



Town of Nantucket
Finance Committee Joint Meeting
With Select Board and Planning Board
March 14th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Libby Gibson; Town Manager, Erika Mooney; Operations Administrator, Brian Turbitt; Finance Director, Mariya Basheva; Assistant Town Accountant, Leslie Snell; Director of Planning, Megan Trudel; Senior Planner
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Jill Vieth, Joseph Wright, Joanna Roche, Rob Giacchetti
Absent Members:	Chris Glowacki

Call to Order

Finance Committee Chair Denice Kronau calls the meeting to order, and requests roll call: Joe Here, Joanna Here, Stephen Here, Peter Here. (Jeremy, Jill, and Rob join later in the meeting)

I. Discussion of Warrant Article 10 Appropriation: General Fund Capital Fund Expenditures

Article 10 was reviewed at the meeting on Monday, March 11th, 2024, but the motion was not included in the Article originally. Chair Kronau asks for a motion to made on the Article. Motion to adopt made by Peter, seconded by Stephen. **Roll Call Vote: Joe Aye, Peter Aye, Stephen Aye, Joanna Aye, Denice Aye. Passes unanimously.**

II. Discussion of Warrant Article 12 Real Estate Acquisition/Appropriation: 31 Western Ave.

The complete information for Article 12 was not available for this meeting, so the recommendation for this Article is moved to May 2nd, 2024.

III. Discussion of Warrant Article 58 Zoning Bylaw Amendment: New Section 139.9 – Middle Income Inclusionary Housing

Leslie Snell explains how Town Counsel reviewed Article 58 and made changes to some language and how those changes effect Article 58.

Peter Schaeffer asks for to clarification on how this would impact future developments.

Leslie Snell explains how this Article would impact Apartment buildings and would add a requirement for 20% of the Apartments to restricted up to 240% Area Median Income (AMI).

The other impact applying to commercial projects requiring one unit restricted to AMI per 5,000 square feet of commercial space.

Planning Board Chair Dave Iverson speaks to the Article, explaining that this Article will not impact sub-divisions of land and will mainly impact Apartment units or multi-family units with at least five units.

Joanna Roche asks about how this will affect non-profits; Leslie explains the addition of a non-profit exemption.

Motion to support Planning Board's motion on Article 58 made by Peter, seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Joanna Aye, Stephen Aye, Jill No, Jeremy Aye, Rob Aye, Denice Aye. Passes 8-1.**

IV. Potential Reconsideration of Recommendation for Article 59 Zoning Bylaw Amendment: Definitions and Word Usage/Residential Rental Use

The planning board discussed this motion and made an agreement with the proponent to not go forward with this Article now. The Finance Committee had made a motion and comment previously on this Article.

John Giorgio noted that about a half an hour ago he received the decision on the Ward case, where the Land Court found that short-term rentals are not allowed as of right in any residential districts in Nantucket. He went on to say that the court did find that short-term rentals are allowed as an accessory use, and the case was remanded back to the Zoning Board of Appeals to hold another hearing within 45 days to determine whether the use is sufficiently incidental to the primary use as to qualify as an accessory use. John Giorgio said the decision can be appealed but said he cannot answer any questions until he has had an opportunity to appropriately evaluate the decision. Denice Kronau suggested the Finance Committee wait in voting on a motion for Article 59.

V. Joint Meeting with Select Board and Planning Board to Review Final 2023 Annual Town Meeting Warrant with Motions.

Select Board Vice Chair Brooke Mohr went through the warrant, article by article, and instructed the Select Board members to ask if they have any questions as to any of the motions, as each one is announced. There were no questions from Board members except for some minor requests for clarification. Matt Fee commented that he really appreciates this meeting and hopes that in the future it will be in person and the warrant document will be available sooner.

VI. ADJOURNMENT

Jeremy Bloomer made the motion to Adjourn, seconded by Peter Schaeffer. **Roll Call Vote: Peter Aye, Stephen Aye, Joanna Aye, Jill Aye, Jeremy Aye, Rob Aye, Denice Aye. Passes unanimously.**