

BOARD OF SELECTMEN

Minutes of the Meeting of October 26, 2016. The meeting took place in the Public Safety Facility Community Room, 4 Fairgrounds Road, Nantucket, MA 02554. Members of the Board present were Rick Atherton, Matt Fee, Dawn E. Hill Holdgate and James R. Kelly. Robert DeCosta was absent.

I. CALL TO ORDER

Chairman Kelly called the meeting to order at 6:01 PM following a meeting of the County Commission.

II. BOARD ACCEPTANCE OF AGENDA

The agenda was unanimously accepted as presented.

III. ANNOUNCEMENTS

1. Town Manager C. Elizabeth Gibson announced that the Board of Selectmen meeting is being video/audio recorded, in accordance with the requirements of the Open Meeting Law.
2. Ms. Gibson reminded the Board of the Easy Street Bulkhead reconstruction project, resulting in the closure of Easy Street through the end of December. Ms. Gibson noted associated street closures and traffic changes which will be in place for the duration of the project.
3. Town Clerk: Early voting for the 2016 State Election will occur at the Town Building, 16 Broad Street from Monday, October 24, 2016 through Friday, November 4, 2016 from 8:00 AM to 4:00 PM. The Central Tabulation Facility will be at the Nantucket High School, 10 Surfside Road on Tuesday, November 8, 2016 from 8:00 AM to 8:00 PM.
4. The 2017 Annual Town Meeting Warrant is open for citizen warrant article submittals through November 21, 2016 at 4:00 PM.
5. Surfside Wastewater Treatment Facility Chief Operator David Gray, Sr. reviewed a sewer repair project on Flora Street, noting a section of pipe was replaced today and the road is scheduled to be repaved tomorrow. Mr. Gray reviewed a map of the area and sewer flows, which were required to be bypassed for two days during the repair. He reviewed photos of the work and answered questions from Board members.

IV. PUBLIC COMMENT

None.

V. NEW BUSINESS

None.

VI. APPROVAL OF MINUTES AND WARRANTS

1. Approval of Minutes of March 9, 2016 at 6:00 PM; September 7, 2016 at 6:00 PM; October 5, 2016 at 6:00 PM; October 12, 2016 at 6:00 PM; October 19, 2016 at 6:00 PM. The minutes of March 9, 2016 at 6:00 PM, September 7, 2016 at 6:00 PM, October 5, 2016 at 6:00 PM, October 12, 2016 at 6:00 PM and October 19, 2016 at 6:00 PM were approved by the unanimous consent of the Board.

2. Approval of Payroll Warrants for Week Ending October 23, 2016. The payroll warrants for week ending October 23, 2016 were approved by the unanimous consent of the Board.

3. Approval of Treasury Warrants for October 26, 2016. The treasury warrants for October 26, 2016 were approved by the unanimous consent of the Board.

VII. CONSENT ITEMS

1. Nantucket Alliance for Substance Abuse Prevention: Request for Proclamation of "Red Ribbon Week" October 23-30, 2016. Alliance for Substance Abuse Prevention (ASAP) president Holly McGowan thanked the Board for supporting "Red Ribbon Week" and noted that there is a community discussion regarding marijuana scheduled for tomorrow. Mr. Atherton read the proclamation for "Red Ribbon Week" and moved to adopt the proclamation; Ms. Hill Holdgate seconded. So voted 4-0.

2. Request for Execution of License Agreement with 21 Crooked Lane, LLC to Allow for the Construction and Maintenance of Improvements in a Portion of West Chester Street Extension. Ms. Gibson noted this item has been deferred to allow 21 Crooked Lane, LLC and Offshore Animal Hospital to discuss the matter and come to an agreement. Attorney Rhoda Weinman, representing Offshore Animal Hospital, stated she just learned about the proposed agreement on Friday and that she and two of the Offshore doctors met with William Cassidy (representing 21 Crooked Lane, LLC) earlier this week to discuss the proposal. Attorney Weinman requested the Board table this matter until both sides can come to an agreement.

VIII. CITIZEN/DEPARTMENT REQUESTS

1. Gift Acceptance: Town of Nantucket Scholarship Fund. Town of Nantucket Scholarship Committee member Erika Mooney reviewed a gift from the estate of Nancy Chase and thanked the family for making the gift. Mr. Fee moved to accept a gift of \$48,349.03 from The Nantucket Fund in honor of Nancy Chase; Mr. Atherton seconded. So voted 4-0.

2. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcels Known as Parcels D2 and D3, Dunham Street, formerly known as Madeguecham Street as Shown on Plan of Land Entitled "Plan to Acquire Land for General Municipal Purposes, Dunham Street in Nantucket, Massachusetts Prepared for Town of Nantucket," Dated November 4, 2011, Prepared by Nantucket Surveyors LLC and Recorded with Nantucket County Registry of Deeds as Plan No. 2012-19, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting. Director of Planning Andrew Vorce reviewed the yard sale and associated survey plan and answered questions from Board members. Ms. Hill Holdgate moved to approve the execution of a purchase and sale agreement, quitclaim deed and settlement statement for Parcel D2 and D3, Dunham Street, as presented; Mr. Atherton seconded. So voted 4-0.

3. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Lot 51, Woodbine Street and Nobadeer Avenue as Shown on Land Court Plan No. 17745-N, Dated January 7, 2015, Prepared by Bracken Engineering, Inc., Pursuant to Vote on Article 77 of 2010 Annual Town Meeting. This matter was tabled to a future meeting.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted: a) Portion of Central Road (a.k.a Surrey Avenue) between Southern Sideline of Bosworth Road and Northeast Sideline of Tom Nevers Road, all Shown as Lots 13, 14, and 15 on Plan No. 2016-64, Recorded at Nantucket County Registry of Deeds, as Authorized by Article 96 of 2014 Annual Town Meeting; b) Portion

of Woodbine Street (Surfside) Shown as Parcels A and B on Plan No. 2016-61, Recorded at Nantucket County Registry of Deeds, as Authorized by Article 95 of 2016 Annual Town Meeting; c) Portions of Maclean, Dearborn, and Prospect Streets and Chappomis Avenue (Surfside), and Shown as Easement "E1" Containing 33,180 Square Feet and Easement "E2" Containing 7,146 Square Feet as Shown on Plan Entitled "Roadway Acquisition Plan of Land in Nantucket, MA – Prepared for Miriam Varian," Prepared by Blackwell & Associates, Inc. and Dated September 6, 2016, as Authorized by Article 100 of 2011 Annual Town Meeting; d) Portion of Saccacha Avenue (Cisco) Shown as Parcel A on Plan No. 2016-67, Recorded at Nantucket County Registry of Deeds, as Authorized by Article 102 of 2016 Annual Town Meeting; e) Portions of Harriet Street and Central and Pocomo Avenues (Surfside) Shown as Parcels F, G, and H on Plan No. 2016-63, Recorded at Nantucket County Registry of Deeds, as Authorized by Article 76 of 2010 Annual Town Meeting; f) Portion of Copeland Street (Surfside) Shown as Lot N on Plan No. 2016-47, Recorded at Nantucket County Registry of Deeds, as Authorized by Article 76 of 2010 Annual Town Meeting; g) Portions of Holly Street and Pochick Avenue (Surfside) Shown as Parcels 1 – 6 (Inclusive) on Plan Entitled "Roadway Acquisition Plan in Nantucket, MA of portions of Unconstructed Holly Street & Pochick Avenue," Prepared by Bracken Engineering, Inc. and Dated September 30, 2016, as Authorized by Article 98 of 2011 Annual Town Meeting. Chairman Kelly opened the public hearing. Mr. Vorce reviewed the various proposed takings and associated survey plans and GIS maps, noting this is only the taking stage, not disposition. Regarding item "c", Mr. Vorce stated the taking was an easement only, not in fee. Chairman Kelly closed the public hearing. Mr. Atherton moved to approve the takings, as presented; Ms. Hill Holdgate seconded. Mr. Fee noted that the Board received a memo from the Real Estate Assessment Committee which stated no objections to the takings; however, he advised that the Board be careful when it votes on the disposition of the parcels at a later time. On the motion, so voted 4-0. Ms. Hill Holdgate stated she wants to keep a public access path open along the bluff in Tom Nevers where some of these takings occurred. Mr. Vorce stated that is the plan.

X. TOWN MANAGER'S REPORT

1. Review of Operational Model and Associated Costs for Our Island Home New Facility. Ms. Gibson reviewed a comparison of models for Our Island Home including the number of skilled nursing beds, assisted living units, project costs, operating costs and operation revenues for: the current site; a traditional nursing home model at the proposed Sherburne Commons site ("new site"); a small house model at the new site with 30 skilled nursing beds and 10 assisted living units; and, a small house model at the new site with 40 skilled nursing beds. She noted that the debt of the current site is projected out to 2020 at \$4.6 million. Ms. Gibson explained that the Board previously voted to pursue a small house model at the Sherburne Commons site and that the analysis is based on that. She added that if the Board voted to move forward with a traditional nursing home model at the new site it would cost less to build but the operation costs would be more. Ms. Gibson recommended the Board move forward with the small house model at the new site with 30 skilled nursing beds and 10 assisted living units, adding Town Administration needs input from the Board on how to proceed. Ms. Gibson reviewed the pros and cons of each model. Mr. Fee said he wants to know what the assumption numbers are based on and he'd like to see the back-up data as he needs more in depth information to make a decision on how to move forward. He voiced concerns on the ability to attract and retain staff to run a facility. Mr. Fee said he wants to ensure that the Town will have money not only to build a new facility but to maintain and staff it, adding he is in favor of the 30/10 plan but he wants to make the operational plan "solid". Mr. Atherton moved to endorse continuing with the small house model at the new site with 30 skilled nursing beds and 10 assisted living units, but wants the back-up data provided to the Board; Ms. Hill Holdgate seconded. So voted 4-0.

2. Monthly Town Management Activities Report. Ms. Gibson reviewed her monthly Town Management activities report, including personnel matters, various meetings, projects and other items. Mr. Atherton spoke in favor of notifying Amelia Drive abutters before any work commences for housing at 6 Fairgrounds Road.

Ms. Gibson reviewed upcoming agenda items for the Board's November 2, 2016 meeting.

XI. SELECTMEN'S REPORTS/COMMENT

1. Review and Assessment and Possible Action on Board of Selectmen Workshop Meetings. Chairman Kelly said he feels some months it is a "struggle" to find workshop topics and he wonders if it is the best use of the Board's time. Ms. Hill Holdgate suggested instead of having monthly workshops scheduled, that the Board only schedule them as needed. Mr. Fee said he's not sure if workshops are necessary and said he doesn't like the format as it doesn't allow for public input. Chairman Kelly asked if a Board member would like to make a motion to discontinue workshop meetings. Mr. Atherton said he feels it is within the purview of the chairman to discontinue them without a vote. The general consensus of the Board was to discontinue workshop meetings. Chairman Kelly confirmed that workshop meetings will be discontinued.

2. Committee Reports. Ms. Hill Holdgate reported that the New Fire Station Work Group is having its second meeting tomorrow; and, the Community Preservation Committee finished its interviews of applicants and starts its deliberations next week. Mr. Atherton reviewed the charge of the New Fire Station Work Group and said it is not to look at all options, but to look at the design of the fire station; he noted that the biggest cost which can be changed is the heating and air conditioning system. He said he feels that if the costs need to increase he'd vote for that as the building needs to be looked at for a 50-year use. Chairman Kelly disagreed on the work group's charge and said the work group should try to stay within the amount which is currently appropriated, and if the work group disagrees it should come before the Board and request a change in the charge. Mr. Atherton said he's doing that now. Ms. Hill Holdgate agreed with Mr. Atherton. Chairman Kelly said he's trying to be disciplined and stay within the budget. Mr. Atherton stated if \$17 million is a hard line then the work group is not needed. Chairman Kelly reported that the Affordable Housing Trust Fund met yesterday and evaluated various ways to support affordable housing on Nantucket; he answered questions on this matter from Board members. Mr. Atherton said regarding liquor license fees, he might like to see different fees for those restaurants that are "truly" restaurants vs. those that turn into late night bar service. Mr. Fee discussed building roads on Nantucket which are designed to slow down traffic.

XII. ADJOURNMENT

The meeting was unanimously adjourned at 7:07 PM.

Approved the 2nd day of November, 2016.

**BOARD OF SELECTMEN
OCTOBER 26, 2016 – 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- III. 2. Easy Street Bulkhead reconstruction traffic map
- III. 3. Memo from Town Clerk, re: early voting for State Election
- III. 5. Flora Street sewer repair presentation
- VI. 1. Draft minutes of March 9, 2016 at 6:00 PM; September 7, 2016 at 6:00 PM; October 5, 2016 at 6:00 PM; October 12, 2016 at 6:00 PM; October 19, 2016 at 6:00 PM
- VII. 1. Red Ribbon Week proclamation 2016
- VII. 2. License Agreement for West Chester Street Extension; associated survey plan (Exhibit A)
- VIII. 1. Letter from Community Foundation for Nantucket, re: Nancy Chase gift to Town of Nantucket Scholarship Fund; copy of gift check
- VIII – IX. Real estate summary from Director of Planning; memo from Real Estate Assessment Committee
- VIII. 2-3. Real estate consent items summary with survey plans
- VIII. 2. Purchase and sale agreement, quitclaim deed, easement plan and settlement statement for Parcels D2 and D3, Dunham Street
- VIII. 3. Purchase and sale agreement, quitclaim deed and settlement statement for Lot 51, Woodbine Street and Nobadeer Avenue
- IX. 1. Real estate public hearing summary with taking survey plans and GIS maps
- IX. 1a. Order of Taking by Eminent Domain of Portions of Central Road a.k.a Surrey Avenue
- IX. 1b. Order of Taking by Eminent Domain of Portions of Woodbine Street
- IX. 1c. Order of Taking by Eminent Domain of Portions of Maclean Street, Dearborn Street, Prospect Street and Chappomis Avenue
- IX. 1d. Order of Taking by Eminent Domain of Portion of Saccacha Avenue
- IX. 1e. Order of Taking by Eminent Domain of Portions of Pocomo Avenue, Harriet Street and Central Avenue
- IX. 1f. Order of Taking by Eminent Domain of Portion of Copeland Street
- IX. 1g. Order of Taking by Eminent Domain of Portions of Holly Street and Pochick Avenue
- X. 1. Memo from SK Advisors, re: Our Island Home scenario analysis and comparison of options
- X. 2. Monthly Town Management activities report