

SELECT BOARD

Minutes of Meeting of September 14, 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 Matt Fee, Brooke Mohr, and Jason Bridges. Dawn Holdgate joined the meeting remotely and Melissa Murphy was not present.

I. CALL TO ORDER

Chair Bridges called the meeting to order at 5:31 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. Recognition of Retiring Police Detective Lieutenant Thomas Clinger and Office Administrator Sheila Clinger with 37 Years of Service Each with the Town of Nantucket. Town Manager C. Elizabeth Gibson and Police Chief William Pittman recognized the retiring employees with gratitude, and they were each presented with a plaque in acknowledgement of their service by the Board, Ms. Gibson and Chief Pittman. A round of applause followed.

3. Review of Applications for Appointments to Short-term Rental Work Group; Agricultural Commission; Finance Committee; Tree Advisory Committee. Ms. Mohr read the names of applicants, as follows:

Short-term Rental Work Group: Kathy Baird (for Nantucket Together); Curtis Barnes; Gary Beller (for Advisory Committee of Non-Voting Taxpayers (ACNVT)); Sue Brandt; Abigail Camp; Wendy Conway Schmidt; Ernie Culkins; Jonathan W. Delano; Thomas Dixon (Affordable Housing advocate); Rebecca (Rebek) Duhaime; Geraldine (Gerri) Ferguson; Lynn Filipski; William Gardner (for ACNVT); Keith Goldstein; Karel Greenberg; JP Hernandez; Peter Hoey; Peter Kahn (for ACNVT); John Kitchener; Robert Levy; Andy Lowell; Bruce Mandel (late application); Edward Mills; Henry Mueller; Leo Mullen; Chip Newton; Robin Nydes (for Nantucket Together); Jeffrey Parker; Matthew Peel; Sam Pierpont; Joseph W. Plandowski; Sharon Quigley; Georgia Raysman; Grant Sanders; Damian Schaible (for Nantucket Together); Eric Silfen; Jim Sulzer; Catherine Ward; Linda Williams; Patsy Wright; Karen Zagayko.

Finance Committee: Jeremy Bloomer; Walter Flaherty; Joseph H. Wright.

Applicant Introduction and Appointments Scheduled for Wednesday, September 21, 2022, Pursuant to Select Board Committee Appointment Policy. Ms. Mohr reviewed the process for appointments to the Short-term Rental Work Group, noting that while the appointments will be made at the Board's September 21st meeting, there will be a prior meeting at which the voting process will be discussed by the "appointment group" which consists of Mr. Fee, Ms. Mohr and Chair Bridges; and, Planning Board member David Iverson and Finance Committee Chair Denice Kronau. She added that the voting process meeting is public and is scheduled for Tuesday, September 20th.

Mr. Fee spoke on the need for a "balanced" committee.

Ms. Holgate joined the meeting at 5:40 PM.

4. Third Sewer Force Main Project Update. Ms. Gibson noted that this project has been in the planning stages for over 4 years, will be very disruptive as has been indicated at the several public presentations which have been given to the Board and while the Town and its contractor will do their best to provide outreach and address concerns along the way, she urged people to be patient as the project is not short. Sewer Director David Gray provided a verbal update, noting there is a public informational session scheduled for September 15th at 5:30 pm at the Congregational Church regarding the project. Mr. Gray reviewed the starting dates for the project and the initial expectations. Operations Administrator Erika Mooney added that parking in the downtown area will be very tight during portions of the project due to the amount of equipment needed. Mr. Gray noted there is a webpage dedicated to the project which will be updated weekly. Ms. Mohr expressed appreciation for the level of communication so far.

5. Select Board Announcements/Comments.

Chair Bridges noted a tour he recently was able to take of “Our House” – a local teen-oriented housing facility and stated he was very impressed with it.

Ms. Mohr spoke on a work order she recently filed with DPW about some brush cutting and how quickly it was completed. She complimented the process.

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

No follow up.

V. PUBLIC COMMENT

Diane Coombs asked if the Historic District Commission administration can be removed from the Town’s memorandum of agreement with the Planning and Land Use Services Department; and spoke on the need for the HDC’s advisory committees. She referenced and spoke on an email relating to her own participation in the advisory committees, as a member of the HDC. Mr. Fee suggested that Ms. Coombs put her recommendations in writing.

Rick Atherton expressed support for Ms. Coombs comments.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS

It was noted that the September 7th minutes are not quite final and will be put on next week’s agenda. Mr. Fee moved approval of item VII-2; seconded by Ms. Mohr; so voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Holdgate – Yes.

1. Approval of Minutes of September 7, 2022 at 5:30 PM.

2. Approval of Treasury Warrants for September 14, 2022.

VIII. TOWN MANAGER’S REPORT

Ms. Gibson reviewed two items:

- The organization of a meeting with Martha's Vineyard and Nantucket Select Board members in October.
- The status of project planning for a new Our Island Home Facility and Senior Center, noting she is working to establish an administrative work group.

IX. SELECT BOARD'S REPORTS/COMMENT

1. Sewer Fee Waiver Policy Discussion. Housing Director Tucker Holland introduced the item, noting that the current Board policy regarding sewer fee waivers allows for affordable housing units of up to 150% Area Median Income (AMI) to be exempted from sewer fees. He noted a recent request from Housing Nantucket for units of up to 175% AMI; however, the policy does not cover that level. He suggested the Board may want to consider amending its policy to allow for this level and reviewed potential options, including consideration of community benefits. Anne Kuszpa of Housing Nantucket spoke in favor of an amendment to the policy to cover this level of housing unit. She noted that the savings generated from not having to cover the sewer fees could be used for making the units more durable and attractive. David Armanetti of the Richmond Group spoke in favor of the potential policy amendment. Some discussion followed. Mr. Fee said the Board needs to be cautious of unforeseen consequences and financial impact. He added that in general he thinks Town fees are low. Ms. Mohr said she is prepared to look at expanding the policy to include the 175% AMI units and would also like more information as to financial impact. Ms. Holdgate commented that another approach could be to increase the amount to 200% in a tiered fashion. It was agreed that the fiscal analysis of various options would be added to the Board's September 21st agenda.

2. Committee Reports. Ms. Mohr reviewed recent Affordable Housing Trust activity on several housing developments that are in active planning stages.

X. ADJOURNMENT

At 6:33 PM, Mr. Fee moved adjournment; seconded by Ms. Mohr; so voted by roll call vote: Chair Bridges – Yes; Mr. Fee – Yes; Ms. Mohr – Yes; Ms. Holdgate – Yes.

Approved the 21st day of September 2022.

**SELECT BOARD
SEPTEMBER 14, 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. 3. Short-term Rental Work Group appointments timeline; STRWG applicant list; Baird email; ACNVT email; Nantucket Together email; Damian Schaible email; STRWG applications
- III. 2. Round 3 committee vacancy appointments timeline; Round 3 applicant list; Round 3 applications
- III. 4. 3rd Sewer Force Main Project public outreach meeting flyer
- IX. 1. AIS re: Sewer Fee Waiver Policy discussion; Policy for Sewer Fee Waiver Requests