

Short Term Rental (STR) Working Group
DRAFT Framework as of 5/23/22 10:32 AM

Purpose

The purpose of this document is to provide a DRAFT Framework for the STR Working Group. The Framework will be confirmed by the Select Board, the Planning Board and the Finance Committee and will be the guidelines under which the STR Working Group will be constituted and function.

Steps for confirming the STR Working Group Framework

Who	What	By When
The Select and Planning Boards, the Finance Committee chairs and 1 designee	Hold the first planning meeting to confirm the DRAFT Framework	1 June 2022 (Scheduled for 26 May 2022 at 4PM)
The Select and Planning Boards, the Finance Committee	Either hold individual meetings by group, or one group meeting (TBD) to adopt the FINAL Framework document	15 July 2022

Proposed Framework

1. The STR Working Group (STRWG) will be comprised of nine members, representing a broad cross-section of the community.
 - a. 1 Select Board
 - b. 1 Planning Board
 - c. 1 Finance Committee
 - d. 1 Advisory Committee of the Non-Voting Taxpayers
 - e. 1 ACK*Now
 - f. 1 Nantucket Together
 - g. 1 Nantucket Association of Real Estate Brokers
 - h. 1 Affordable Housing advocate
 - i. 1 at-large member
2. In the event one of the members can wear two hats, e.g. NAREB *and* an Affordable Housing Advocate, we can increase the number of at-large members.
3. The STR Working Group at-large members will be appointed using the Town of Nantucket's Committee, Board and Commission process.
 - a. At-large members will be confirmed by a majority vote of the 3 Select Board members (2 are recused), the chair of the Finance Committee and the vice-chair of the Planning Board.

Short Term Rental (STR) Working Group
DRAFT Framework as of 5/23/22 10:32 AM

- b. The other members will be appointed by their respective groups.
 - c. Each group will be asked to appoint one full-time member and one alternate who can step in if the full-time member needs to step off the STR Working Group.
- 4. The non-voting chair will be an independent consultant who will moderate and manage all meetings of the STRWG.
 - a. *Or, is there an organization on Nantucket or someone in Town Administration who would be considered neutral and able to effectively moderate the meetings?*
- 5. The working group members' commitment will include:
 - a. Attending 95% of the scheduled meetings. Attending 100% of the meetings where critical votes are taken, e.g. the substance of a Zoning article for Annual Town Meeting.
 - i. Missing more than 2 meetings will be grounds for dismissal from the STR Work Group and the alternate will be appointed.
 - b. Reaching 100% consensus on data needed, data definitions and sources of all data.
 - c. Reaching 80% consensus (7 votes out of 9) on any topic that is brought to a vote.
 - i. When this is not achieved, the chair will elicit what work needs to be done to reach 80%.
 - d. Soliciting all input from their represented constituency prior to each meeting.
 - i. Method to be confirmed re: OML.
 - e. Communicating any relevant information back to their constituencies.
 - i. Method to be confirmed re: OML.
- 6. While there are probably more than nine different constituencies for this topic, a working group larger than nine will be difficult to manage.
 - a. It will be the responsibility of the individual members to solicit input from their represented constituency.
 - b. It will be up to the chair to ensure all constituencies who want to actively participate are included in the relevant discussions.
 - i. This will be done, in part, by posting detailed agendas of topics to be covered for each meeting.
 - c. It is expected that Town Administration will play a critical role in identifying solutions for this topic and will be included in all meetings as needed.
 - i. A member of PLUS will provide support for the STR Working Group.
- 7. All meetings will be public and held under Open Meeting Law on Zoom to ensure ease of participation by members of the public.
- 8. The Objectives of the STR Working Group are:
 - a. To provide 100% transparency in all discussions, deliberations, and decisions in respect to STRs on Nantucket.
 - b. To develop sensible guidelines for STRs that consider (but not be limited to):
 - i. Nantucket's unique situation,

Short Term Rental (STR) Working Group
DRAFT Framework as of 5/23/22 10:32 AM

- ii. the history of seasonal rentals,
 - iii. how STRs are developing in similar communities and the impact on Nantucket,
 - iv. the economic impact of the suggested guidelines.
 - c. To identify either new Bylaws and/or Zoning that would be voted upon at the 2023 Annual Town Meeting.
 - i. To identify any guidelines that would support Article 39.
9. The STR Work Group will be successful (Goals) when:
- a. Any articles arising out this Work Group pass at Town Meeting by a significant margin (not just 2/3rd or majority vote), indicating broad public support for the solutions.
 - b. Other?
 - c. Other?
10. After the pre-meeting, the group of 6 will:
- a. Take the updated draft Framework back to their respective boards and committee for their input, or
 - b. Hold a joint meeting of the Select and Planning Boards and Finance Committee to achieve the same.
 - c. Make any final edits and publish the Framework as final.
 - i. Ensuring any relevant points raised during Public Comment are incorporated in the final Framework.
11. Once constituted, the agenda for first meeting of the STR Work Group will be to:
- a. Adopt the Framework, Objectives and Goals.
 - b. Agree “way of working.”
 - i. How will decisions be made and confirmed? (See proposed guidelines in 5.c. above)
 - ii. Meeting frequency and platform (Zoom, hybrid)
 - c. Review existing data, identifying any gaps.
 - d. Agree communication plan, identifying the what/who/how/when for each element.
 - e. Agree an approach for community outreach and engagement.
 - f. Set the agenda for the next meeting and the meeting schedule.