

SELECT BOARD

Minutes of Meeting of October 12, 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, Matt Fee, Brooke Mohr and Dawn Holdgate. Melissa Murphy was not present.

I. CALL TO ORDER

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

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted, with the following modifications: item VIII-3 will be tabled to the October 19th meeting.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements:

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

2. Saturday, May 6, 2023 Annual Town Meeting:

- Warrant Opens for Citizen Warrant Article Submittals September 29, 2022 through November 14, 2022 at 4:00 PM.

Ms. Gibson added that a new Housing Newsletter has been started and the public is encouraged to subscribe to it on the Town website at the Housing Office page.

3. Select Board Announcements/Comments. No comments.

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

No comments.

V. PUBLIC COMMENT

Abby Camp, a member of the HDC and a concerned citizen, asked that the "influx of pools" be taken seriously. She commented on the amount of time the HDC is spending on pool applications and associated issues. She added that she also has concerns about the environmental impact of pools. She suggested that there be public discussion about it.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Holdgate moved approval of items VII 1-2; seconded by Ms. Mohr; all in favor, so voted.

1. Approval of Minutes of September 28, 2022 at 5:30 PM (tabled from October 5, 2022); October 5, 2022 at 5:30 PM.

2. Approval of Treasury Warrants for October 12, 2022.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Town Clerk:

a) Request for Adoption of November 8, 2022 Special Town Election Warrant.

b) Request for Adoption of November 8, 2022 State Election Warrant.

Town Clerk Nancy Holmes reviewed the documents and provided an update on progress with voting by mail and some additional information as to voting in person. Discussion followed as to outreach on the election. Ms. Holdgate so moved to adopt both documents; seconded by Mr. Fee; all in favor, so voted.

2. Request for Approval and Execution for Documents in Connection with Meadows II Rental Housing Development Project:

a) Certification of Compliance to Department of Housing and Community Development (DHCD) for Project Compliance with Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants as amended of Meadows II Rental Housing Development Project; and

b) Any Other Necessary Documents Related to Funding of Buydown and Acceleration of Units in Phases 3 and 4 of Meadows II known as Violet Place.

Housing Director Tucker Holland introduced both items and reviewed the transactions and how additional housing units will be produced as a result. Attorney Vicki Marsh from Town Counsel's office further reviewed the transaction. Some discussion followed as to the purpose of the various aspects of the transaction. Mr. Holland explained the details of the nature of the affordable units being made available. Mr. Fee asked about the per unit cost of the units. Mr. Holland explained. Mr. Fee asked what "perpetuity" means. Ms. Marsh explained that it means "forever" and survives property ownership and other changes. Mr. Fee moved approval of item "a"; seconded by Ms. Holdgate all in favor, so voted.

Ms. Marsh reviewed the specific documents as presented in the Board's packet and explained the financing details. Mr. Fee moved approval; seconded by Ms. Mohr; all in favor, so voted.

3. Tree Removal Denial "Appeal" to Board of Public Works: 14 West Creek Road. This matter was tabled to the October 19th meeting, at the request of the appellant.

X. TOWN MANAGER'S REPORT

1. Project Update - Surfside Area Water Service and Transportation Enhancements. Ms. Gibson introduced the matter, noting that this project started out as two projects: Lover's Lane improvements and a separate water main extension project; however, due to overlap the project has been merged into one. She turned it over to Strategic Projects Manager Chuck Larson to review the presentation contained in the Board's agenda packet. Mr. Larson emphasized the need for departmental coordination with this project. He reviewed the presentation, in partnership with James Drake from CDM Smith, the Town's engineer for the water main portion of the project. He noted that the water main portion of the project is funded through the State Revolving Loan Fund. He reviewed the roadway surfacing plans, following construction. He reviewed the schedule. He noted that the supplies needed for the project were expected to be pre-procured; however, due to significant supply chain delays which came to light only this week, the schedule will likely be much longer than desired. He said most likely construction will be delayed as a result, possibly until next fall (2023). Brian Myers, of GPI, the Town's project engineer for Lover's Lane improvements, reviewed the specifics of the Lover's Lane portion of the project, which now includes Lover's Lane, Monohansett Road

and Okorwaw Avenue. Chair Bridges asked about the location of the multi-use paths. Mr. Myers reviewed these as shown in the slides of the presentation. Mr. Myers reviewed the project cost. Mr. Fee asked if Lover's Lane was made more narrow following a discussion with the Board in July. Mr. Myers responded affirmatively. Discussion followed as to the specifics of the drainage improvements. Assistant Town Manager Gregg Tivnan reviewed how the phases of the project are expected to progress and reviewed each phase. He also reviewed funding for the project and proposals for FY 2024 and/or FY 2025 capital. He noted that easements are necessary for the private roads that are part of the project. He also referenced a web page on the Town's website for the project, along with a plan for public outreach. Mr. Fee commented that he hopes the private property owners provide voluntary easements without difficulty. He said he generally prefers betterments for private road work. Real Estate Specialist Ken Beaugrand explained the status of the easements and said most of them have been voluntary so far. Ms. Mohr asked about a discussion that occurred over the summer, as to starting the Lover's Lane project at one end. Mr. Tivnan clarified that since the water main project will impact Lover's Lane, it was considered important not to pave a road and then open it for the water main. Mr. Fee complimented the team for doing a good job with planning this project.

2. Request for Discussion with Select Board Regarding Over the Road Modular and Structure Moves and Hauler Issues. Ms. Gibson introduced the item, noting that over-the-road (OTR) permits are taking a significant amount of staff time. She turned it over to Operations Administrator Erika Mooney for further review. Ms. Mooney reviewed the information contained in the Board's packet as to the growing issues, impacts and complications with OTR moves, including routes, timing, utilities, and impact on private property. She noted hauler compliance has also been a problem. She reviewed some of the input that is requested from the Board on these issues, including how much of a priority OTR moves are. Ms. Holdgate said these are a priority for her, for affordable housing purposes. She said she supports a fee increase. She said she supports moves during the summer, if it is a priority. She said she is not sure about power outages that result from OTR moves, saying it would depend on length of outage, time of day. Ms. Mohr agreed that OTR moves for affordable housing are an important priority and said a public benefit of recycled house moves is that the houses don't end up in the landfill. She said she supports moves during the summer, with affordability restrictions. Mr. Fee agreed house moves are a priority, for workforce housing, and that oversize structures should be limited in the summer or occur only in the off-season. Mr. Fee suggested putting wires underground at certain intersections. He agreed that the fee should increase. Mr. Fee said if the haulers are not in compliance, they should not be in business. He spoke about other means of construction that don't require oversize loads. Chair Bridges commented that an issue is the level of disruption "we" are comfortable with, with constant house moves. Some discussion followed as to the various types of moves. Chair Bridges suggested reviewing the height limitations, and he agreed with a fee increase. Some discussion followed as to the timing to process an OTR application; and, the different types of housing that might be prioritized, such as employee housing vs year-round single family. It was noted that supply chain delays have been an issue. Discussion followed as to how correct measurements of a structure to be moved could be more accurately obtained/confirmed.

3. Preliminary Review of Town-Sponsored Warrant Articles for 2023 Annual Town Meeting. Ms. Gibson introduced the item and reviewed the preliminary list of potential articles, noting these are very preliminary and not at all final. Ms. Holmes reviewed a Town Clerk article. Town Counsel John Giorgio reviewed some of the potential articles brought to him for review by citizens during the review sessions that were held last week. Some discussion followed on some of those potential articles. Ms. Holdgate suggested that the Board consider increasing the terms of Select Board members from three years to five years. Mr. Fee concurred, as did Chair Bridges. Mr. Giorgio explained that would be done by a special act. Ms. Mohr said

she agrees in principle, although five years is a big commitment. Mary Longacre said that she believes that more people would be willing to serve with a higher level of compensation. Chair Bridges concurred but said he did not think that proposal should come from the Select Board; or, if it did, that it would not initiate for sitting Board members. Mr. Fee spoke on the benefits of having other governmental service before “jumping” in to Select Board. Discussion followed as to a Board with differing terms, such as some five year, some three year. Mr. Giorgio said he is unaware of any other Select Board with more than three-year terms. Ms. Mohr said that serving on the Board is a significant commitment. She advocated for increased compensation and said that could be a way to encourage more people to run. Some discussion continued about an increased term. Mr. Giorgio commented that in association with a longer term, the Board may want to consider term limits. Mr. Giorgio reviewed how the Town Council form of government works and noted that often having more people, each representing a distinct area of a town, can cause “unintended consequences”. Mr. Giorgio explained how a Town Council form of government is approved. Gary Beller suggested that the Board re-constitute the Town Government Study Committee to look at these governmental change possibilities.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports. Ms. Holdgate spoke on a recent Community Preservation Committee meeting.

XII. ADJOURNMENT

At 7:38 PM, Mr. Fee moved adjournment; seconded by Ms. Holgate; all in favor, so voted.

Approved the 19th day of October 2022.

**SELECT BOARD
OCTOBER 12, 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:

- VII. 1. Draft minutes of 9/28/2022; 10/5/2022
- VIII. 1a. AIS re: Special Town Election; Special Town Election Warrant
- VIII. 1b. AIS re: State Election; State Election Warrant
- VIII. 2a & b. AIS re: Richmond Violet Place Acceleration; Certification of Compliance for Richmond Meadows II; Draft Violet Place MOU; Draft Violet Place Grant & Loan Agreement; Draft Violet Place Promissory Note
- VIII. 3. AIS re: Tree Hearing re: 14 West Creek Rd; Email thread between Reinemo and DPW requesting appeal; Memo from Tree Advisory Committee; Background information on trees at 14 West Creek Rd; 8/18/2022 Tree Advisory Committee tree hearing minutes; S. 132-2 of Town Code - Town Tree Designation; Letters of opposition (2)
- IX. 1. Surfside Area Water & Transportation Enhancements presentation
- IX. 2. AIS re: Over the Road Moves; Over the Road permit numbers; 9/10/2014 Select Board minutes
- IX. 2. Preliminary Outline # 1 for 2023 ATM; Planning Board/PLUS concept articles; Articles for consideration