

## SELECT BOARD

Minutes of the Meeting of September 20, 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 Thomas Dixon, Dr. Malcolm MacNab and Brooke Mohr. Dawn Holdgate and Matt Fee participated remotely.

### I. CALL TO ORDER

Vice Chair Mohr 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.

### 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 3: Council on Aging, Cultural Council, Real Estate Assessment Committee, Tree Advisory Committee. Ms. Gibson reviewed the timeline for the remaining vacant committee seats available. She noted that the Board is also accepting additional applications for the Town Council Study Committee for which applications are due Monday, October 2, 2023 at Noon.

3. The Finance Committee will Hold a Public Hearing on Thursday, September 21, 2023 at 4:00 PM in the PSF Community Room at 4 Fairgrounds Road and via Remote Participation via Zoom Webinar Regarding November 7, 2023 Special Town Meeting Warrant Articles: <https://www.nantucket-ma.gov/DocumentCenter/View/45768/November-7-2023-Special-Town-Meeting-Warrant-as-Adopted-by-the-Select-Board>.

4. Informational Sessions on November 7, 2023 Special Town Meeting Short-Term Rental Articles via Remote Participation via Zoom Webinar:

- Thursday, October 5, 2023 at 4:30 PM  
(Register at [https://us06web.zoom.us/webinar/register/WN\\_xTxL43foToSMcOdN5Zlgx](https://us06web.zoom.us/webinar/register/WN_xTxL43foToSMcOdN5Zlgx))
- Thursday, October 12, 2023 at 5:30 PM  
(Register at [https://us06web.zoom.us/webinar/register/WN\\_Vx\\_ygpoEQF2lwL587PxdVA](https://us06web.zoom.us/webinar/register/WN_Vx_ygpoEQF2lwL587PxdVA))

5. Town of Nantucket, in Partnership with State of Massachusetts and Cataldo Ambulance Company, Offering Covid Vaccine Doses to all Interested Persons; Pfizer and Moderna Doses will both be Available at Each of Three Clinics Offered on: Saturday, September 23; Saturday, October 21; Saturday, November 18 from 9:00 AM to 2:00 PM at Nantucket Elementary School Cafeteria on Backus Lane.

To sign up: [www.nantucket-ma.gov/covid](http://www.nantucket-ma.gov/covid). Public Health Director Roberto Santamaria noted that the September 23 clinic has been cancelled by the provider, due to the new formulation of the COVID vaccine not being available in time for the first clinic. He noted that if people had appointments for the September 23<sup>rd</sup> clinic, they could reschedule for a clinic on October 14 through the signup link.

6. Select Board Announcements/Comments. Dr. MacNab reminded everyone of the importance of an annual flu vaccine. Dr. MacNab congratulated the Town on its response to recent Hurricane Lee and

acknowledged Town Biologist Tara Riley and Samantha Dinette from the Nantucket Shellfish Association for organizing numerous volunteers to help return to the harbor hundreds of thousands of scallop seed that washed up in the Hurricane.

Natural Resource Director Jeff Carlson supplemented Dr. MacNab's comments and thanked the 100+ volunteers involved.

Ms. Mohr said that the November 7, 2023 Special Town Meeting warrant will be translated into Spanish and Portuguese, for the first time. Ms. Mohr commented on the use of bike paths by contractors, for parking for construction projects, noting that is not their purpose. She said that it has become a safety issue.

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

There was no follow up.

#### V. PUBLIC COMMENT

Curtis Barnes complimented the Town on its rescheduling of the Covid vaccine clinics, as mentioned earlier.

Campbell Sutton suggested that the intersection at Nobadeer Farm Road and Milestone Road become a three-way stop. Ms. Sutton commented on the potential change of the Town's government with respect to the Island's population.

#### VI. NEW BUSINESS

There was no new business.

#### VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Mr. Fee moved approval of items VII 1 – 4; seconded by Dr. MacNab; by roll call vote: Ms. Holdgate – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

1. Approval of Minutes of September 6, 2023 at 5:30 PM; September 7, 2023 at 9:00 AM; September 13, 2023 at 5:30 PM; September 14, 2023 at 4:00 PM.

2. Approval of Payroll Warrants for September 17, 2023.

3. Approval of Treasury Warrants for September 20, 2023.

4. Approval of Pending Contracts for September 20, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

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

1. Housing Office: Request to MassHousing Seeking Special Local Preference for Surfside Crossing 40B Project. Housing Director Tucker Holland explained the process by which a municipality may request a local preference for specific housing projects with respect to both items VIII-1 and 2. He reviewed discussions with the state as to the Town's requests as contained herein, noting that while approval is not guaranteed, he feels the requests are well documented. He reviewed the local preference categories, noting there are four:

- a) Current residents: A household in which one or more members is living in the city or town at the time of application;
- b) Municipal Employees: Employees of the municipality, such as teachers, janitors, firefighters, police officers, or town hall employees;
- c) Employees of Local Businesses: Employees of businesses located in the municipality;
- d) Households with children attending the locality's schools.

He reviewed the specifics of the requests in detail as contained in the Board's agenda packet materials. Ms. Holdgate spoke in support.

Ms. Holdgate moved approval for a Special Local Preference request to be sent by the Housing Director on behalf of the Town with supporting documentation from Richmond Great Point Development, Habitat for Humanity and Housing Nantucket; seconded by Mr. Dixon; by roll call vote: Ms. Holdgate – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

2. Housing Office: Request to Executive Office of Housing and Livable Communities (EOHLC) Seeking Special Local Preference for 31 Fairgrounds Road Housing Project. Ms. Holdgate moved approval for a Special Local Preference request to be sent by the Housing Director on behalf of the Town with supporting documentation from Housing Nantucket, Habitat for Humanity and Richmond Great Point Development; seconded by Mr. Dixon; by roll call vote: Ms. Holdgate – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

3. Massachusetts State Senate Counsel Office: Request for Select Board Approval of Language Amendments to Home Rule Petition (Article 83) Approved at 2023 Annual Town Meeting. Ms. Gibson introduced the item and turned the matter to Attorney John Giorgio of Town Counsel's office to explain further as needed. Mr. Giorgio reviewed the request, noting that the State Senate Counsel's Office has recommended changes to the text of Article 83 of the 2023 Annual Town Meeting so as to conform to the way in which similar special acts are worded, for consistency. Mr. Giorgio noted the changes are not substantive in nature but are technical. Dr. MacNab moved approval of the amendments as presented; seconded by Mr. Dixon. Mr. Dixon commented that during his tenure as legislative liaison at the State House, this type of re-write is common; by roll call vote: Ms. Holdgate – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

## IX. TOWN MANAGER'S REPORT

1. Somerset Needs Area Sewer Extension Project Overview. Ms. Gibson gave an overview of the proposed sewer project and introduced Dan Sheahan of Weston & Sampson, the Town's consulting engineers for the project. Mr. Sheahan reviewed the presentation as contained in the Board's packet, including scope, area, funding/financing and scheduling. Ms. Mohr asked how much land would be needed for the required pump station. Mr. Sheahan responded approximately 5,000 square feet. Mr. Fee asked about the build-out numbers and whether tertiary dwellings were considered. Mr. Sheahan responded. Mr. Fee suggested being conservative on these numbers. John Fones asked if there were to be more than one pump station. Mr. Sheahan said for this project, only one is needed. Some discussion followed on this. Mr. Sheahan reviewed the specifics of the need for the pump station. Billy Cassidy asked if the engineers are aware of plans for a bicycle path along Somerset Lane, which could potentially allow for cost savings for both projects if done in coordination. There being no further comments or questions, Ms. Mohr thanked Mr. Sheahan for his presentation.

## X. SELECT BOARD'S REPORTS/COMMENT

1. Preliminary Discussion: Tax Rate Shift for FY 2024. Assessor Rob Ranney reviewed the presentation as contained in the Board's packet. Dr. MacNab questioned some of the numbers in the presentation. Ms. Holdgate suggested some scenarios of the residential exemption between 25% and 30%. Ms. Holdgate asked if the residential exemption could be extended to properties that rent year-round. Mr. Ranney said that Provincetown has a program along those lines and is in the process of exploring that. Mr. Fee commented on being careful with much of a change to the percentage of exemption because of large capital projects coming up. Mr. Dixon thanked Mr. Ranney for the helpful information contained in the Board's packet. He urged the public to review it, noting it is very informative.

2. Committee Reports. Mr. Dixon gave an update on Community Preservation Committee activities. He also gave an update on Affordable Housing Trust recent activities.

Dr. MacNab commented that the Board of Health will be reviewing well regulations tomorrow at its meeting.

Mr. Fee said that the Bicycle Pedestrian Advisory Committee is meeting tomorrow about cautionary signage.

## XI. ADJOURNMENT

Dr. MacNab moved adjournment at 6:31 PM; seconded by Mr. Fee; by roll call vote: Ms. Holdgate – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; so voted.

Approved the 27<sup>th</sup> day of September 2023.

**SELECT BOARD  
SEPTEMBER 20, 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. Round 3 Committee Vacancies Timeline; Round 3 Committee Vacancies ad
- VII. 1. Draft minutes of 9/6/2023; 9/7/2023 open session; 9/13/2023; 9/14/2023 open session
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. AIS re: Special Local Preference re: Surfside Crossing; Richmond Great Point Development Support Letter; Habitat for Humanity Support Letter; Housing Nantucket Support Letter
- VIII. 2. AIS re: Special Local Preference re: 31 Fairgrounds Rd; Housing Nantucket Support Letter; Habitat for Humanity Support Letter; Richmond Great Point Development Support Letter
- VIII. 3. Email thread re: Article 83 home Rule Petition; Legislative changes to A83 – clean; Legislative changes to A83 – redline
- IX. 1. Somerset Needs Area Conceptual Sewer Design & Budgeted Cost presentation; Somerset development of budgeted project cost; Weston & Sampson Somerset Sewer Extension Report
- X. 1. FY 2024 Tax Rate Shift presentation