



NANTUCKET TOWN ASSOCIATION MEETING

March 26, 2024, at 4:00 pm

Meeting held in the Learning Lab of the Atheneum and by Zoom

DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance in the Atheneum: Peggy Altreuter, Mary Anne Easley, Campbell Sutton, Lee Saperstein, Anne Terry, and Henry Terry.

Attendance by Zoom: Trish Bridier, Anne Dewez, Deborah Dunham, Gail Norton, Hillary Rayport, Bill Seay, and Paula Williams. The Zoom link was <https://us02web.zoom.us/j/87455121153>.

Guests: C. Elizabeth Gibson, Town Manager, Rick Sears, Assistant Town Manager, and (by Zoom) Craig Piper and Richard Webb of SMRT.

Thanks to the Atheneum, Sean Allen, for hosting the meeting, which was recorded and the link to the video is included here: <https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fyoutu.be%2F05cLXX71k-g&data=05%7C02%7Csaperste%40mst.edu%7Cb55c87e92f804bd7328908dc52ae708f%7Ce3fefdbef7e9401ba51a355e01b05a89%7C0%7C638476156414049641%7CUnknown%7CTWFpbGZsb3d8eyJWIjoimC4wLjAwMDAiLCJOIjoiv2luMzIiLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=dQylcXeROY14TqvvHw4HZpSFGlUEp4eoEuCEX90tC7I%3D&reserved=0>.

I. Call the March 26, 2024, Nantucket Town Association Meeting to Order.

After a resolution of Zoom connectivity problems, President Henry Terry called the meeting to order at 4:10 pm.

II. Approval of minutes of the Meeting of February 27, 2024.

Henry Terry asked for approval of the minutes of the meeting of February 27, 2024; Anne Terry moved their approval, Paula Williams seconded them, and the vote to approve was unanimous.

III. Treasurer's Report.

In the Treasurer's absence, Henry Terry gave the Treasurer's report, which is attached. The starting balance was \$4,320.64, which was increased by dues payments of \$115.00, and decreased by a payment of \$270.00 to the Civic League for membership dues, giving a final balance of \$4165.64. 43 members have paid their 2024 dues. The report was accepted upon a motion made by Mary Anne Easley, seconded by Paula Williams, and approved unanimously.

IV. Member's Comments.

Anne Dewez thanked the Town Association for its letter to the Nantucket Planning and Economic Development Commission.

V. Guest Speaker. C. Elizabeth (Libby) Gibson and members of the Our Island Home Design Team

Upon resumption of the agenda, Libby Gibson spoke on the planning for a new Our Island Home. She started by reviewing the status of design for a new facility, which has a lengthy history that began with the 2017 Annual Town Meeting, when the Town proposed the acquisition of property adjacent to Sherburne Commons, plus an appropriation for a skilled nursing facility to be constructed there. Those articles were not approved by the voters. In 2018, the Select Board directed Town Administration to determine what it would take to construct a new Our Island Home (OIH) facility at the current site on East Creek Road. Thereafter, between 2019 - 2021, architects were engaged to undertake this analysis, charrettes were held, stakeholders were interviewed, other properties close to the current site were reviewed, consultation with the state Department of Public Health occurred, and an analysis of different operating models was conducted.

At its meeting on August 18, 2021, the Select Board voted to pursue a new OIH facility at the Sherburne Commons site with the current OIH to be repurposed for a Senior Center and to put forward articles at the 2022 annual town meeting for design for a new OIH facility. Brenda Johnson was engaged to assist with public outreach and to gather and provide feedback and input for a new facility. At the 2022 Annual Town Meeting and Annual Town Election, design and associated funds in the amount of \$8.5 million were approved. In 2023, the design architect (SMRT) and Owner's Project Manager (OPM) were engaged. Libby Gibson introduced the Steering Committee for the project, which includes herself, Craig Piper and Richard Webb of SMRT, OPM Jon Lemieux of Vertex, Bob Eisenstein of Eisenstein Flaherty Associates (current contractor assisting with administrative oversight of the facility), Assistant Town Manager Rick Sears, Finance Committee member Peter Schaffer and Select Board member Dawn Hill Holdgate. She said that an Advisory Committee has also been established which includes the Steering Committee members as well as representatives from Sherburne Commons, Nantucket Cottage Hospital, Our Island Home, Friends of Our Island Home, Nantucket Center for Elder Affairs, and the Senior Center.

She pointed out that, while it has been established that the new facility will be located at Sherburne Commons, there is a long-term lease between the Town and Sherburne for the Sherburne facility on Town property. She said the lease is subject to an amendment which allows for a skilled nursing facility to be located on the property that is subject to a cap of 55,000 square feet for such a facility. She noted that the definition of "facility" is potentially unclear with respect to the necessary area for parking. She said this issue is the subject of discussion with the Sherburne Commons Board of Directors. Libby Gibson then introduced Craig Piper of SMRT to present an update as to the design and siting of the facility at Sherburne Commons.

Craig Piper introduced himself, his education as an architect, his experience, and his great interest in the design of care facilities. He indicated that his presentation will be the same one that was given to the Select Board at its meeting of March 20, 2024, and can be found as Item IX. Town Manager's Report, of the agenda packet

https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_03202024-13631). Because the presentation (57 pages) and the packet (265 pages) are lengthy, the presentation may be best followed on the video recording of this meeting. It is also filed in the Town Association's file of past minutes: <https://www.nantuckettownassociation.org/copy-of-nta-meeting-minutes>.

The first few pages of the presentation summarized the funding status just presented by Libby Gibson, Craig Piper went to slide 10 for Our Island Home Guiding Principles, which are “Care for the residents and families, Operationally sound, Safety, Future Ready & Sustainably Designed, and Care for the caregivers.” Explaining how each of these principles translates into a physical design, he went on to present a draft design for the facility.

It would be a single-story building of 45 single bedrooms, with attached bathrooms, plus common space, staff space, kitchens, and utilities. There would be a basement. The building would be laid out as an expanded ‘H’ so as to maximize natural light into the bedrooms and to have secure courtyards. There is an efficiency to single bedrooms in gender distribution, family visiting, and in the administration of potentially sensitive care. The design is energy efficient compared to the old facility and they hope to find even more energy savings before the design is made final. The current census of residents averages just below 40; during the pandemic when no new residents were admitted, the census fell to 37.

The presentation ended with a recognition that the design, brought up to date with sustainability and energy-efficiency modifications, will need a cost estimate before presentation to the Select Board. Open to questions, Mary Anne Easley asked if this same presentation could be given to the Council on Aging at its forthcoming meeting at 3:00 pm on April 3rd. Certainly, was the quick response. Anne Dewez asked if any of this material would be on the warrant for the 2024 Annual Town Meeting and the answer was “no.”

With no further questions, Henry Terry thanked Town Manager, Libby Gibson, and Craig Piper; members around the table seconded that loudly.

VI. and VII. Old and New Business. Henry Terry asked if there was any old, then new, business and none was the reply. He indicated that it was, therefore, time to adjourn.

VIII. Adjournment.

A motion to adjourn was made by Anne Terry, seconded by Trish Bridier, and approved unanimously; the meeting adjourned at 4:51 pm.

***Next meeting will be on April 23, 2024. It will be hybrid with an in-person meeting in the Atheneum and a virtual one via Zoom; if one uses Zoom, the address is <https://us02web.zoom.us/j/87455121153>.**

Lee W. Saperstein, Secretary, saperste@mst.edu.

MARCH 26, 2024, TREASURER'S REPORT

Available Balance at last report: \$4,320.64 on 02/27/24

Dues Received:	\$0.00 through PayPal \$115.00 checks
----------------	--

Total Income:	----- \$115.00
---------------	-------------------

Expenses:	(\$270.00)
2023 dues to Nantucket Civic League	

PayPal Fees:	\$0.00
--------------	--------

Balance as of 02/27/24:	----- \$4,165.64
-------------------------	---------------------

43 members have paid their 2024 dues so far
2 members have paid in advance for 2025
2023 had 54 paid memberships

Respectfully submitted,

Mary Longacre, NTA Treasurer