

SELECT BOARD

Minutes of Meeting of June 23, 2021. The meeting took place via remote participation using Zoom Webinar. Members of the Board present were Dawn Hill Holdgate, Jason Bridges, Matt Fee, Kristie Ferrantella and Melissa Murphy.

I. CALL TO ORDER

Chair Holdgate called the meeting to order at 5:02 PM. She read a prepared statement as to how the meeting would be conducted via remote participation and the ground rules for any discussion and called roll for those present.

II. SELECT BOARD ACCEPTANCE OF AGENDA

Chair Holdgate suggested that items XIV #1 (Committee Appointments) and #2 (School Committee Appointment) be taken up before the Town Manager's report. The agenda was accepted with that order change.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the Announcements as follows:

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

2. Introduction of New Our Island Home Administrator. Ms. Gibson introduced Chris Roberts who started with the Town at Our Island Home two weeks ago. Mr. Roberts provided a summary of his experience in the nursing home industry and expressed enthusiasm at joining Our Island Home.

3. Recognition of Retiring Deputy Fire Chief Robert Bates with 32 Years of Service to the Town of Nantucket. Ms. Gibson acknowledged Mr. Bates and spoke on his years of service to the Town and thanked him for his dedication. Fire Chief Stephen Murphy commended Mr. Bates, spoke to his service and relayed various achievements of his career with the Town. Ms. Gibson displayed a plaque to be presented to Mr. Bates at a later time. Mr. Bates spoke on his service with the Town.

4. Fire Department to Start Providing Limited Advanced Life Support (ALS) Ambulance Services on Monday, June 28, 2021 with 8:00 AM Shift. Chief Murphy reviewed the current plan for providing ALS services and reviewed the features of the service. Ms. Gibson commended Chief Murphy on his efforts and leadership and noted the move to ALS was started by the Chief, before he was the Chief, about 20 years ago.

5. Surfside Road Sewer Improvements Project on Surfside Road between Miacomet Avenue and Vesper Lane Ongoing through Friday, June 25, 2021 – Road Blockings and Detours:

- 4:00 PM to 2:00 AM, Mondays through Thursdays

- 9:00 AM to 2:00 PM, Fridays

Phase 2: Surfside Road between Washaman Avenue and Anna Drive.

<https://www.nantucket-ma.gov/2106/Surfside-Road-Sewer>

Sewer Director David Gray provided an update on the project, noting it is on schedule. He added that the night work ends this evening.

6. No Select Board Meeting Wednesday, June 30, 2021 (Summer Schedule).

7. Select Board Facilities Master Plan Workshop to be Held Thursday, July 8, 2021 at 5:00 PM in the PSF Training Room, 4 Fairgrounds Road. Ms. Gibson noted that this date no longer works and a new date will be put forward shortly.

Additional Announcements. Ms. Gibson noted two additional announcements that came in after the agenda was published.

Housing Director Tucker Holland announced that the Town has officially achieved "Safe Harbor" from Chapter 40B housing development status. He read a prepared statement explaining this achievement (attached).

Public Works Director Rob McNeil reviewed an upcoming project involving a utility pole replacement in close proximity to the Milestone Rotary that will have to occur next week and will disrupt traffic in the area. He explained the need for the project and noted COVID-related supply issues that caused the project to be delayed. He noted the implications that could result if the project does not occur in a timely manner. Mr. Fee asked if the situation could wait until fall. Mr. McNeil explained that the risk of waiting is too great and emphasized the importance of the utilities that need to be on poles in that area.

Ms. Ferrantella thanked Mr. Holland for his hard work with the Safe Harbor achievement. Chair Holdgate concurred.

IV. FOLLOW-UP ON SELECT BOARD/PUBLIC COMMENT

1. June 9, 2021 Select Board Meeting - Public Comment: Catch Basin Cleaning. Public Works Director Rob McNeil addressed the comments and noted that it is more than "cleaning" of catch basins that is at issue, they also need to be adjusted, which the DPW has been working on routinely. He reviewed some statistics relating to roadway openings, including numbers of recently repaired catch basins; and how road openings are approved and reviewed in response to comments made at the June 9th meeting that he said were not entirely factual. He noted that activities do happen without the proper permits and that hopefully a new position of "Construction Inspector" included in the recently approved Fiscal Year 2022 budget will help with this. Mr. Fee commented on fees being increased and/or established for these permits.

Chair Holdgate left the meeting at 5:30 PM; she returned at 5:34 PM.

Ms. Gibson noted an additional item from the Select Board's Reports at the June 9, 2021 meeting with a request from Mr. Fee to schedule a Board discussion about outdoor dining, she said that matter has been scheduled for the Board's July 21, 2021 meeting.

V. COVID-19 WEEKLY UPDATE

1. Public Comment. There was no public comment.

2. Report from Health Director. Public Health Director Roberto Santamaria spoke on current positive test results, noting the positivity rate is close to zero with many island residents and visitors now being fully vaccinated; he reviewed the Island's vaccination status; he noted a change of location of the Town's vaccination clinic occurring today, from the Saltmarsh Senior Center, to the School Central Administration Office parking lot. He said that demand for vaccinations continues to be strong and said that on-location

vaccinations can also be arranged. He reviewed the most recent wastewater testing results; and spoke on the continuing importance of vaccinations in light of COVID variants. Chair Holdgate commented on how quickly things seem to have shifted. Ms. Murphy asked about COVID testing. Mr. Santamaria reviewed where testing is available on-island. He emphasized the importance of getting vaccinated. Mr. Santamaria commented on the support provided to the COVID efforts by the Select Board and Town Manager and thanked them for this, as well as the trust put into the Public Health Department. Ms. Brooke Mohr asked if the testing offered currently, is free. Mr. Santamaria explained that most testing is no longer free and reviewed how the costs may be covered.

3. Other Reports/Comments/Updates. There were no further reports or comments.

VI. PUBLIC COMMENT FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS

There were no Public Comments.

VII. NEW BUSINESS

There was no New Business.

VIII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee asked about the beach concession contract with Weston and Sampson. Ms. Gibson explained and reviewed the scope of services. Mr. Bridges asked about the \$350,000 grant from the state Department of Public Health. Mr. Santamaria explained the details of the grant, noting that it is shared with Martha's Vineyard for a 3-year period. Ms. Ferrantella asked about the NFI license agreement for 40th Pole with respect to what is allowed on the private property. Ms. Gibson answered. Mr. Fee commented on the history of the NFI license agreement and noted that obtaining this license agreement was very difficult and contentious years ago, because of bad public beach behavior that led to the area being initially shut down entirely to the public for a period of time until the license was negotiated.

Mr. Fee moved approval of items 1 – 4 in this category of the agenda; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

1. Approval of Minutes of January 15, 2020 at 6:00 PM; June 9, 2021 at 5:00 PM; June 16, 2021 at 10:00 AM.

2. Approval of Payroll Warrants for June 13, 2021.

3. Approval of Treasury Warrants for June 16, 2021; June 23, 2021.

4. Approval of Pending Contracts for June 23, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

IX. CONSENT ITEMS

1. Gift Acceptances: Natural Resources Department; Department of Public Works. Mr. Fee moved to accept the gifts with thanks to the donors; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes. Ms. Sarah Powers, the DPW gift donor spoke on her financial gift and thanked Mr. McNeil and Mr. Bridges for their

support with bike path projects. Chair Holdgate expressed the Board's thanks to Ms. Powers for her generous gift.

X. CITIZEN/DEPARTMENTAL REQUESTS/REPORTS

1. Finance Department: Request for Approval of Sale of Bond Anticipation Notes (BAN) in the Amount of \$13,300,000 (Made up of Series A Notes in the Amount of \$10,550,000 and Series B Notes in the Amount of \$2,750,000) for Sewer, Water, Airport and Per- and Polyfluoroalkyl Substances (PFAS). Director of Finance Brian Turbitt explained the request. Mr. Fee moved approval; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

XI. REAL ESTATE ITEMS

1. Request for Approval and Execution of Modification of Subdivision Restriction for 73 Milk Street. Real Estate Specialist Ken Beaugrand disclosed a business relationship he has with the owner of 73 Milk Street, noting that he consulted with Town Counsel on the matter and has filed a disclosure with Town Administration as advised. He explained the request and noted that the Real Estate Assessment Committee has endorsed the request. Mr. Fee reviewed the history of a provision of the Yard Sale Program that would typically apply to a subdivision request but that there is a pre-existing condition here which makes that provision unnecessary. Ms. Murphy moved approval; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

2. Request for Approval and Execution of Quitclaim Deeds to Grant the Following to Richmond Great Point Development, LLC Pursuant to 2019 Memorandum of Agreement: a) A Certain Parcel of Land Located on Mayflower Circle, Shown as Lot 986 on Land Court Plan No. 16514-125 and Filed with Nantucket Registry District of the Land Court, and a Certain Parcel of Land Located on Daffodil Lane, Shown as Lot 987 on Land Court Plan No. 16514-125 and Filed with Nantucket Registry District of the Land Court, Pursuant to Vote on Article 98 of 2017 Annual Town Meeting; b) A Certain Parcel of Land Located on a Portion of Nancy Ann Lane, Shown as Lot 1027 on Land Court Plan No. 16514-135 and Filed with Nantucket Registry District of the Land Court, Pursuant to Vote on Article 96 of 2017 Annual Town Meeting. Mr. Beaugrand explained the request, reviewed the history of this matter, and displayed a map of how the transactions will culminate. Mr. Fee moved approval of items a and b; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

XII. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Portions of North Road, Siasconset as Shown as Lots A, B and C on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Unconstructed 'North Sias Road'," Dated March 25, 2021, Prepared by Bracken Engineering, Inc. for Public Ways and/or General Municipal Purposes and for the Purpose of Conveyance of the Fee Title or Lesser Interests, Together with any Public or Private Rights of Passage, as Authorized by MGL Chapter 79 and Vote on Article 107 of 2020 Annual Town Meeting (Continued from May 26, 2021; Request to Continue to July 21, 2021). Chair Holdgate reopened the public hearing and noted the continuance request; Ms. Murphy moved to continue the hearing to July 21, 2021; seconded by Mr. Bridges. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

2. Public Hearing to Consider Utility Petition from National Grid/Nantucket Electric Company for Plan #30201164 to Install 10' of Secondary Conduits from Pole 39 on Eel Point Road for New Service to 87 Eel

Point Road. Chair Holdgate opened the hearing. Mr. Timothy Lyford representing National Grid explained the request. There were no public comments. Chair Holdgate closed the hearing. Mr. Fee moved approval; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

3. Public Hearing to Consider Utility Petition from National Grid/Nantucket Electric Company for Plan #30317944 to Install 2-3" Concrete Encased Conduits from Existing Transformer Crossing Low Beach Rd for New Service to 36 Low Beach Road. Chair Holdgate opened the hearing. Mr. Lyford representing National Grid explained the request. There were no public comments. Chair Holdgate closed the hearing. Mr. Fee moved approval contingent upon the conditions as outlined by the Town departments in the agenda packet materials; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

4. Public Hearing to Consider Utility Petition from National Grid/Nantucket Electric Company for Plan #30285724 to Install Secondary Handhole at Base of Pole #3 on Mill Street and 25' of 2-3" Conduit Across Mill Street for Service to 23 Prospect Street. Chair Holdgate opened the hearing. Mr. Lyford representing National Grid explained the request. Mr. Fee asked about the location of the handhole. Mr. Lyford said it will be in a sidewalk area. Mr. Fee said it should be located off the main sidewalk if possible; otherwise, it should be flush with the sidewalk. Mr. Robert McAleer spoke on an impact on his property with screening having been damaged due to this project. Chair Holdgate asked Mr. Lyford to address this. Mr. Lyford agreed to review it and restore it. Chair Holdgate noted that according to materials in the agenda packet, the handhole is not actually in a sidewalk. Chair Holdgate closed the hearing. Mr. Fee moved approval contingent upon the conditions as outlined by the Town departments in the agenda packet materials; and, that Mr. McAleer's property be restored as discussed and that the handhole be installed flush; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

5. Public Hearing to Consider Utility Petition from National Grid/Nantucket Electric Company for Plan #29926320 to Relocate Handhole on Pine Street Approximately 10' +/- in a Southeasterly Direction for Service to 23 Pine Street. Chair Holdgate opened the hearing. Mr. Lyford representing National Grid explained the request. There were no public comments. Chair Holdgate closed the hearing. Mr. Fee moved approval contingent upon the conditions as outlined by the Town departments in the agenda packet materials and that the handhole is installed flush; seconded by Ms. Ferrantella. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

6. Public Hearing to Consider Utility Petition from National Grid/Nantucket Electric Company for Plan #30299872 to Install 80' of 2-3" Concrete Encased Conduits from Existing Pad Transformer Across South Shore Road to Feed New Handhole at 59 South Shore Road. Chair Holdgate opened the hearing. Mr. Lyford representing National Grid explained the request. There were no public comments. Chair Holdgate closed the hearing. Ms. Ferrantella noted the concerns from the Sewer Department about the sewer force main. Mr. Fee moved approval contingent upon the conditions as outlined by the Town departments in the agenda packet materials; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

7. Public Hearing to Consider Application for New Mobile Food Unit for The Surf LLC dba The Surf for Premises Located at 4 Western Avenue/166 Surfside Road, Abigail Shaw, Manager. Mr. Fee stated that he would recuse from this item and the next agenda item. Chair Holdgate opened the hearing. Licensing

Administrator Amy Baxter explained the request, noted this is a Town concession and reviewed the lease conditions relating to a mobile food unit on site. She noted that a prior concessionaire had a mobile food unit permit several years ago. She recommended several conditions if the Board approves the application, which are identical as those for the prior concessionaire. Ms. Ferrantella asked about parking spaces that will be taken up by the unit. Ms. Baxter displayed an aerial view of the site and pointed out the location, saying one spot would be eliminated. There being no public comments, Chair Holdgate closed the hearing. Mr. Bridges moved approval with the conditions as recommended by Ms. Baxter; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes. Mr. Fee recused.

8. Public Hearing to Consider Application for New Mobile Food Unit for The Green Market LLC, Jenny Bence, Manager. Chair Holdgate opened the hearing. Licensing Administrator Amy Baxter explained the request. Discussion followed as to where this unit would be utilized. Ms. Baxter said it would be primarily for events. There being no public comments, Chair Holdgate closed the hearing. Mr. Bridges moved approval with the conditions as recommended by Ms. Baxter; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes. Mr. Fee recused.

XIV. SELECT BOARD'S REPORTS/COMMENT

1. 2021 Annual Board, Committee, Commission Appointments. Operations Administrator Erika Mooney reviewed the voting process to be utilized by the Board for the appointments, which is the same as last year's process. She also noted two letters submitted earlier, one from Maureen Phillips and one from Linda Williams. Ms. Ferrantella stated that she will recuse from voting on the Scholarship Committee and Airport Commission. Ms. Murphy said she will recuse from the Coastal Resilience Advisory Committee appointment. Mr. Bridges said he will recuse from the Board of Health appointment. With respect to the uncontested seats on the Agricultural Commission, Capital Program Committee, Cemetery Commission, Human Services Contract Review Committee, Council for Human Services, Council on Aging, Cultural Council, Finance Committee, Historic District Commission Associate, Nantucket Affordable Housing Trust, Nantucket Historical Commission (it was noted Linda Williams withdrew her name from consideration), Real Estate Assessment Committee, Roads and Right of Way Committee, and Steamship Authority Port Council, Mr. Fee moved to appoint the applicants for those boards, committees and commissions as presented (see attached applicant list); Ms. Murphy seconded. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Murphy – Yes; Ms. Ferrantella – Yes. With respect to the Coastal Resilience Advisory Committee, Ms. Ferrantella moved to appoint Joanna Roche; seconded by Mr. Bridges. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes. Ms. Murphy – recused.

Ms. Mooney reviewed the contested seats for the Airport Commission, Board of Health, Conservation Commission, Nantucket Historical Commission, and Scholarship Committee. Board members emailed their votes to Ms. Mooney, who read the votes as follows:

Airport Commission (two seats) - Board members voted as follows:
Andrea Planzer received votes from Mr. Bridges, Ms. Murphy, Chair Holdgate, Mr. Fee
Ray Kairawicz did not receive any votes
Philip Marks III received votes from Mr. Bridges, Ms. Murphy, Chair Holdgate, Mr. Fee
Ms. Ferrantella recused.

So voted to appoint Ms. Planzer and Mr. Marks.

Board of Health (one seat) – Board members voted as follows:
James Cooper received votes from Ms. Murphy, Ms. Ferrantella, Chair Holdgate
Ann Smith received one vote from Mr. Fee
Mr. Bridges recused.

So voted to appoint Mr. Cooper.

Conservation Commission (two seats) – Board members voted as follows:
Ian Golding received votes from Mr. Bridges, Ms. Murphy, Ms. Ferrantella, Mr. Fee, Chair Holdgate
William Cohan did not receive any votes
Linda Williams received votes from Ms. Murphy, Ms. Ferrantella, Chair Holdgate
Joseph Plandowski received one vote from Mr. Fee
Neil Foley did not receive any votes
David Golden did not receive any votes
Marcia Browne, MD received one vote from Mr. Bridges

So voted to appoint Mr. Golding and Ms. Williams.

Scholarship Committee (four seats) – Board members voted as follows:
Lee Saperstein received votes from Mr. Fee, Mr. Bridges, Chair Holdgate
Leslie Forbes received votes from Mr. Fee, Mr. Bridges, Ms. Murphy, Chair Holdgate
Margaret Detmer received votes from Mr. Fee, Mr. Bridges, Ms. Murphy, Chair Holdgate
Katherine Manchester received one vote from Ms. Murphy
Rebecca Woodley-Oliver received votes from Mr. Fee, Mr. Bridges, Ms. Murphy, Chair Holdgate
Ms. Ferrantella recused.

So voted to appoint Mr. Saperstein, Ms. Forbes and Ms. Detmer to three-year terms and Ms. Woodley-Oliver to the one year term.

2. Appointment to Fill School Committee Vacancy – Term to Expire at 2022 Annual Town Election. Mr. Fee moved to appoint Rocky Fox to the School Committee for a term to expire at the 2022 Annual Town Election; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

XIII. TOWN MANAGER'S REPORT

1. 2021 Annual Town Meeting and Annual Town Election Review of Follow-up Actions. Ms. Gibson reviewed a document in the Board's agenda packet materials which outlined the vote on each article and ballot question, as well as the associated follow-up actions. Some discussion followed. Ms. Gibson noted that the Planning Board is scheduled to discuss Town Meeting follow-up at its meeting on July 12 and suggested that with respect to Article 90 (Short-term Rentals), the Select Board members may want to participate in a joint discussion as to that article because there had been so much discussion about it prior to Town Meeting. The Board members were in general agreement with attending the Planning Board meeting. Mr. Fee stated that he would like to see the Nobadeer Field house project either redesigned or rebid. Ms. Gibson noted that will require action by the Board as the bids are and a contract is in the process of being prepared for the Board's next meeting. Chair Holdgate said that the voters approved the project and they were told what the situation was with an increase to the supplemental funding request. Mr. Fee

said he would bring forward his concerns again when the contract comes up. He added that he thinks the Board needs to be more fiscally responsible and bring the project in at a lower number. Mr. Bridges said he would be concerned about rebidding because bids could come in even higher. Mr. Fee commented that the Town needs to “fix our bidding process” to get “more interest” in the bids, saying he thinks the Town is being taken advantage of. Chair Holdgate agreed and restated that the voters were told of the bid situation and voted for the project. Mr. Turbitt explained state Department of Capital Asset Management (DCAM) requirements for projects of this nature and reviewed actions the Town has taken to encourage local contractors to become DCAM certified, with very few taking advantage of it. Mr. Tobias Glidden suggested that the Select Board establish a policy about the ordering of Town Meeting warrant articles. He commented that the 2021 articles were moved out of order and voters were disenfranchised.

2. Review of 2022 Annual Town Meeting Date Options. Ms. Gibson reviewed potential dates for the 2022 Annual Town Meeting, pursuant to a document in the Board’s packet. Mr. Bridges spoke in favor of a May Town Meeting. Ms. Ferrantella indicated a preference for a non-Saturday Town Meeting. She said she prefers a Monday or Tuesday in May. Ms. Murphy agreed with Ms. Ferrantella. Chair Holdgate suggested starting Town Meeting earlier in the day, such as a 4:00 PM start if on a weekday. Ms. Ferrantella spoke in support of an earlier start. Ms. Murphy concurred. Mr. Bridges suggested planning on at least two maybe three nights and budgeting that time period for electronic voting. Ms. Joanna Roche commented on the ordering of the articles at the 2021 Annual Town Meeting, as a member of the Finance Committee noting that the ordering was related to financial impact. Ms. Brooke Mohr said she has “grave concerns” about moving town meeting to May because of the potential to disenfranchise the workforce, despite being sympathetic to the logistical issues. Ms. Mary Longacre agreed that a Saturday in May is problematic and spoke in favor of a town meeting in April and said she prefers a weekday evening town meeting. Mr. Fee spoke in favor of weekday evenings with a 5:00 PM start. He commented on people voting on a particular issue and then leaving. He spoke on changing the policy of how articles are called. He also spoke in favor of a Representative Town Meeting. Chair Holdgate said she is concerned that April 2 or 4 is too early and does not provide sufficient time for everything to be done properly. She said there may be a fall town meeting too. She spoke in favor of a May 2, 2022 Annual Town Meeting starting at 4:00 PM. Ms. Murphy, Ms. Ferrantella, Mr. Fee and Mr. Bridges agreed. Ms. Gibson suggested that she confirm this with the necessary parties and that a formal vote be put on the Board’s July 7, 2021 agenda.

3. Monthly Town Management Activity Report. Ms. Gibson reviewed the report in the Board’s packet. Mr. Bridges asked about the status of hiring a Transportation Planner. Ms. Gibson responded. Mr. Bill Grieder asked about an item referencing a sewer extension to Madaket. Ms. Gibson responded. Mr. Fee commented on zoning and other concerns with a sewer extension to Madaket.

XIV. SELECT BOARD’S REPORTS/COMMENT

3. Discussion Regarding In-Person Select Board Meetings. Ms. Murphy asked for an update as to a “hybrid” meeting set-up. Ms. Mooney said that some policy issues need to be resolved which depend on how it is set up, specifically with respect to who would remote in. Ms. Murphy said she would envision for the most part remote participation for the public and for consultants or others who would otherwise need to travel to the island to attend a meeting. Ms. Mooney explained the set-up that would be required and noted that some testing has occurred and more is planned. Ms. Ferrantella noted that the Planning Commission met in person last week and it was reported that the sound was difficult. Some discussion followed on this. Mr. Bridges expressed support for a “hybrid model” of meeting, allowing remote access. He said he is hesitant to start it too quickly without a thorough test. Ms. Mooney reviewed some discussions with other towns as to their hybrid set-ups and the varying degrees of what has been occurring. Ms. Murphy said if the

hybrid is a “work in progress”, perhaps in-person meetings should be delayed until it has advanced to being workable. She said the meantime, she would support in-person meetings. Ms. Mary Longacre suggested contacting the Steamship Authority, which has been conducting hybrid meetings for over a year. Ms. Longacre added that the sound should be improved in the Community Room at the 4 Fairgrounds Road facility. Some discussion followed as to whether or not face masks would be required at an in-person meeting. Ms. Murphy suggested that a request could be made for unvaccinated people who attend, to wear a mask. Chair Holdgate said that it would be very helpful for consultants in particular to be able to attend meetings remotely. She acknowledged that a hybrid model does seem to require additional management. She said she supports in-person meetings, with or without a hybrid model, as soon as possible. Mr. Fee expressed support for in-person meetings with the hybrid to get worked out. Ms. Ferrantella said she prefers to wait until a hybrid model is ready to go before launching it. Ms. Mooney said that the hybrid can proceed but cautioned that there may be “kinks” that are not known before a meeting, despite advance testing. Some discussion followed. Mr. Gary Beller spoke in favor of a hybrid model. Discussion followed as to when to start in-person Select Board meetings. There was general agreement to start in-person hybrid meetings on July 14, 2021 beginning at 5:30 PM instead of 5:00 PM.

4. Committee Reports.

Ms. Ferrantella provided an update on a Planning & Economic Development Commission meeting on Monday, June 21st and welcomed Mary Longacre to the Commission. Mr. Fee spoke on a Coastal Resilience Advisory Virtual Open House, tomorrow. He also advocated for an effort to make the island sustainable. Mr. Fee asked that Mr. Grieder complete a comment he wanted to make earlier in the meeting about the potential of sewerage Madaket. Mr. Grieder commented on potential ramifications as to sewerage Madaket. He noted a study that Madaket residents have commissioned from the Nantucket Land Council for a build-out analysis. Ms. Murphy commented on a Juneteenth celebration she attended on June 19th. She said that the Town’s Diversity Equity and Inclusion Director Kimal McCarthy did a great job with his remarks and representing the Town.

XV. ADJOURNMENT

Mr. Fee moved to adjourn at 7:54 PM; seconded by Ms. Murphy. So voted by roll call vote: Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

Approved the 7th day of July 2021.

SELECT BOARD
JUNE 23, 2021 – 5:00 PM
REMOTE PARTICIPATION VIA ZOOM
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

- III. 4. Advanced Life Support press release
- VIII. 1. Draft minutes of 1/15/2020; 6/9/2021; 6/16/2021
- VIII. 4. Pending contracts spreadsheet
- IX. 1. Gift acceptance summary/recommendation; Natural Resources gift letter; Sarah Powers gift letter
- X. 1. AIS re: Sale of Bond Anticipation Notes; BAN Sale Vote
- XI. 1. AIS re: 73 Milk Street; Release and Modification of Subdivision Restriction; REAC memo; Letter and documents from Petitioner Attorney
- XI. 2a & b. AIS re: Deeds to Richmond Great Point Development; Quitclaim Deed for portions of Mayflower Ct and Daffodil Ln; LC Plan 16514-125; Revised Quitclaim Deed for portion of Nancy Ann Ln; LC Plan 16514-135
- XII. 2. AIS re: NGrid petition re: Eel Point Rd; Departmental Comments; NGrid petition re: Eel Point Rd
- XII. 3. AIS re: NGrid petition re: Low Beach Rd; Departmental Comments; NGrid petition re: Low Beach Rd
- XII. 4. AIS re: NGrid petition re: Mill St; Departmental Comments; NGrid petition re: Mill St
- XII. 5. AIS re: NGrid petition re: Pine St; Departmental Comments; NGrid petition re: Pine St
- XII. 6. AIS re: NGrid petition re: South Shore Rd; Departmental Comments; NGrid petition re: South Shore Rd
- XII. 7. AIS re: The Surf Mobile Food Unit; The Surf MFU application; Site plan; MFU photo; The Surf proposed menu
- XII. 8. AIS re: The Green Market Mobile Food Unit; The Green Market MFU application; MFU photo; The Green proposed menu
- XIII. 1. Annual Town Meeting & Election follow-up
- XIII. 2. Potential dates for 2022 Annual Town Meeting
- XIII. 3. Monthly Town Management Activity Report
- XIV. 1. List of committee memberships and applicants; Committee applications; Email from Maureen Phillips re: committee appointments; Email from Linda Williams re: seats she is seeking appointment to
- XIV. 2. AIS re: School Committee vacancy; Current School Committee membership; Memo from School Committee re: vacancy recommendation; Zona Butler resignation clarification; Z. Butler resignation; MGL Ch. 41, s. 11; Town Charter re: filling vacancies; Town Counsel email re: clarification on Select Board filling vacancies

Tucker Holland Remarks – Safe Harbor Status – Select Board Meeting 23 June 2021

Thank you, Libby and Madam Chair.

I am pleased to be able to announce that we recently received official word from the Department of Housing and Community Development that they have certified anew our Housing Production Plan and therefore Nantucket has achieved a new one-year period of Safe Harbor.

This is based upon recent progress – specifically the contributions of the projects at 31 Fairgrounds Road and Benjamin Drive.

The Affordable Housing Trust has been pleased to work in collaboration with Housing Nantucket and Habitat for Humanity to add 25 units to our Subsidized Housing Inventory. In just the last three years, Nantucket has gone from less than 2% of our year-round housing stock being affordable, to now over 5 ½ %, or 273 residences, being eligible to be listed on our SHI.

DHCD certified our HPP as of June 11th, two days prior to the expiration of our prior period. This was in line with the plan we developed and implemented over the course of the past two years.

Given the myriad parts & players and the critical timing involved, this was no small achievement. Without spending the next hour going through excruciating detail, the best way I can think to describe it, is to say it is very much like landing a big plane on a short runway.

There are a number of folks who deserve recognition for reaching this milestone. First and foremost, I'd like to thank the voters and community of Nantucket for entrusting over \$25 million in 2019 to the Trust and me to meet the intent of the Neighborhood First warrant article to keep our community in Safe Harbor and at the same time spend these taxpayer dollars wisely and efficiently to produce housing.

I'd like to thank the Select Board for making Housing the #1 priority in their strategic plan and taking subsequent actions to demonstrate their resolve. In the same vein, I'd like to thank the Town Manager and Finance Director for committing to an annual budget of \$2 million to fund the Housing Office this year and going forward. I'd also

Tucker Holland Remarks – Safe Harbor Status – Select Board Meeting 23 June 2021

like to thank the Finance Committee for unanimously supporting this year's housing funding recommendations by Town Administration.

Specifically, regarding Safe Harbor, I'd like to thank Tobias Glidden and Rick Atherton for reaching out with their Neighborhood First funding concept and for us working together to shape it to ultimately gain Town Meeting's approval.

I'd like to thank the Neighborhood First Advisory Committee for the key role they played in developing the strategy to deploy these funds in a manner designed to meet myriad aims.

I'd like to thank Alana Murphy, Rieko Hayashi, Margaux LeClair and Phil DeMartino at DHCD who have provided invaluable guidance and support for our housing efforts here on Nantucket. (As the Board knows, we were pleased to be able to host Alana and Rieko here on-Island in May.)

I'd like to thank Habitat for Humanity for working diligently over the past couple years to refine their program so that all homes they create going forward will count on our Subsidized Housing Inventory. They now have their first three on the list!

I'd like to thank Housing Nantucket and Billy Cassidy for collaborating on what we believe will be a model project at 31 Fairgrounds Road.

I'd also like to thank Richmond Development Group, which not only provided the majority of units that enabled the last two years of Safe Harbor, yet which is now accelerating production of 24 rental units in a collaboration with the Trust that will provide greater affordability and access to housing sooner in addition to providing a second year of certification to the new Safe Harbor period we just entered.

I'd like to thank Andrew Vorce and Leslie Snell for recognizing long ago the need for greater resources and personnel to address this existential issue for the year-round community.

I'd like to thank Tom + Kate and TNP for quite literally putting the housing issue center stage five years ago at The Nantucket Project.

Tucker Holland Remarks – Safe Harbor Status – Select Board Meeting 23 June 2021

I'd also like to thank Town Counsel's office, where they not only employ attorneys but also superheroes, as I have noted before. Attorney Marsh's tireless work on multiple transactions not only contributed vastly to the current period of Safe Harbor but helped lay the groundwork for future periods to come.

As well, I'd like to thank the Planning Board, Historic District Commission and Zoning Board of Appeals for thoughtfully and expeditiously reviewing these projects that contribute so importantly not only to Safe Harbor but at the end of the day to providing housing for members of our year-round community, which is really what it is all about.

I'd like to thank Erika Mooney, Florencia Rullo, Maureen Coleman and Katie Cabral without whose support this work would not have been possible.

Lastly but far from least, I would like to thank the members of the Affordable Housing Trust along with Ken Beaugrand and Eleanor Antonietti. Nantucket is indeed lucky to have the intelligence, thoughtfulness, caring, creativity, commitment and engagement that are the hallmarks of every member of the Trust and Ken and Eleanor.

I might take the liberty to give special recognition to the Trust Chair and Vice Chair whom are true leaders on this issue.

All, all of these folks I have mentioned do what many might call thankless work. Given the significance of reaching this milestone, I simply thought it appropriate to take a moment and express my gratitude to every one of you.

In closing, I'll just say: I do, indeed, love it when a plan comes together...and *you did it, Nantucket!* There are still miles to go, as Robert Frost might say, before we sleep, yet the Trust and I want to thank you for your steady and continued support for addressing the year-round housing need. Your approval of nearly \$17 million in funding at the recent Town Meeting will allow us to continue this important work. There is, indeed, more to come.

Thank you, Madam Chair and Libby.

June 23, 2021 – Annual Committee Appointments:

Agricultural Commission

5 Seats Available, 1 Applicant

2 Seats Terms End 2022
2 Seats Terms End 2023
1 Seat Term Ends 2024

Current Committee Members:

VACANT	2021
VACANT	2022
VACANT	2022
VACANT	2023
VACANT	2023

Applicants:

Posie Constable – new applicant

Pursuant to Article 61 passed by 2018 Annual Town Meeting, the Agricultural Commission shall be comprised of “three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming.”

Airport Commission

2 Seats Available, 3 Applicants

2 Seats Terms End 2024

Current Committee Members:

Daniel W. Drake	2021 – not reapplying
Andrea Planzer	2021 – applied
Jeanette Topham	2022
Anthony Bouscaren	2023
Arthur D. Gasbarro	2023

Applicants:

Ray Kairawicz – new applicant
Philip Marks III – new applicant
Andrea Planzer – incumbent

Pursuant to MGL Chapter 90, Section 51E, “Of the members appointed [to the Airport Commission] at least one shall be a person having experience in aeronautics.”

Board of Health

1 Seat Available, 2 Applicants

1 Seat Term Ends 2024

Current Committee Members:

Melissa Murphy (SB rep)	2021
James A. Cooper	2021 – applied
Malcolm W. MacNab, MD, PhD	2022
Meredith (Meri) Lepore	2023
Stephen J. Visco	2023

Applicants:

James A. Cooper – incumbent
Ann Smith – new applicant

June 23, 2021 – Annual Committee Appointments:

Capital Program Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

Peter T. Kaizer (At-Large)	2021 – applied
Stephen Welch (At-Large)	2022
Christy Kickham (At-Large)	2023
Richard J. Hussey (At-Large)	2023
Jason Bridges (SB Rep)	2021
Peter McEachern (Fin Com Rep)	2021
Kristie Ferrantella (NP&EDC Rep)	2021

Applicants:

Peter T. Kaizer – incumbent

Cemetery Commission

2 Seats Available; 2 Applicants

2 Seats Terms End 2024

Current Committee Members:

Lee W. Saperstein	2021 – applied
Frances Karttunen	2021 – applied
Barbara A. White	2022
Scott McIver	2023
Allen Reinhard	2023

Applicants:

Frances Karttunen – incumbent

Lee W. Saperstein – incumbent

Coastal Resiliency Advisory Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 6/30/2022

Current Committee Members:

Ian Golding (ConCom member)	6/30/2022
Fritz McClure (PB member)	6/30/2022
Matt Fee (SB member)	6/30/2022
Peter Brace (SHAB member)	6/30/2022
Jennifer M. Karberg, Ph.D (NCF designee)	6/30/2022
Gary Beller (ACNVT member)	6/30/2022
Sarah Bois (Member of the public)	6/30/2022
Mary Longacre (Member of the public)	6/30/2022
Graeme Durovich (Member of the public)	6/30/2022 – stepping down

Applicants:

Joanna Roche – new applicant

June 23, 2021 – Annual Committee Appointments:

Conservation Commission

2 Seats Available; 7 Applicants

2 Seats Terms End 2024

Current Committee Members:

Ian Golding	2021 – applied
Joseph Topham	2021 – not reapplying
Seth Engelbourg	2022
David LaFleur	2022
Maureen Phillips	2022
Ashley Erisman	2023
Mark Beale	2023

Applicants:

Ian Golding – incumbent
William Cohan – new applicant
Linda Williams – new applicant
Joseph W. Plandowski – new applicant
Neil Foley – new applicant
David Golden – new applicant
Marcia J. Browne, MD – new applicant

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

John W. Belash (At-Large)	2021 – applied
Dorothy Hertz (At-Large)	2022
Linda Williams (At-Large)	2023
Brooke Mohr (CHS Rep)	2021
VACANT (CHS Rep)	2021
Jill Vieth (FinCom Rep)	2021
Beryl Johnson (NP&EDC Rep)	2021

Applicants:

John Belash – incumbent

Council for Human Services*

2 Seats Available; 1 Applicant

2 Seats Terms End 2024

Current Committee Members:

Athalyn Sweeney	2021 – applied late
Daryl Westbrook	2021 – not reapplying
Vanessa Rendeiro	2022
Joseline Ramirez	2022
Claudia Valle	2023
Sindy Rivera	2023
Brooke Mohr	2023

Applicants:

Sue Mynttinen – new applicant

June 23, 2021 – Annual Committee Appointments:

Council on Aging

4 Seats Available; 4 Applicants

1 Seat Term Ends 2023
3 Seats Terms End 2024

Current Committee Members:

Judith Perkins	2021 – applied
Vanessa Larrabee	2021 – applied
Linda Williams	2021 – applied
Alison K. Forsgren	2022
Kendra Lockley	2022
Diane Flaherty Secretary	2022
Mary Anne Easley	2023
VACANT	2023
Suzi Spring	2023

Applicants:

Vanessa Larrabee – incumbent
Judith Perkins – incumbent
Nancy Swain – new applicant
Linda Williams – incumbent

Cultural Council

3 Seats Available; 1 Applicant

1 Seat Term Ends 2022
2 Seats Terms End 2024

Current Committee Members:

John McDermott	2021 – no response
VACANT	2021
Jordana Fleischut	2022
Justin Cerne	2022
VACANT	2022
Michael Kopko	2023
Emma Young	2023

Applicants:

Tony Wagner – new applicant

Finance Committee

3 Seats Available; 3 Applicants

3 Seats Terms End 2024

Current Committee Members:

George Harrington	2021 – applied
Peter A. McEachern	2021 – applied
Peter N. Schaeffer	2021 – applied
Stephen Maury	2022
Christopher Glowacki	2022
Jill Vieth	2022
Denice Kronau	2023
Joanna Roche	2023
Joseph T. Grause, Jr.	2023

Applicants:

Peter N. Schaeffer – incumbent
George Harrington – incumbent
Peter A. McEachern – incumbent

June 23, 2021 – Annual Committee Appointments:

Historic District Commission Associate

1 Seat Available, 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

Carrie Thornewill	2021 – applied
Stephen Welch	2022
Jesse Dutra	2023

Applicants:

Carrie Thornewill – incumbent

Nantucket Affordable Housing Trust

1 Seat Available, 1 Applicant

1 Seat Term End 2023

Current Committee Members:

Brooke S. Mohr (At-large)	2021 – applied
Reema Sherry (At-large)	2022
Allyson Mitchell (At-large)	2022
Brian Sullivan (Real Estate Agent/Broker)	2022
Kristie Ferrantella (SB Rep)	2021
Penny Dey (Housing Authority Rep)	2022
David Iverson (NP&EDC Rep)	2021

Applicants:

Brooke Mohr – incumbent

Nantucket Historical Commission*

3 Seats Available, 4 Applicants

3 Seats Terms End 2024

Current Committee Members:

Milton Rowland	2021 – applied
Thomas Murray Montgomery	2021 – applied
Angus MacLeod	2021 – applied
Hillary Hedges Rayport	2022
Clement Durkes	2022
Georgia U. Raysman	2023
David A. Silver	2023

Applicants:

Thomas Murray Montgomery – incumbent
Angus MacLeod – incumbent
Milton Rowland – incumbent
Linda Williams – new applicant

Nantucket Historical Commission Alternate

1 Seat Available, No Applicants

1 Seat Term Ends 2024

Current Committee Members:

Don DeMichele	2021 – not reapplying
Ben Normand	2022
Susan Handy	2023

Applicants:

None

June 23, 2021 – Annual Committee Appointments:

Planning Board Alternate*

1 Seat Available, No Applicants

1 Seat Term Ends 2024

Current Committee Members:

David Callahan	2021 – applied late
Campbell Sutton	2022
Stephen Welch	2023

Applicants:

None

Real Estate Assessment Committee

2 Seats Available, 2 Applicants

2 Seats Terms End 2024

Current committee Members:

Thomas Barada	2021 – applied
John B. Brescher	2021 – applied
Lee W. Saperstein	2022
Rhoda H. Weinman	2023
Penny Dey	2023

Applicants:

John B. Brescher – incumbent
Thomas Barada – incumbent

Roads and Right of Way Committee

3 Seats Available, 2 Applicants

3 Seats Terms End 2024

Current Committee Members:

Edward Gillum	2021 – applied
Nelson Eldridge	2021 – applied
Leslie W. Forbes	2021 – not reapplying
Allen Reinhard	2022
Bill Grieder	2022
Rick Atherton	2022
Phil Smith	2023
Lee W. Saperstein	2023
Nathaniel Lowell	2023

Applicants:

Nelson Eldridge – incumbent
Edward Gillum – incumbent

June 23, 2021 – Annual Committee Appointments:

Scholarship Committee

4 Seats Available; 5 Applicants

1 Seat Term Ends 2022

3 Seats Terms End 2024

Current Committee Members:

Lee W. Saperstein	2021 – applied
Leslie W. Forbes	2021 – applied
Margaret (Magee) Detmer	2021 – applied
Jeanne Miller	2022
VACANT	2022
Jana Starr Duarte	2023
Kristie Ferrantella	2023
Beth Hallett, School Superintendent	

Applicants:

Lee W. Saperstein – incumbent
Leslie W. Forbes – incumbent
Margaret (Magee) Detmer – incumbent
Katherine Manchester – new applicant
Rebecca Woodley-Oliver – new applicant

Steamship Authority Port Council

1 Seat Available, 1 Applicant

1 Seat Term Ends 2023

Current Committee Member:

Nathaniel E. Lowell	2021 – applied
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Applicants:

Nathaniel E. Lowell – incumbent

Tree Advisory Committee*

1 Seat Available, No Applicants

1 Seat Term Ends 2024

Current Committee Members:

Ben Champoux	2021 – applied late
Geoff Smith	2022
John Schichtel	2022
Michael V. Misurelli	2023
Whitfield C. Bourne	2023

Applicants:

None

June 23, 2021 – Annual Committee Appointments:

Zoning Board of Appeals*

1 Seat Available, No Applicants

1 Seat Term Ends 2026

Current Committee Members:

Kerim Koseatac	2021 – no response
Susan McCarthy	2022
Lisa Botticelli	2023
Edward S. Toole	2024
Michael O'Mara	2025

Applicants:

None

Zoning Board of Appeals Alternate*

1 Seat Available, No Applicants

1 Seat Term Ends 2024

Current Committee Members:

Geoffrey Thayer	2021 – applied late
Jim Mondani	2022
Mark W. Poor	2023

Applicants:

None

*** Additional applications for Council for Human Services (1), Nantucket Historical Commission (1), Planning Board Alternate (1), Tree Advisory Commission (1), Zoning Board of Appeals (1) and Zoning Board of Appeals Alternate (1) were received after the deadline and will be considered in July/August.**