

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2024 FEB 05 AM 10:45
NANTUCKET TOWN CLERK
Posting Number:T 127

Committee/Board/s | FINANCE COMMITTEE

Day, Date, and Time | Monday, February 12th, 2024 @ 4 PM

Location / Address | 131 PLEASANT STREET, TRAILER ROOM A AND REMOTE
PARTICIPATION VIA ZOOM
**The meeting will be aired at a later time on the Town's Government TV
YouTube Channel**
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA>

**Signature of Chair or
Authorized Person** | Mariya Basheva

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/84509216875?pwd=tHRyNficQrWCEPpthrvALXb8h5rUAS.1>

Meeting ID: 845 0921 6875

Passcode: 352937

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Discussion of Warrant Articles for Annual Town Meeting 2024:

Article	Primary Sponsor	Description
38	Select Board for Planning Board	Zoning Bylaw Amendment: Height Limitation Affordable Housing
39	Select Board for Planning Board	Zoning Bylaw Amendment: Definitions - Apartment
40	Select Board for Planning Board	Zoning Bylaw Amendment: Definitions - Tertiary Dwelling
41	Select Board for Planning Board	Zoning Bylaw Amendment: Side and Rear Setbacks in R-1 and RC-2

42	Select Board for Planning Board	Zoning Bylaw Amendment: Residential Development Options - Flex Development, Protected Open Space
43	Select Board for Planning Board	Zoning Bylaw Amendment: Rear Lot Subdivision
44	Select Board for Planning Board	Zoning Bylaw Amendment: Moorlands Management District MMD, Permit Granting Authority
45	Emily Molden	Zoning Bylaw Amendment: Moorlands Management District Pool Prohibition
46	Select Board for Planning Board	Zoning Map Change: RC-2 to CMI or CTEC - 43 Nobadeer Farm Road
47	Select Board for Planning Board	Zoning Map Change: RC-5 to RC-2 or CTEC - Pine Crest Drive (portions of)
48	Select Board for Planning Board	Zoning Map Change: R-10 to R10L - Nobadeer Way
49	Select Board for Planning Board	Zoning Map and Zoning Bylaw Change: LUG-3 to CI and Town and County Overlay District Change - Nantucket Airport (portion of)
50	Select Board for Planning Board	Zoning Map Change: Open Space Parcels - Various
51	David J. Buckley	Zoning Map Change: LUG-2 to R-40 - 71 Hummock Pond Road
52	Select Board for Planning Board	Town and County Overlay District Change - 71 Hummock Pond Road
53	Irean Schreiber	Zoning Map Change: LUG-2 to R-20 - 25 Rugged Road
54	Mary Huber	Zoning Map Change - R-40 to CN - 1 Evergreen Way and 21 Airport Road
55	Susan Ottison	Zoning Map Change: R-10 to CN - 3 Cobble Court
56	Anne Kuszpa	Zoning Map Change: R-5 to CN - 75B Old South Road
57	Beth Jekanowski	Zoning Bylaw Amendment: Definitions and Word Usage/Ground Cover/Greenhouse
58	Anne Kuszpa	Zoning Bylaw Amendment: New Section 139.9 - Middle Income Inclusionary Housing
59	Steven Cohen	Zoning Bylaw Amendment: Definitions and Word Usage/Residential Rental Use

5. Discussion of Warrant Articles for Annual Town Meeting 2024
6. Date of Next Meeting – Tuesday, February 13th, 2024 @ 4 PM
7. Other Business
8. Adjournment



NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



February 1, 2024

Nantucket Finance Committee
Denice Kronau, Chair
37 Washington Street
Nantucket, MA 02554

RE: Town of Nantucket 2024 ATM Warrant Articles of Planning Concern

Dear Chair Kronau and Members of the Finance Committee,

The Nantucket Planning and Economic Development Commission, at its January 22, 2024 meeting, identified and discussed warrant articles of planning concern. Below is a summary of the articles the Commission identified to be of planning concern and their recommendations:

Articles the Commission had a majority vote to **support** with the following comments:

- Article 11 (Appropriation: Town Employee Housing Feasibility) – The NP&EDC previously supported this important initiative to assist with the creation of employee housing to attract and retain employees within the region.
- Article 13 (Public Works Facility Design) – The NP&EDC previously supported. The relocation of the facility out of Madaket into an industrial and more centrally located area will reduce congestion and traffic safety considerations.
- Article 14 (Newtown Road Transportation Improvements) – The NP&EDC previously supported this article. Newtown Road has become an important connector within the mid-island and improvements are necessary to reduce congestion and improve traffic safety and pedestrian considerations.
- Article 15 (Appropriation: Tom Nevers Park Debris/Erosion) – This is consistent with recommendations within the Coastal Resilience Plan.
- Article 17 (Appropriation: Jetties Tennis Courts) – Improves recreational facilities and is consistent with the Open Space and Recreation Plan.
- Articles 67 & 69 (HRP & Bylaw: Coastal Resilience District)
- Article 79 (HRP: Housing Bank Real Estate Transfer Fee) – The NP&EDC previously supported this important initiative for housing creation in our region.

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



- Article 80 (HRP: Year-Round Housing Occupancy Restriction) – This is an important initiative for attainable housing creation for the year-round population in our region.
- Article 81 (HRP: Amend Sewer Act) – The NP&EDC previously supported this because it assists with year-round housing in our region and it was adopted at ATM 2022.
- Article 83 (HRP: Fertilizer Regulations) – The NP&EDC previously supported this and it was adopted at ATM 2023.
- Article 99 (Real Estate: 75A, 75B, 77 Bartlett Road) – Multiple potential municipal uses have been identified as compatible with these properties, with the primary goal to construct a sewer pumping station to extend/improve sewer infrastructure within the needs area identified within the Sewer District Master Plan.
- Articles 100/101 (Real Estate: Paper Streets – Miacomet Park) – This advances Land Bank initiatives consistent with their enabling legislation to provide connected open space.
- Article 104 (Real Estate: Wauwinet Road and Unnamed Way) – This allows for the flexibility to negotiate in favor of the Wauwinet side path.

Articles the Commissions had a majority vote **not to support**, with the following comments:

- Article 72 (Bylaw Amendment: Repeal Stretch Energy Code)
- Article 77 (Withdraw from the “Good Neighbor Agreement”) – Town Counsel stated this is non-binding because Town Meeting cannot compel Town Administration or the Select Board to take certain actions within their jurisdiction.
- Article 78 (Off-Shore Wind Power-ATM Voting Required) – Town Counsel stated this is non-binding because Town Meeting cannot compel Town Administration or the Select Board to take certain actions within their jurisdiction, or mandate a prior Town Meeting vote if not legally required.
- Article 92 (HRP: Town Department Heads to be Town Employees) – This is in direct conflict with the MOA between the NP&EDC and SB and Town Counsel has determined the article has significant legal issues.

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Trudel".

Megan Trudel, AICP
Senior Planner

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554