

## SELECT BOARD

Minutes of the Meeting of July 5, 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 Dawn Holdgate, Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

### I. CALL TO ORDER

Chair Holdgate 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, with two minor changes as noted in bold on the Amended Agenda as of July 5, 2023.

### III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements:

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

2. 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, Real Estate Assessment Committee, Town Council Study Committee, Tree Advisory Committee. It was noted that a Planning Board Alternate member has submitted their resignation so that seat will also be available.

#### 3. Nantucket Civic League Annual Summer Forum to be Held Tuesday, July 11, 2023, 9:30 AM to 11:00 AM at the Nantucket Atheneum.

#### 4. Select Board Announcements/Comments.

None.

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

There were no follow-up comments.

### V. PUBLIC COMMENT

Megan Perry asked if everyone had the opportunity to read the agenda. Ms. Perry questioned the scope of services contained in the Pierce-Cote contract. Ms. Perry questioned some recent work allegedly having occurred in the Baxter Road area. Ms. Perry thanked Ashley Erisman for her service on the Conservation Commission.

Burton Balkind questioned the Board's committee appointment policy.

### VI. NEW BUSINESS

There was no New Business.

### VII. APPROVAL OF MINUTES AND WARRANTS

Mr. Fee requested an amendment to the minutes in item VII -1. Ms. Mohr moved approval of items VII 1 – 2 with the amendment requested by Mr. Fee; seconded by Dr. MacNab; all in favor, so voted.

1. Approval of Minutes of June 28, 2023 at 5:30 PM.

2. Approval of Treasury Warrants for July 5, 2023.

#### VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Coastal Resilience Advisory Committee: Update on **Supporting Information for Recommendation Regarding Sea Level Rise.** Coastal Resilience Coordinator Leah Hill reviewed the updated supporting information. Dr. MacNab requested the “raw data” that led to the update. Ms. Mohr commented that the recommendation refers to certain municipal projects and that projects that have already gone through design will not be subject to re-design and that it is intended to apply to projects going forward. Mr. Fee said that if projects were not designed within the guidelines, they should be revisited. Ms. Mohr and Chair Holdgate indicated that these should be taken on a case-by-case basis. Some discussion followed. Mr. Fee moved approval of the updated information with the stipulation that current projects will be evaluated on a case-by-case basis; seconded by Dr. MacNab. All in favor, so voted.

2. Affordable Housing Trust: Request for Authorization of Additional Funding for:  
Affordable Housing Trust Vice Chair Reema Sherry called to order a meeting of the Trust.

Housing Director Tucker Holland reviewed items VIII 2a-3 individually and discussion/votes were taken as indicated.

a) Housing Nantucket - 31 Fairgrounds Road Housing Project. Mr. Holland summarized the information in the Board’s packet and indicated that per unit costs have increased from initial estimates and reviewed the proposed funding request of up to \$2.5 million. He noted that municipal employees may be eligible for units in this development, which would be a benefit to the Town. Housing Nantucket Executive Director Anne Kuszpa explained the background of the project and how it was funded, she asked for Board support of the requested additional funding. Steve Hollister, a construction consultant for the project, spoke on a letter he provided that is in the Board’s packet and expressed support for the increased cost. Dr. MacNab asked what guarantee there is that additional funds won’t be requested again in the future. Mr. Hollister said that there is somewhat of a “buffer” that is built into the request. Dr. MacNab asked further about the cost increase. Mr. Hollister explained comparable projects that support the increased cost request. Dr. MacNab expressed concern as to the costs and the possibility of any further increase. Mr. Hollister addressed the concerns, noting that the developer, Billy Cassidy, has “vouched” for the number requested. Dr. MacNab asked about the funding source. Mr. Holland and Ms. Mohr explained. Dr. MacNab questioned the various funding sources available. Some discussion followed. Mr. Fee expressed support for the request. Mr. Dixon agreed and said that he met with the developer for a tour of the project last week and believes the explanations for the cost increases are valid. Ms. Mohr agreed and said construction cost increases are unprecedented. Dr. MacNab said the Board will have to determine what it is not going to spend in order to fund projects like this. Some discussion followed. Ms. Mohr moved approval as recommended; seconded by Mr. Fee; all in favor, so voted.

b) Habitat for Humanity Nantucket – Benjamin Drive Housing Project. Mr. Holland summarized the information in the Board’s packet, noting that Habitat is looking to close a \$236,000 shortfall. Gerry Kenneally of Habitat for Humanity explained the project in further detail. Mr. Fee moved approval as requested; seconded by Mr. Dixon; all in favor, so voted.

3. Richmond Great Point Development, LLC: Request for Approval and Execution of Second Amendment to Regulatory Agreement and Declaration of Restrictive Covenants for Sandpiper Place Workforce Homeownership Development Project. Mr. Holland summarized the request. Attorney Vicki Marsh of Town Counsel's office explained the legal details of the proposed transaction. Ms. Mohr asked about the impact of this transaction on the timing of completion of the 175% Area Median Income (AMI) units vs the market rate units. Attorney Andrew Burek, representing Richmond, responded and said there should be no impact. Mr. Fee questioned the assessment of the subject lots and how that was addressed in this transaction. Mr. Burek responded. Mr. Fee asked if this was part of the consideration of the Town agency deliberations regarding this transaction. Ms. Marsh responded. Some discussion followed. Planning Board Chair David Iverson said that the Planning Board did not consider that in its review. Ms. Mohr moved approval as requested; seconded by Dr. MacNab; so voted 4-1. Mr. Fee was opposed.

4. Request for Renewal of Taxicab Owner License for Pirate's Taxi. Ms. Gibson introduced this matter, explaining the taxicab licensee making the request did not renew the license by the established deadline, which was May 31<sup>st</sup>. She said he emailed Town Administration mid-June to request a late renewal citing personal difficulties being the reason he did not renew. Ms. Gibson said that the Board has previously set the number of taxi licenses at 60, so granting the request and reinstating Pirate's Taxi would increase the number to 61. She deferred to Pirate's Taxi owner Michael Shaw to explain his request. Mr. Shaw reviewed his personal circumstances that led to his inability to renew his license in a timely manner. Mr. Fee moved approval to reinstate the license and drop the license number back to 60 through attrition; seconded by Dr. MacNab; all in favor, so voted.

#### IX. TOWN MANAGER'S REPORT

1. Continued Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting. Ms. Gibson said that nothing new has been brought forward since the Board's June 28<sup>th</sup> meeting and that this agenda item is scheduled for nearly every Board meeting until the time the warrant is scheduled for adoption on August 16<sup>th</sup>. She noted that the Short-term Rental Work Group will be reviewing its proposed draft warrant articles at the Board's meeting next week.

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

1. Committee Reports. Mr. Fee said he is "hard pressed" to say no to a taxi license request such as what was just approved when businesses like "Turo" are competing with the cabs. Other Board members agreed to schedule this item for discussion on a future agenda. Ms. Mohr said she would like a legal opinion on what can and cannot be done regarding Uber and Turo.

#### XI. ADJOURNMENT

Mr. Fee moved adjournment at 6:25 PM; seconded by Ms. Mohr; all in favor, so voted.

Approved the 12<sup>th</sup> day of July 2023.

**SELECT BOARD**  
**JULY 5, 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:

- III. 2. 2023 Committee Vacancies Timeline - Round 2
- VII. 1. Draft minutes of 6/28/2023
- VIII. 1. AIS re: CRAC Sea Level Rise updated recommendation; CRAC updated recommendation re: Sea Level Rise
- VIII. 2a. AIS re: Housing Nantucket Additional Funding Request for 31 Fairgrounds Rd; Housing Nantucket request letter; Hollister context document; Change order document; Project photos
- VIII. 2b. AIS re: Habitat for Humanity Nantucket Additional Funding Request for Benjamin Dr units; Habitat for Humanity request letter
- VIII. 3. AIS re: Richmond lot swap request; Email from Town Counsel; Modified Regulatory Agreement – Redlined; Modified Regulatory Agreement – Clean
- VIII. 4. AIS re: Pirate's Taxi; Email from Michael Shaw re: Pirate's Taxi