



# MINUTES

COMMITTEE: Community Preservation Committee Time Meeting called to order: 10:00 AM  
MEETING DATE: January 17, 2023 Time Meeting Adjourned: 10:14 AM  
MEMBERS PRESENT (via Zoom): Ken Beaugrand, Chair; Linda Williams (hybrid), Vice Chair;  
Neville Richen (hybrid); Tim Soverino; Diane Coombs (hybrid); Mark Beale; Eleanor Antonietti;  
Administrator: Glenna L. Stokes-Scarlett; Assistant Administrator: Kathy Richen

**All members and staff were in attendance for the entire meeting.**

REMOTE: \_\_\_\_\_ MEMBERS ABSENT: Dawn Hill-Holdgate; John Trudel

**AGENDA ITEM                      DISCUSSION                      VOTES / ROLL CALL**

## CALL TO ORDER

**Approval of Agenda:** Ms. Williams motion to approve the agenda. It was seconded by M. Richen; Williams. A positive vote followed by roll call. Mr. Beaugrand ~ Yes; Ms. Williams ~ Yes; Mr. Richen ~ Yes; Mrs. Coombs ~ Yes; Mr. Soverino; Mr. Beale; Mrs. Antonietti ~ Yes;

**Approval of Minutes:** December 20 ~ Ms. Williams made a motion to approve the minutes. It was seconded by Mr. Soverino. A positive vote followed by roll call. Mr. Beaugrand ~ Yes; Ms. Williams ~ Yes; Mr. Richen ~ Yes; Mrs. Coombs ~ Yes; Mr. Soverino; Mr. Beale; Mrs. Antonietti ~ Yes

**Correspondence:** Affordable House Trust Fund ~ CP AMI Level Change

**Guest(s):** Brooke Mohr ~ Affordable Housing Trust Fund request

The NAHT has recently reviewed the content of its Declaration of Trust and has recommended a Home Rule Petition to clarify the language that defines its purpose to include the following language to clarify that Trust funds may be spent on housing for households earning up to 240% area wide median income

*“The purpose of the Trust is to provide for the creation and preservation of affordable and attainable housing in the Town of Nantucket for the benefit of year-round residents. For the purposes of this Trust, “affordable housing” is defined as housing that is occupied by a low or moderate income household with incomes less than one hundred percent (100%) of the area wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size. For purposes of this Trust, “attainable housing” is defined as housing that meet the needs of households with incomes less than two hundred forty percent (240%) of the area wide median income as determined by HUD, adjusted for household size.”*

The proposed change will align the Declaration of Trust with the language already utilized in the borrowing authorizations approved as Debt exclusions on fiscal year’s and with the “Housing Bank” real estate transfer fee home rule petition.

The NAHT would like to ask the CPC to consider a Home Rule Petition be included on the warrant for Annual Town Meeting in May 2023. The proposed article would align Community Preservation Act funding language with the others noted above.

This effort to make all the AMI level language consistent across funding sources will allow the NAHT a greater level of flexibility as they work to develop year-round housing opportunities for Nantucket households across a wide range of income levels.

After a brief discussion, Mr. Beaugrand stated that further questions should be should sent to Mrs. Stokes-Scarlett and she will forward them to Mr. Holland, TON Housing Specialist. Mrs. Mohr stated that she would like to attend a CPC Meeting with AHTF to discuss further after the Annual Town Meeting.

**Fund Requisitions (ratify from October)** ~ Ms. Williams made a motion to approve items a. – d. It was seconded by Mr. Soverino. A positive vote followed by roll call. Mr. Beaugrand ~ Yes; Ms. Williams ~ Yes; Mr. Richen ~ Yes; Mrs. Coombs ~ Yes; Mr. Soverino; Mr. Beale; Mrs. Antonietti ~ Yes

- a. Sconset Trust/ Beale/ 251,1000.00 FY'23
- b. Landmark House/ Williams/ \$247,268 FY'23
- c. Open Space/ Williams/ \$300.00 FY'12
- d. Nantucket Interfaith/ Richen / \$14,936.60 FY'23

## **II. Old Business:**

## **III. New Business:**

### **a. New CPC Office Location**

Mr. Beaugrand stated that the staff has moved into the new office location at 7C Hanabea Lane.

### **b. New Project Assignments**

Mr. Beaugrand stated that a list of the new projects will be circulated. Upon review of new and old projects,

### **c. Warrant Article ~ Final Version**

Ms. Williams made a motion to approve the final version. It was seconded by Mr. Richen. A positive vote followed by roll call. Mr. Beaugrand ~ Yes; Ms. Williams ~ Yes; Mr. Richen ~ Yes; Mrs. Coombs ~ Yes; Mr. Soverino; Mr. Beale ~ Yes; Mrs. Antonietti ~ Yes

Mr. Beaugrand recused himself from St. Paul's Church and Nantucket Historical Association

**IV. Other Business:** None

**Adjourn: 10:14 AM** ~ Mrs. Antonietti made a motion to adjourn. It was seconded by Ms. Williams. A positive vote followed by roll call. Mr. Beaugrand ~ Yes; Ms. Williams ~ Yes; Mr. Richen ~ Yes; Mrs. Coombs ~ Yes; Mr. Soverino; Mr. Beale; Mrs. Antonietti ~ Yes