

SELECT BOARD

Minutes of the Meeting of July 12, 2021. The joint meeting with the Planning Board took place via remote participation using Zoom Webinar. Members of the Board present were Dawn Hill Holdgate, Jason Bridges, Matt Fee and Kristie Ferrantella. Melissa Murphy joined the meeting as noted below. Also present from Town staff were Town Manager C. Elizabeth Gibson; Housing Director Tucker Holland, Real Estate Specialist Ken Beaugrand. Planning Board members and staff were also present.

ATTEND PLANNING BOARD MEETING REGARDING POST-2021 ANNUAL TOWN MEETING DISCUSSION.

The Select Board members joined the Planning Board meeting at 4:03 PM. Melissa Murphy joined at 4:10 PM.

Director of Planning Andrew Vorce introduced the agenda item. Planning Board chair Judith Wegner invited Select Board members to comment. Ms. Holdgate spoke on needing to understand what the problem is to be solved. Mr. Fee spoke on quality of life issues that need to be addressed with short-term rentals in residential neighborhoods. Ms. Ferrantella agreed with Ms. Holdgate and said that impacts of short-term rentals need to be clearly identified. She added that the community impact fee associated with the short-term rental legislation could also be discussed. Planning Board member Fritz McClure spoke on recent legal decisions in other Massachusetts towns relating to short-term rentals, saying these are significant and should be taken into consideration in any discussion. He added that his reading of the cases is that short-term rentals are not allowed, in Nantucket, in residential neighborhoods. Town Counsel John Giorgio responded to the decisions referenced by Mr McClure. He suggested a careful look at the Town's zoning bylaw with respect to the cases and possibly some amendments considered. Planning Board member John Trudel agreed with Ms. Holdgate and spoke on addressing short-term rentals concerns through zoning. He added that enforcement is an issue as well, that will need to be resolved. Planning Board member Nat Lowell spoke on his thoughts regarding short-term rentals from an Island historical perspective, saying short-term rentals on the Island have been occurring since before zoning was enacted. Planning Board member David Iverson agreed with Ms. Holdgate and said this is a very complex issue. He said that resort communities, such as Nantucket, depend on short-term rentals; and that he supports targeting specific problems as identified. Planning Board alternate member Campbell Sutton commented that many towns across the country have experienced difficulty housing employees, as short-term rentals have increased with the introduction of apps that make it very easy to secure these rentals. She spoke on the impact of short-term rentals on affordable housing, as well as the Town's infrastructure. She said she would support some form of inspectional program for short-term rentals. Planning Board alternate member Stephen Welch spoke on the economic impacts and also benefits of short-term rentals. Ms. Wegner said she thinks it is important that the community have a discussion about short-term rentals. Mr. Vorce said he appreciates the dialogue and has a better idea of next steps. Mr. Giorgio emphasized that one of the issues with the short-term rental article at the 2021 Annual Town Meeting (Article 90) was too many issues in one article; and suggested that these be separated into more appropriate categories, such as use vs licensing. Ms. Ferrantella asked for specificity as to next steps. Mr. Vorce said he would like to continue a staff review of potential zoning and general bylaw amendments to regulate short-term rentals and bring these back to the Board(s) for further discussion shortly. Chair Bridges said he thought this was a good discussion and thanked the Planning Board for sponsoring it.

Ms. Ferrantella moved to adjourn at 4:52 PM; seconded by Mr. Fee. So voted by roll call vote: Chair Bridges – Yes; Ms. Ferrantella – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Ms. Murphy – Yes.

Approved the 21st day of July 2021.

**SELECT BOARD
JULY 12, 2021 – 4:00 PM
REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

None.