

SELECT BOARD

Minutes of Meeting of July 20, 2022. 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 Jason Bridges, Dawn Holdgate, Matt Fee, Brooke Mohr and Melissa Murphy.

I. CALL TO ORDER

Chair Bridges called the Select Board meeting to order at 5:30 PM.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted, with the exception of the Town Manager's report.

III. ANNOUNCEMENTS

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

2. Applicant Introduction/Review of Applications for Appointments to Agricultural Commission Contract Review Subcommittee (Human Services), Council for Human Services, Finance Committee, Historic District Commission Associate and Zoning Board of Appeals Alternate Scheduled for Wednesday, August 17, 2022, Pursuant to Select Board Committee Appointment Policy.

Operations Administrator Erika Mooney reviewed the appointment process, noting that the names of applicants are read tonight, and applicants are scheduled to be able to speak on their applications at the Board's August 17th meeting. Ms. Mooney read the applicant names as follows:

Agricultural Commission: Charity Benz, Pamela Perun
Contract Review Subcommittee: Dorothy Hertz
Council for Human Services: Joseline Ramirez, Suzanne Keating
Finance Committee: Stephen Maury, Jeremy Bloomer, Joseph Wright
Historic District Commission Associate: Constance Patten
Zoning Board of Appeals Alternate: James Mondani

3. No Select Board Meeting on Wednesday, July 27, 2022 at 5:30 PM. (Summer Schedule).

Town Manager C. Elizabeth Gibson added that the Board has scheduled a "State of Housing" workshop on Tuesday, August 2, 2022 at 4pm, which will be remotely held.

4. Select Board Announcements/Comments. Ms. Mohr cautioned the community to be very careful on and around bicycles.

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

Ms. Gibson said that as follow up to a Public Comment made at the Board's July 13th meeting regarding storm water drainage issues in the Silver Street area, the following day the Sewer Director with engineers for the Sewer Force Main #3 (SFM3) project, re-reviewed the area for any additional design changes that could be made as part of the project, which is already taking into consideration drainage improvements to be made as part of the project. She added that this past Monday, a Publics Works Department crew conducted an inspection of the drainage structure to determine if there were any blockages, which there were not but the catch basins were nonetheless cleaned again. She said that as she had reviewed with the Board at its June 22nd meeting, storm water issues are island-wide, for a variety of reasons and that Town

Administration is working toward storm water regulations. Mr. Fee noted that some of these issues are not the responsibility of the Town, with private property issues.

V. PUBLIC COMMENT

Housing Director Tucker Holland noted a “big push” is underway for the Town’s housing transfer fee which is pending before the legislature. He urged the public to send in support for the bill and provided the information as to how to do that. Ms. Mohr and Mr. Fee each spoke on getting the public to express support as well.

Meghan Perry expressed support and thanks for Ms. Gibson picking up trash early in the morning, noting that she has observed her doing this several times.

Peter Halle spoke surface water issues and suggested that the Town pay more attention to the existing regulatory structure in place to address these issues.

VI. NEW BUSINESS

No new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Murphy moved approval of items VII 1 – 2, with correction of a minor wording issue in the minutes per the request of Mr. Fee; seconded by Ms. Mohr; all in favor, so voted.

1. Approval of Minutes of July 13, 2022 at 5:30 PM.

2. Approval of Treasury Warrants for July 20, 2022.

3. Approval of Pending Contracts for July 20, 2022 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Holdgate moved approval of the Pending Contracts as presented; seconded by Ms. Murphy; all in favor, so voted. Ms. Mohr commented on a year-round lease on the Pending Contracts list that will allow housing for a town employee. She urged the community to consider town employees for year-round rentals.

VIII. PUBLIC HEARINGS

1. Public Hearing for National Grid Utility Petition for the Installation of Underground Facilities for Service Connection to 6 Boulevard. Chair Bridges opened the hearing. Jose Vazquez of National Grid reviewed the petition.

There being no public comment, Ms. Holdgate moved to close the public hearing; seconded by Ms. Murphy; all in favor, so voted.

Mr. Fee moved approval of the petition as presented; seconded by Ms. Murphy; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Town Clerk: Request for Appointment to Registrars of Voters. Town Clerk Nancy Holmes introduced the item. She noted the recent resignation of Janet Coffin and recommended the appointment of Judith

Wodynski. She thanked Mrs. Coffin for her 35 years of service. Ms. Murphy moved to accept with gratitude the resignation of Mrs. Coffin and appoint Ms. Wodynski; seconded by Mr. Fee; all in favor, so voted.

2. Request for Approval and Execution of Acceptance of Easement from Bluefin Partners, LLC, Trustee of Ellen's Way Homeowners' Association Trust to the Town of a permanent non-exclusive five foot(5') wide easement for only pedestrian purposes, except for use by non-motorized or motorized wheelchairs or other mobility devices for the disabled, over a portion of Lot 30, shown on Land Court Plan No. 13648-D, as shown on a plan entitled "Centerline of 5' Wide Pedestrian Path Easement," prepared by Nantucket Engineering & Survey, Inc. dated April 4, 2022. Ms. Holdgate recused and left the table. Real Estate Specialist Ken Beaugrand reviewed the item. Mr. Fee asked about the boundaries of the easement. Mr. Beaugrand explained. Some additional questions were asked. Attorney Vicki Marsh of Town Counsel's office explained further as to access to adjacent Land Bank property. Sarah Alger, Esq. attorney for the Homeowners' Association, explained further as well.

Ms. Murphy moved approval as recommended; seconded by Mr. Fee; so voted 4-0.

Ms. Holdgate returned to the table.

3. Request for Approval and Execution of Acceptance of Deed, Settlement Statement Bill of Sale and Assignment of License Agreements and Related Closing Documents for Purchase of land with the Building Thereon Located at 10-12 Washington Street Pursuant to Vote on Article 19 of 2022 Annual Town Meeting. Mr. Beaugrand reviewed the transaction. Ms. Mohr noted that the Food Pantry's tenancy at the building is protected with the transaction.

Ms. Murphy moved approval as recommended and thanked Mr. Beaugrand for his work to secure this property; seconded by Ms. Holdgate; all in favor, so voted.

4. Nantucket Conservation Foundation, Inc.: Request for Approval of Conservation Restriction to be Held by Nantucket Land Council, Inc. for Land Located at Smooth Hummocks, Assessor's Map 81, Parcel 56. Attorney Vicki Marsh of Town Counsel's office reviewed the item and explained what is being protected and the public access that will be in place.

Ms. Holdgate moved approval as presented and to find that the restriction is in the public interest; seconded by Ms. Murphy; all in favor, so voted.

X. TOWN MANAGER'S REPORT

1. Update on Lover's Lane Road Improvement Project. Ms. Gibson introduced John Osorio of Greenman Pedersen, Inc. (GPI) to provide a presentation on the project. Mr. Osorio reviewed the presentation contained in the Board's agenda materials. He noted that costs have increased since an estimate for the project was developed 5 years ago. He spoke on options to phase the project, which are limited. Some discussion followed on how to proceed. Ms. Mohr asked if the drainage structure could be constructed but not activated until a final roadway can be constructed. Mr. Osorio confirmed that could be done. Some discussion followed on a very large stagnant puddle on an adjacent private road, Davkim and how that could be alleviated. Mr. Osorio noted a potential option. Mr. Fee commented on the width of the proposed roadway and expressed concern that it will cause a "speedway" because the road is so straight. Mr. Fee noted a study he sent the Board a few months ago about the cost of government development. He said the issue is expensive roads lead to more problems. Ms. Mohr asked about cut-through access points to the

side trail for area neighborhoods. Mr. Fee said if children will be crossing the road, with its current configuration, that could be dangerous. Ms. Murphy concurred and noted costs are not going down. She supported the idea of starting with the drainage and the side path and seeking the additional funds for construction. Ms. Holdgate agreed. She commented that it is unfortunate that some of the area neighborhoods do not have homeowners' associations. She said perhaps there could be raised crosswalks. Chair Bridges agreed and suggested speed tables. Sandy Schultz of 32 Lover's Lane spoke on the project. She said she loves living on a dirt road but now the drains in the immediate area have failed. She commented on flooding onto her property. She said Lover's Lane is causing water run-off onto Davkim Lane, as well as the addition of impervious surfaces in the area. She said a portion of Davkim Lane is impassable because of the large puddle. She said if Lover's Lane needs to be paved, so be it, if it will resolve the drainage problem. Mary Longacre asked if the project could be split into 2 parts, with paving one end first. Mr. Osorio said he could look into that. Mr. Fee supported that suggestion and reiterated the need to address the safety of the road. Ms. Murphy agreed. Discussion continued as to the width of the road. Ms. Schultz suggested a narrower road. Rick Atherton suggested that the Board should consider that the planning process should allow for developers to address these types of issues, which have impacted the road. Ms. Schultz disagreed with Mr. Atherton as to development being the cause of the Lover's Lane road issues. She said it is more of a traffic issue. Discussion continued as to next steps:

- Interim drainage improvements
- Supplemental funding in FY 24 capital requests
- Construction of a drainage system, that could be installed but not activated until the road is paved
- Construction of a paved multi-use path
- Examination of paving part of the road with available funds, at the north end of the road

Some discussion followed. The Board agreed with the next steps as noted above.

2. Monthly Town Management Report. Not taken up.

XI. SELECT BOARD'S REPORTS/COMMENT

2. Discussion on Short-term Rental Work Group Facilitator Services. It was noted that information has been forwarded to the Board on two facilitators. Some discussion followed as to how to select one. It was generally agreed that Ms. Mohr and Chair Bridges would contact them and review their services and come back with a recommendation. Discussion followed as to timing with engagement of the facilitator, finalization of the framework of the Work Group itself and appointment of the Work Group. Ms. Mohr said it is possible that a recommendation will not be ready for the 2023 annual town meeting. Mr. Fee agreed and said he'd rather "get it right" than get it done quickly. Ms. Murphy agreed.

1. Committee Reports. Ms. Murphy said she has upcoming Board of Health and Cannabis Advisory Committee meetings. Ms. Holdgate said she attended the Community Preservation Committee annual forum yesterday. Ms. Mohr reiterated the Board's upcoming housing forum on August 2. Chair Bridges said he attended a state of the harbor forum yesterday sponsored by the Nantucket Land Council, which was well attended. Ms. Mohr noted the Nantucket Civic League annual summer forum this past Monday. Ms. Murphy said that Fairwinds is hosting an event on Wednesday, August 3 that she would like to attend, but it

runs from 5:00 PM – 6:00 PM. She said if other board members want to attend, the weekly Board meeting that night would have to start later. Ms. Mohr said she supports starting an hour later at 6:30 PM on August 3. Mr. Fee agreed. Consensus was to start the August 3 meeting at 6:30 PM.

XII. ADJOURNMENT

At 7:12 PM, Mr. Fee moved adjournment; seconded by Ms. Mohr, all in favor, so voted.

Approved the 3rd day of August 2022.

**SELECT BOARD
JULY 20, 2022 – 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. 2022 Committee Vacancy Timeline; List of Current Committee Memberships & Applicants; Committee Applications; Notice of Committee Vacancies
- VII. 1. Draft minutes of 7/13/2022
- VII. 3. Pending Contracts spreadsheet
- VIII. 1. AIS re: NGrid Petition – Boulevard; Departmental Comments; NGrid Petition - 6 Boulevard; Petition Plan
- IX. 1. AIS re: Appointment of Registrar of Voters; Memo from Town Clerk; Wodynski email
- IX. 2. AIS re: Ellen’s Way; Great of Easement; Acceptance of Easement; Easement Plan
- IX. 3. AIS re: 10-12 Washington St; Quitclaim Deed; Acceptance of Deed; Bill of Sale & Assignment of License Agreements; Settlement Statement
- IX. 4. AIS re: Smooth Hummocks Conservation Restriction (CR); CR for Smooth Hummocks; Town Counsel Report re: CR for Smooth Hummocks
- X. 1. Lovers Ln Road Improvement Project PPT
- XI. 2. Short-Term Rental (STR) Final Draft Framework; Barrett Facilitation Services & Support for STR Working Group; CBI Proposal for STR Working Group