



Town of Nantucket Finance Committee

September 28th, 2023 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA
ZOOM WEBINAR

Staff:	Brian Turbitt, Finance Director; Libby Gibson, Town Manager, Mariya Basheva, Assistant Town Accountant, Megan Trudel, PLUS, David Gray, DPW
Attending Members:	Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Joanna Roche, Rob Giacchetti, Stephen Maury, Denice Kronau
Absent Members:	Christopher Glowacki, Joseph Wright

Approval of Agenda and Designation of Finance Committee Representative for Town Council Study Committee

- Stephen Maury calls the meeting to order at 4 PM and requests approval of the agenda.
- Motion to approve the agenda made by Denice, seconded by Jeremy, **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**
- Denice Kronau mentions that Peter Schaeffer and Jill Vieth are interested in representing the committee on the town council Study Committee.
- Jeremy Bloomer also expresses interest in submitting an application.
- Denice Kronau suggests postponing the decision until Jill arrives.

Discussion on Article 5 - Zoning Map Change LUG-3 to CI – Nantucket Airport Land in Vicinity of Sun Island Road

- Stephen Maury opens the discussion on Article Five, a zoning map change in the Nantucket Airport land in the vicinity of Sun Island Road.
- Libby Gibson offers to screen share a draft warrant with draft motions.
- Megan Trudel confirms that the Planning Board has adopted the article as printed in the warrant.
- Motion to support the Planning Board's motion on Article 5 (Zoning Map Change LUG-3 to CI – Nantucket Airport Land in Vicinity of Sun Island Road) made by Peter, seconded by Denice, **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Review of Article 6 (Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank) and Article 7 (Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project)

- Stephen Maury opens the discussion on Article Six, a real estate conveyance for Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank.
- Libby Gibson explains the requirement of a permit from the state for the Surfside wastewater treatment facility.
- Motion to adopt Article 6 as written (Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank) made by Peter, seconded by Denise, **Roll call vote: Denise Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**
- Stephen Maury opens the discussion on Article Seven, real estate acquisition easements for the Surfside Area Transportation easements project.
- Motion to adopt Article 7 as written (Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project) made by Peter, seconded by Jill, **Roll call vote: Denise Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 8 Home Rule Petition: Acquisition of Bike Path Easement by County

- Stephen Maury opens the discussion on Article Eight, a Home Rule petition for the acquisition of a bike path easement by the county.
- Libby Gibson explains the need for a Home Rule petition due to conservation restrictions on the parcel.
- Denise Kronau asks if the land council is happy with the easement, Libby Gibson confirms they understand it.
- Motion to adopt Article 8 as written (Home Rule Petition: Acquisition of Bike Path Easement by County) made by Joanna, seconded by Peter **Roll call vote: Denise Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 9 Transfer of General Fund Housing Appropriations

- Stephen Maury opens the discussion on Article Nine, the transfer of general fund housing appropriations.
- Libby Gibson explains the complexities of the pilot program for town employee housing.
- Peter Schaeffer expresses concerns about the limited impact of the \$1 million appropriation.
- Jeremy Bloomer suggests specifying the use of proceeds for purchasing properties for employee housing.
- John Giorgio makes some edits to the language of the Article as requested by members of the Finance Committee.
- Motion to adopt Article 9 as written (Transfer of General Fund Housing Appropriations) made by Peter, seconded by Jeremy **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 10 Appropriation: Nobadeer Playing Fields Complex – Field Addition; Associated Renovations to Adjacent Fields; Site Enhancements

- Stephen Maury opens the discussion on Article Ten, appropriation for Nobadeer Playing Fields renovations and enhancements.
- Denice Kronau explains that Finance Committee had moved to appropriate this last year, Libby Gibson mentions that this was also reviewed by Capital Committee again last week.
- Motion to adopt Article 10 as written (Appropriation: Nobadeer Playing Fields Complex – Field Addition; Associated Renovations to Adjacent Fields; Site Enhancements) made by Peter, seconded by Jill. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 11 Supplemental Appropriation: Upgrades to South Valley Sewer Pump Station

- Stephen Maury opens the discussion on Article 11, a supplemental appropriation for upgrades to the South Valley sewer pump station.
- John Giorgio explains the need for additional funds due to increased costs since the original appropriation in 2020.
- Motion to adopt Article 11 as written (Supplemental Appropriation: Upgrades to South Valley Sewer Pump Station) made by Peter, seconded by Jill. **Roll call vote: Denice Aye,**

Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.

Article 12 Supplemental Appropriation: Construction of Town Employee Housing

- Libby Gibson explains that the bid for this project recently came in and is under evaluation currently and suggest the motion for Article 12 should be provided during Town Meeting.
- Jeremy Bloomer asks for some additional information about the estimated costs and project scope, Libby gives rough estimates but notes that these estimates could change.

Article 13 Supplemental Appropriation: Construction of Airport Housing

- Denice Kronau suggests waiting for Capcom's review before making a motion.
- Jill Vieth supports the idea of waiting for Capcom's review.
- Stephen Maury agrees and wait for further information from Capcom, no motion is made on Article 13.

Article 14 National Opioid Settlement Payments – Special Purpose Stabilization Fund for Substance Abuse Efforts

- Stephen Maury opens the discussion on Article 14, national opioid settlement payments - special purpose stabilization fund for substance abuse efforts.
- John Giorgio explains the requirement to use settlement funds for substance abuse programs and the need for a special purpose stabilization fund.
- Motion to adopt Article 14 as written (National Opioid Settlement Payments – Special Purpose Stabilization Fund for Substance Abuse Efforts) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 15 Amend Description of Public Works Facility Improvements Design Location

- Stephen Maury opens the discussion on Article 15, amendments to the description of Public Works facility improvements.
- Libby Gibson explains the addition of a new site for evaluation, Shad Bush Road.
- Denice Kronau confirms the addition of 10 Sun Island Road in the original appropriation.
- Motion to adopt Article 15 as written (Amend Description of Public Works Facility Improvements Design Location) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 16 Real Estate Acquisition: 8 Nichols Road (Tom Nevers)

- Stephen Maury opens the discussion on Article 16, real estate acquisition for Nichols Road.
- Libby Gibson explains the need for eminent domain to clear the title of the parcel.
- John Giorgio mentions an error on the land court plan that requires an amendment to the order of taking.
- Motion to adopt Article 16 as written (Real Estate Acquisition: 8 Nichols Road (Tom Nevers)) made by Jill, seconded by Joanna. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 17 Elected Official Compensation Schedule Amendment

- Stephen Maury opens the discussion on Article 17, an amendment to the elected official compensation schedule.
- Libby Gibson explains the increase in the town clerk's salary based on market studies and internal and external comparisons.
- John Giorgio explains the need for a two-thirds vote due to Chapter 41 section 108.
- Motion to adopt Article 17 as written (Elected Official Compensation Schedule Amendment) made by Jill, seconded by Joanna. **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 18 Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Codfish Park Area

- Stephen Maury opens the discussion Article 18, a bylaw amendment for the board of sewer commissioners district map change – Codfish Park Area
- Denice Kronau mentions the NP and EDC's unanimous vote not to support the amendment for Codfish Park.
- Motion not to adopt Article 18 (Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Codfish Park Area) made by Jeremy, seconded by Peter. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 19 Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Sankaty Road

- Stephen Maury opens the discussion Article 19.
- David Gray explains the positive recommendation for the Article 19
- Motion to adopt Article 19 (Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Sankaty Road) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 20 Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – Burnt Swamp Lane

- David Gray explains the need for the amendment to allow properties to join the sewer district.
- Jill Vieth asks if the land bank recently purchased property on Burnt Swamp Lane.
- David Gray confirms the land bank's purchase and notes that property isn't included in this list but could be added later if they decided to.
- Motion to adopt Article 20 (Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – Burnt Swamp Lane) made by Peter, seconded by Jill. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Designation of Finance Committee Representative for Town Council Study Committee

- Denice Kronau suggests revisiting the designation of a Finance Committee representative for the town council Study Committee.
- Peter Schaeffer expresses interest in being on the committee.
- Jill Vieth also expresses interest and mentions her experience in government.
- Jeremy Bloomer plans to submit an application as well.
- Denice Kronau suggests letting the three committee members decide among themselves who should join the committee, avoiding a formal voting process.

Article One (General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals) and Article Two (Zoning Bylaw Amendment Regulating Short-Term Rental Use)

- John Giorgio explains the linkage between Article One and Article Two, emphasizing the need for both articles to pass for the bylaw to take effect.

- Peter Schaeffer and Jeremy Bloomer discuss the voting requirements for each article, noting that Article Two requires a two-thirds majority.
- John Giorgio clarifies the grandfathering clause, stating that properties without a certificate of occupancy by November 7 will not be protected by the bylaw.
- The committee discusses the potential for amendments to Article Two motion during the special town meeting, depending on the outcome of Article One.

Article Three (Acceptance of Massachusetts General Law Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals) and Article Four (Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund) Overview

- John Giorgio introduces Articles Three and Four, which relate to the adoption of a community impact fee and the establishment of a special purpose stabilization fund for affordable housing.
- Article Three requires a simple majority vote, while Article Four requires a two-thirds vote.
- Denice Kronau opens the floor for any questions or comments from the committee members.
- Jill Vieth and Peter Schaeffer discuss the importance of clear communication and the potential for voter amendments during the special town meeting.

Public Comments and Final Remarks

- Scott Wilson comments on the delinking of Articles One and Two, suggesting it was a strategic move to pass the short-term rental regulations without meeting the accompanying zoning bylaw.
- Jill Vieth explains the analogy of Article One as the "rules of the road" and Article Two as the "road itself," emphasizing the importance of both for legal certainty.
- Peter Schaeffer mentions ongoing efforts to educate the public through posters and other means.
- John Kitchner expresses frustration with the process and requests an opportunity to discuss the recommendations with the committee, noting that the former short-term rental work group agreed with the Select Board's decision to delink the articles.
- Denice Kronau reiterates the importance of presenting the articles to the voters as they are, allowing for amendments on the floor of the special town meeting.

- Motion to Adjourn made by Joanna, Seconded by Jeremy. **Roll call vote: Joanna Aye, Denice Aye, Rob Aye, Jeremy Aye, Peter Aye, Jill Aye. Passes Unanimously.**