Mr. Fee suggested there could be property "swaps" with the Airport for this property. He said he is bothered by the Town having to pay rent to the Airport for the Sun Island site. He added that he thinks mid-island is a better location for the DPW facility. Ms. Cardoza spoke about endangered species issues with the Sun Island and Shadbrush Road sites, some of which may necessitate mitigation, including the possible acquisition of additional

property. Mr. Fee commented that he believes the Shadbush property is the best location and ultimately should include possibly the entire solid waste operation. He said he did not vote for a lease with the Nantucket Hunting Association which has a pending proposal for this property because he has felt it should be set aside for Town use. Dr. MacNab said “we have a lot of work and thinking to do” with this project. He said he is not ready to support any of the options pending additional work to be done, including “more data and more information”. Curtis Barnes, speaking as a Water Commissioner, expressed concern about placing a facility such as this in a water protection zone. He also spoke against paying rent to the Airport. He said he supports the Shadbush site. Some discussion followed about the future location of the solid waste operation. Ms. Gibson noted it is a decades long planning process to relocate the solid waste operation and the DPW facility cannot wait that long.

Airport Manager Noah Karberg spoke on the Sun Island site and explained how it was acquired by the Town and that it does have “strings attached”. He added that he is working to obtain a current appraisal of the property to establish fair market value for the necessary rental payments. Steven Holdgate, president of the Nantucket Hunting Association, spoke on the Association’s position with the Shadbush site, including the length of time it has taken to potentially secure the site and some of the challenges they have had to overcome. He added that a shared site does seem to have some potential. Art Gasbarro, Airport Commission Chair said that the Airport wants to cooperate with the Town and emphasized the need for the Airport to remain a self-sufficient enterprise fund of the Town and needs land lease revenues to achieve that. He emphasized that the rental payments at fair market value are a requirement of the Federal Aviation Administration (FAA). He added that he sees no reason why the 188 Madaket Road site cannot work, with engineering solutions. Some discussion followed on the flooding projections and timelines. Campbell Sutton commented that she supports the Shadbush site, shared with the Hunting Association. She inquired if the Shadbush site could utilize the Island’s waste stream for energy purposes. She said she does not support paying rent to the Airport. Ms. Mohr concluded discussion on this item, there being no further public comment, and noted that additional evaluation will continue.

2. Review of November 7, 2023 Special Town Meeting Timeline. Ms. Gibson reviewed the November 7, 2023 Special Town Meeting timeline as contained in the Board’s packet. Mr. Fee spoke on short-term rental work group proposals with respect to whether they would be zoning articles or general bylaw. He said he thinks the Board might want to consider a zoning article(s).

## XII. SELECT BOARD’S REPORTS/COMMENT

1. Committee Reports. Ms. Mohr said that the Affordable Housing Trust (AHT) has issued a Request for Proposals (RFP) for its property on Amelia Drive. She also noted she was in Boston yesterday with Housing Director Tucker Holland, AHT Chair Brian Sullivan and Land Use Planner Megan Trudel advocating for a state-wide transfer fee for housing. Mr. Fee thanked the Land Bank for the lease on pending contracts for seasonal Town employee housing. Mr. Dixon commended those involved in the Memorial Day services.

## XIII. ADJOURNMENT

Mr. Dixon moved adjournment at 7:13 PM; seconded by Dr. MacNab; by roll call vote: Vice Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Chair Holdgate – Yes; Dr. MacNab – Yes; so voted.

Approved the 14<sup>th</sup> day of June 2023.

**SELECT BOARD  
JUNE 7, 2023 – 5:30 PM  
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD  
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR  
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VIII. 1. Draft minutes of 5/18/2023; 5/23/2023; 5/24/2023
- VIII. 4. Pending Contracts spreadsheet
- IX. 1. Gift Summary & Recommended Motion; Saltmarsh gifts; NRD gift
- X. 1. 2023 Annual Committee Applicants list; Applications
- XI. 1. DPW Facility Project Update PPT
- XI. 2. 11/7/2023 STM Timeline