

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Thomas M. Dixon
Matt Fee
Malcolm W. MacNab
Brooke Mohr



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD AUGUST 2, 2023 - 5:30 PM PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtu.be/h0erizPU4PA>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_kF1U7dK6SDq8siYTi0hOIA

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Announce Applications Received for 2023 Committee Vacancies - Round 2:
Agricultural Commission, Cemetery Commission, Council for Human Services,
Council on Aging, Cultural Council, Finance Committee, Harbor and Shellfish
Advisory Board, Planning Board Alternate, Real Estate Assessment Committee,
Town Council Study Committee, Tree Advisory Committee; Appointments to be
Made August 16, 2023.
3. No Select Board Meeting on Wednesday, August 9, 2023 (Summer Schedule);
Next Meeting to be Held on Wednesday, August 16, 2023.
4. Select Board Announcements/Comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 19, 2023 at 5:30 PM; July 20, 2023 at 4:00 PM.
2. Approval of Payroll Warrants for July 23, 2023.
3. Approval of Treasury Warrants for July 26, 2023; August 2, 2023.
4. Approval of Pending Contracts for August 2, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Natural Resources Department; Human Services (Saltmarsh Senior Center); Fire Department.
2. Cisco Brewers and Bartletts Farm: Request for Extension of Hours for Music and Alcoholic Beverage Service on August 22, 2023 (Rain Date August 23, 2023).
3. RW Bryant: Request for Waiver of Town Noise Bylaw for Night Work Along Portion of Easton Street to Install Fiber-optic Cable.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Coastal Resilience Coordinator: Quarterly Report for Coastal Resilience Advisory Committee.

X. TOWN MANAGER'S REPORT

1. Continued Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting, Including Proposed Short-Term Rental Articles.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on

the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved: April 26, 2023

Select Board
2023 Committee Vacancy Appointments Timeline
Round 2
As of 7/6/2023

June 30 – Advertise committee vacancies on Town’s website

July 6 and July 13 – Advertise committee vacancies in the Inky

July 5 and July 12 – Committee vacancies to be added to Select Board agendas as announcement

July 17 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Agricultural Commission – one seat, term expires 2026
- Cemetery Commission – one seat, term expires 2026
- Council for Human Services – three seats, terms expire 2026
- Council on Aging - one seat, term expires 2026
- Cultural Council – two seats, terms expire 2025
- Finance Committee – one seat, term expires 2024
- Harbor and Shellfish Advisory Board – one seat, term expires 2025
- Planning Board Alternate – one seat, term expires 2024
- Real Estate Assessment Committee – two seats, terms expire 2026
- Town Council Study Committee – number of seats to be determined
- Tree Advisory Committee – one seat, term expires 2025
- Tree Advisory Committee – two seats, terms expire 2026

July 19 and August 2 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

August 16 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

2023 Committee Vacancy Applicants:

Agricultural Commission #

1 Seat Available; 1 Applicant

1 Seats Term Ends 2026

Current Committee Members:

Posie Constable	2024
Charity Benz	2025
Pamela Perun	2025
Jacob Tinkhauser	2026
VACANT	2026

Applicants:

Kelly Steffen – new applicant

Pursuant to Article 65 passed by 2022 Annual Town Meeting, “To the extent available and willing to serve, the [Agricultural] Commission shall consist of a minimum of three members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another two who are interested in farming. If the foregoing are neither available nor willing to serve, then any member may be appointed from the community who has an interest in agriculture.”

Cemetery Commission

1 Seat Available; 1 Applicant

1 Seat Term Ends 2026

Current Committee Members:

Lee W. Saperstein	2024
Frances Karttunen	2024
Barbara A. White	2025
Scott McIver	2026
VACANT	2026

Applicants:

Allen Reinhard – incumbent but applied late for annual appointments

Council for Human Services

3 Seats Available; 3 Applicants

3 Seats Terms End 2026

Current Committee Members:

Athalyn Sweeney	2024
Sue Mynttinen	2024
Veronica Bolcik	2024
Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025
VACANT	2026
VACANT	2026
VACANT	2026

Applicants:

Claudia Valle – incumbent but applied late for annual appointments

Sarah Wright – new applicant

Kelly Steffen – new applicant

2023 Committee Vacancy Applicants:

Council on Aging

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

Judith Perkins	2024
Linda Williams	2024
Arlene O'Reilly	2024
Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025
Mary Anne Easley	2026
Anthony "Rocky" Fox	2026
VACANT	2026

Applicants:

None

Cultural Council ^

2 Seats Available; 0 Applicants

2 Seats Terms End 2025

Current Committee Members:

Tony Wagner	2024
Ava Rollins	2024
Sarah C. Ellis	2025
VACANT	2025
VACANT	2025
Emma Young	2026
Michael Kopko	2026

Applicants:

None

^ Pursuant to the Massachusetts Cultural Council's Local Cultural Council Program Guidelines, "The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms."

2023 Committee Vacancy Applicants:

Finance Committee

1 Seats Available; 1 Applicant

1 Seat Term Ends 2024

Current Committee Members:

Jeremy Bloomer	2024
VACANT	2024
Peter N. Schaeffer	2024
Stephen Maury	2025
Christopher A. Glowacki	2025
Jill Vieth	2025
Denice Kronau	2026
Rob Giacchetti	2026
Joanna Roche	2026

Applicants:

Joseph H. Wright – new applicant

Harbor and Shellfish Advisory Board †

1 Seat Available; 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

Andrew Lowell	2024
Ginger Andrews	2024
Scott Anderson	2025
David Bossi	2025
VACANT	2025
Peter Brace	2026
David Fronzuto	2026

Applicants:

James Sjolund – new applicant

† The Harbor and Shellfish Advisory Board is an elected public body. However, one of its members resigned. Pursuant to Chapter 270 of the Acts of 1979, vacancies on the Harbor and Shellfish Advisory Board shall be appointed by the Select Board for the remainder of the unexpired term.

2023 Committee Vacancy Applicants:

Planning Board Alternate

1 Seat Available, 3 Applicants

1 Seat Term Ends 2024

Current Alternate Committee Members:

VACANT	2024
Abby De Molina	2025
Stephen Welch	2026

Applicants:

John Kitchener – new applicant
Cameron Murphy – new applicant
Kelly Steffen – new applicant

Real Estate Assessment Committee

2 Seats Available, 1 Applicant

2 Seats Terms End 2026

Current committee Members:

Thomas Barada	2024
John B. Brescher, Esq.	2024
Lee W. Saperstein	2025
VACANT	2026
VACANT	2026

Applicants:

Nathaniel E. Lowell – new applicant

Town Council Study Committee

Number of Seats and Terms to be Determined

Applicants:

Peter N. Schaeffer
Michael L. Alvarez
Jerico Mele
Beau Barber
Curtis Barnes
Donna Martino (ACNVT)
Jill Vieth
Jeff Carlson
John Riccio
Hillary Hedges Rayport
Kelly Steffen
Joseph T. Grause Jr. (applied late)
Caroline Baltzer (applied late)

2023 Committee Vacancy Applicants:

Tree Advisory Committee

3 Seats Available, 2 Applicants

1 Seat Term Ends 2025

2 Seats Terms End 2026

Current Committee Members:

Ben Champoux 2024

Judy Deutsch 2025

VACANT 2025

VACANT 2026

VACANT 2026

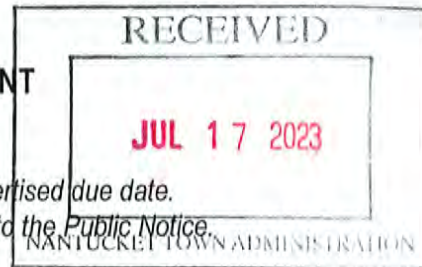
Applicants:

Whitfield C. Bourne – incumbent but applied late for annual appointments

Mary Longacre – new applicant



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone: _____

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Agricultural Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have not attended any meetings by this commission but over the last five years have worked closely with people and entities at all levels in the agricultural/food system sector.

I am prepared to commit to the meeting schedule and all other needs of this commission.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

As mentioned above I already work closely with people and entities in this sector and I have a background in community development and economics from an Agricultural College.

What I would hope to bring to this commission is further collaboration and input from community members and institutions, to support our local agriculture industry and create a more sovereign food system.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A

TOWN OF NANTUCKET COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

REQUESTING RE-APPOINTMENT TO: Nantucket Cemetery Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?

I have not missed a meeting of the Commission since the Commission was created.

- Why do you want to continue serving on the committee/board/commission?

I was a member of the Cemetery Commission Workgroup and have been Chairman of the Commission since its formation. Over the years, I have overseen the opening of Polpis Cemetery, installation of engraved boulders with the name of each of the nine town cemeteries, worked to create access to the Founders Burial Ground and creation of the Women's Monument in 2009 for the 350th anniversary of English settlement, Begun a Monument Restoration project that will ultimately repair and clean monuments in all the cemeteries, Overseen the maintenance of town cemeteries and other improvements to the town's sacred places.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?

I have posted and chaired the regular and special meetings of the Commission since its origin and have met every purchaser of the 113 lots sold at Polpis since we opened the Cemetery. The Commission undertook the responsibility of burying the unclaimed cremains from the closure of the Lewis Funeral Home. We have used ground penetrating radar in an attempt to locate additional burial space at Newtown cemetery and have developed a plan to improve access and the layout of Newtown Cemetery. Skills include Planning, Project Oversight.



How do you feel you have helped the committee/board/commission in its goal(s)/mission?

We have a very knowledgeable, skilled and committed Commission. Frances Karttunen and Barbara White are local historians who have written extensively of local history and have given guided tours of town cemeteries. Scott McIver is a stonemason who has extensive knowledge of cemetery monuments. Lee Saperstein produces and posts our detailed meeting minutes and oversees details of projects. I feel we have an excellent, well informed and committed team.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I serve as Chairman of the Wannacomet Water Commission, Vice Chair of the Roads and Right of Way Committee, Vice Chair of the Land Bank Commission and Chair of the Cemetery Commission. I am a member of the Nantucket Conservation Foundation, and former President of the Shipwreck and Lifesaving Museum, I am past president and Executive Board member of the Nantucket Civic League. I am also a member of Union Lodge of Freemasons. My son is vice-chair of the Brant Point Association.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO

Endorsed by the Select Board April 26, 2006.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Claudia Valle

Home Phone: 508332970
7

Mailing Address: PO Box 944 Nantucket

Work Phone: _____

Email Address: @@

Date Submitted: 5-31-2023

REQUESTING RE-APPOINTMENT TO: Council for Humans Service's

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Is been great 2020-2022-23 the end of the year I had some personal issues that keeping me away. There's is a missing part of the community especially the non English speaking. Also I very confident of the trust of people that I can do lots of work in return to Nantucket. I am

Relevant Experience

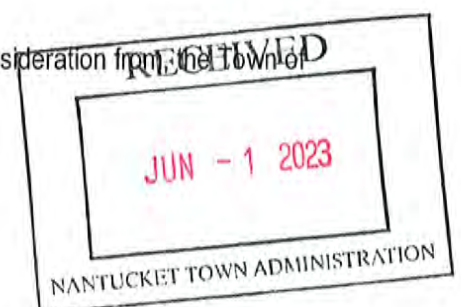
What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
How do you feel you have helped the committee/board/commission in its goal(s)/mission?

working for a Nantucket Community School at PC + program wish is a wonderful for parents and kids that not are in the school program yet. Very active at Food Pantry during Covid time.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Endorsed by the Select Board April 26, 2006.





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Sarah Wright

Home Phone: 781 454 6708

Mailing

Address: 39 Surfside Rd

Alternate Phone: 508 825 1344

Email Address: Sarah @ socialworkingprogress.com Date Submitted: 06/20/23

REQUESTING APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

- a.) I recently attended The Council's June 8th meeting as an invited guest.
- b.) I'm interested because there are apparently 3 seats open; because I believe I can make a difference; & because I appreciate rural challenges.
- c.) Yes.

Relevant Experience

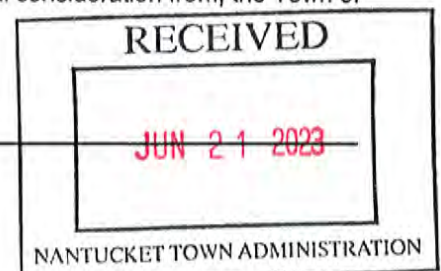
- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- a.) Three decades of social work experience, primarily in psychiatric & medical settings; as a former business owner of a social work staffing company; and Three years experience as town moderator in Lee, MA.
- b.) Whatever is necessary to improve human services here

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. I am The director of social services at NCH.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No.





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

JUL 17 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone:

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Council For Human Services

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have attended several meetings and have worked in social services for the last six years.

I am prepared to commit to the meeting schedule and all needs of this commissions.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have extensive experience in this field academically and professionally. I strive and am able to create engaged inclusivity in all aspects of my work which is pertinent to a healthy community and it's human services.

What I would hope to bring to this commission is the trust and input I have endgendered in our community with people who utilize our human services the most.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A

Erika Mooney

From: Erika Mooney
Sent: Wednesday, July 12, 2023 2:50 PM
To: Joseph Wright
Subject: RE: Applicant introduction/review of applications

Sure! I will resubmit your application.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Joseph Wright <jhw3@icloud.com>
Sent: Wednesday, July 12, 2023 11:44 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: Re: Applicant introduction/review of applications

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erika, might I give it one more time and apply again for FinCom? Hope you can use the info I have submitted in my previous 3 try's. Thanks & best, Joe Wright

On Jun 5, 2023, at 8:43 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

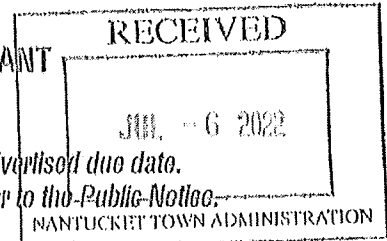
The 14th is fine. It is up to you about the 28th. The Board will be voting on appointments that date. There will be no speaking on applications at that time. There are six applicants for three seats.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
 For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JOSEPH H. WRIGHT Home Phone: 508 2576712
 Mailing Address: P.O. BOX 475 15 CRAFTMAN ST
BIASCONSON MA 02564 Alternate Phone: 508 6170764
 Email Address: JHW3@ME.COM Date Submitted: July 6, 2022
 REQUESTING APPOINTMENT TO: NANTUCKET FINANCE COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

I AM A RETIRED FINANCIAL EXECUTIVE
I AM CURRENTLY TREASURER OF BIASCONSON UNION CHAPEL
AND A DIRECTOR OF THE COMMUNITY FOUNDATION FOR
NANTUCKET

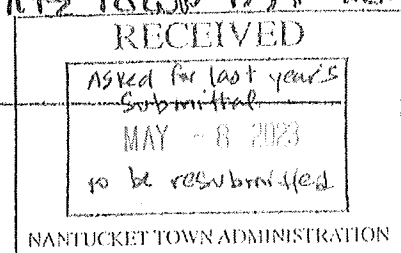
Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

SEE ATTACHED CD - SOME ANCIENT HISTORY
BUT MY BRAIN STILL WORKS!
HAVE BEEN COMING TO ACK SINCE 1948. MY HOME
SINCE OCTOBER 2021. I CARE ABOUT THIS PLACE

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
DAUGHTER AMANDA WRIGHT, FAIRWINDS CLINICAL DIRECTOR,
ON HEALTH & HUMAN SERVICES
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO! WE CONTRIBUTE TO THE TOWN TAX BASE!



PROFILE

- An experienced Corporate Director who has served as non-executive Chairman (O&Y REIT, BFI Canada Inc. and Hollinger Inc.), Chairman of a Special Committee during a take-over (RealFund and O&Y REIT), and Chairman/Member of Pension, Audit, Governance, Compensation and Investment Committees.
- Corporate Finance professional with extensive expertise managing and transacting in investment and corporate banking in Canada, the U.S. and Switzerland.

PROFESSIONAL EXPERIENCE

CORPORATE DIRECTOR
(See Listing Last Page)

MAR. 2001 - PRESENT

CROSBIE & COMPANY INC.
Managing Partner

1997 – FEB. 2001

- Crosbie and Company is a specialty investment banking firm which has a 20-year history of providing M&A, valuation and financing advice to mid-sized mostly private companies.

SWISS BANK CORPORATION (CANADA)
President & CEO

1995 – 1997

- Directed the operations of Swiss Bank in Canada during a period when a 50% interest in Bunting Warburg was acquired and the activities of the wealth management business were moved from the Bank to a newly-established trust company vehicle.
- Oversaw the integration of the Bank's Canadian corporate finance business into Bunting Warburg Inc. and the wind down of the corporate lending business.

BURNS FRY LIMITED
Vice-Chairman & Director

1986 – 1994

- Originated, staffed and directed Burns Fry's restructuring practice which provided financial advisory and transactional services to companies which had lost their access to capital markets. This practice produced revenues in excess of \$40 million from 1990 through to 1994.

- Orchestrated presentations to win and directed the execution of 32 major restructuring assignments such as Campeau, Carma, Olympia and York, Algoma, Magna, PWA, Royal Trust, Sceptre Resources and Cadillac Fairview. Burns Fry's clients in these assignments included the Federal and Provincial governments, shareholders, creditors and creditor groups, independent committees of boards of directors and debtors.
- Managed Burns Fry's relationships and provided advice and transactional services at the Board, CEO and CFO levels of some of Canada's largest companies and corporate groups including Olympia and York, Edper, Canadian Pacific, Northern Telecom, Loblaw and Avenor.
- Won mandates for Burns Fry and oversaw the execution of two of the largest Canadian initial public offerings: Pacific Forest Inc. and St. Laurent Paperboard Inc.

CITICORP/CITIBANK NA**1964 – 1986****CITIBANK CANADA****Vice-President and Director (1975 – 1986)**

- Second in command of the team which made Citibank Canada by far the dominant foreign bank in Canada and took it from a loss position in 1981 to the fourth most profitable country of Citicorp/Citibank globally in 1985.

Group Head, Resource and Institutional Banking Group (1980 – 1986)

- Established a corporate bank that became the leader in Canada for innovative financing and risk management solutions to oil and gas and metals and mining industry corporate financing problems.

Group Head, World Corporation Group (1975 – 1980)**CITIBANK SWITZERLAND, GENEVA (1969 – 1972)****CITIBANK NA, NEW YORK, NY (1972 – 1975) and (1964 – 1969)**

EDUCATION

BA History, Magna Cum Laude
Princeton University, Princeton, NJ - 1964

CURRENT PROFESSIONAL ASSOCIATIONS

Member Board of Directors:
BFI Canada Inc. (Chairman); ROC Pref. Corp.;
Chairman, Connor Clark & Lunn Investment Review Committee;
CC&L Focused Global Fund

Board of Advisors: CC&L Tigers Trust;

Not for Profit Activities: Centre for Addiction & Mental Health Foundation

FORMER PROFESSIONAL ASSOCIATIONS

Director of Loblaw Company Limited; President's Choice Bank; Outdoor Partner Media;
CallNet Enterprises Inc.; HIP Interactive Inc.; St. Laurent Paperboard; Fantom
Technologies Inc.; Non-Executive Chairman of Hollinger Inc.; Alert Care Corporation,
and Trustee and Chairman O&Y REIT, Trustee Chartwell Seniors Housing REIT, and
RealFund Real Estate Investment Trust

CLUBS

Caledon Mountain Trout Club, Caledon, Ontario
Siasconset Casino, Siasconset, Massachusetts
Nantucket Anglers Club

INTERESTS

Hiking and canoeing, fishing, fitness

CITIZENSHIP

Dual U.S. and Canadian

LANGUAGES

French – working knowledge



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

MAY 23 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: James Sjölund Home Phone: 508-364-3103

Mailing Address: 6 Parke Ln Alternate Phone: _____

Email Address: Sjölund@comcast.net Date Submitted: 5/23/23

REQUESTING APPOINTMENT TO: SHAB

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

SEE ATTACHED

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

SEE ATTACHED

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Shellfish association

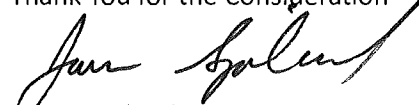
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Dear Select Board,

I would like to be considered for the appointment to Nantucket's Shellfish Harbor and Advisory board. As a 1600-ton captain and a Nantucket Native with years working and fishing on the water around the island I believe I can bring a lot to the table. I hope to benefit the town and SHAB with my knowledge and experience as a third-generation fisherman and a Massachusetts maritime graduate. My experience working on a number of different vessel including Oil tankers, Tug boats and processing vessel from the Gulf of Mexico, East Coast and Alaska will help with possible harbor and infrastructure in the future.

Thank You for the Consideration



James Sjolund



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

PAGE 1 OF 3

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JOHN KITCHENER

Home Phone: 508 332 0810

Mailing Address: 27 MONOMOY ROAD
NANTUCKET MA 02554

Alternate Phone: —

Email Address: KITCHENERJ@ICLOUD.COM Date Submitted: JULY 14 2023

REQUESTING APPOINTMENT TO: PLANNING BOARD ALTERNATE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

PLEASE SEE ATTACHED SHEET

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

PLEASE SEE ATTACHED SHEET



Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
WAS A VOTING MEMBER OF THE SHORT TERM RENTAL WORK GROUP -
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

PLANNING BOARD ALTERNATE APPLICATION

JOHN KITCHENER

In 2019 I retired from a successful business career. Including senior executive of a Fortune 500 company and building my own global cosmetics manufacturing company from the ground up in Poland. Planning was the cornerstone of all the businesses I built and managed. Over the past four years I have put my business experience and principles to good use on our island.

For two years I served on the Monomoy Civic Association Board. As Treasurer I reengineered our financial control and reporting processes. I also took a leadership role in the development of our Monomoy Area Plan. My responsibilities included helping to create a community outreach survey to engage residents in our planning process. I helped create the vision for our plan and worked hard to ensure full transparency to all residents. I led the Land Use team and worked with the other team leaders to create an integrated actionable area plan. I also worked with two other Board members to develop our digital communications strategy, including building a website and Instagram page.

In October 2022 I was appointed to an At Large position on the Short Term Rental Workgroup (STRWG). Over an eight month period I attended eighteen workgroup meetings. The meetings amounted to sixty hours with a considerable amount of additional time between meetings to progress our STRWG process. We researched examples of short-term rental regulations, talked to other communities, defined policy goals, explored and assessed possible policy levers to reach those goals, consulted with Town Counsel John Giorgio and zoning consultant Judith Barrett, and helped to create and analyze large amounts of data. After nine months of work, we reached consensus (7 of 9 members) on a package of regulations that include both general bylaws and zoning bylaws. Our Work Group was formed specifically to represent many diverse viewpoints about STRs, a complex and highly controversial issue. We were asked to find common ground, have civil and thoughtful discussions, negotiate where necessary and reach agreement on a series of reasonable, effective regulations. Against long odds, our group managed to accomplish this. I am proud to have been a part of that effort.

The most important experience and principles I would bring to the Planning Board Alternate position are:

Understand Our Stakeholders

Understand the diversity and needs of the stakeholders that make up our island community. Year round and seasonal residents / business owners / employees / professionals (doctors, nurses, teachers, first responders). Everyone that has a stake in the future of our island.

Inclusion

Reach out and listen to all our community stakeholders. Inclusion is time consuming but builds trust and increases the chances of the best, accepted, lasting results.

Transparency

Make sure our work is shared openly with all stakeholders. Listen, welcome questions and answer them truthfully. There is too much (often unfounded) mistrust of our island government and some of the organizations that support our community. The Planning Board can help turn that around.

Bridge Builder

I have always been a bridge builder. I look for common ground and try to build consensus through leadership, vision and common sense.

Vision

Develop a transparent, inclusive approach to creating a long-term vision of our island's future. Share it openly and revisit it often with our stakeholders. Show them 'The Castle' and have them help us build it.

Important Issues I have an interest in:

1. Fact based/data driven understanding of how much more development our island can sustain.
2. Insufficient year round and seasonal help (Trades & Professional).
3. Affordable and Attainable Housing.
4. Short Term Rentals.
5. Sea Level Rise / Coastal Resilience.
6. Renewable Energy.
7. Infrastructure (power, water, sewer, roads).
8. Ferry Capability (capacity and aging fleet).

I am a registered voter, fully retired with time to do the work needed as an Alternate Planning Board member.

John Kitchener
27 Monomoy Road,
Nantucket,
MA 02554
508 332 0810
Kitchenerj@icloud.com



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Cameron Murphy Home Phone: 405 534 3295

Mailing Address: 29 Daffodil Ln Alternate Phone: _____

Email Address: Cameron@murphybuildersgroup.com Date Submitted: 7/14/23

REQUESTING APPOINTMENT TO: Planning Board

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have watched planning board meetings many times. I am a member of the NRSA pickleball committee and the Indoor Rec. Committee. I enjoy serving the community and feel that I have a relevant background through work and leisure to provide useful and new insight to the board.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I own a business and work as a construction manager. I have been building houses on island for 5+ years focusing on historic renovations. In my free time I run, bike, practice yoga, play paddle and coach pickleball. I bring construction experience, an athletic background and familiarity of our conservation land and natural island beauty. I hope to offer a new perspective to the board's conversation.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

RECEIVED

JUL 14 2023

NANTUCKET TOWN ADMINISTRATION



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

JUL 17 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone:

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Planning Board Alternate

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have watched several meetings. I am interested in this commission because I want to learn but also become an active and effective community member. Further I want represent and advocate for my generation of which is an underrepresented demographic in our municipal government.

I am committed to the meeting schedule and all other needs of this commission.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Professionally I have worked with people from all economic backgrounds in our community and can speak to an advocate for the needs of our evolving island. Further I have an academic background community development and currently I am in a Master's of Architecture Program.

As a commission member I would like to ensure the island is accesbile in the ways we all so treasure to future generations.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

JUN - 1 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Nathaniel E Lowell Home Phone: 508-325-1716

Mailing Address: PO Box 2353 Alternate Phone: Same

Email Address: nathlowell@comcast.net Date Submitted: 6/1/23

REQUESTING APPOINTMENT TO: Real Estate Advisory Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? — NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I'm interested as 2 seats have opened up, and this committee needs people who understand all aspects of Nantucket land issues, Roads - ways Registered land and old Pre 20th Century Roads. Town/Public Access, One Big Beach easements and Land Use Program are important to understand on this committee

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My experience on Roads & Right of Way Committee & Planning Board has given me a lot of understanding as to the needs of ways to benefit homeowners and public interests. Also as we move forward there will be more land use conversations with Town & Land Bank etc. as our needs evolve.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Right of way Committee & Steamship Authority Port Council
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Peter N Schaeffer Home Phone: 973-570-7632

Mailing

Address: PO Box 755, Sconset 02564 Alternate Phone: _____

Email Address: pnschaeffer@gmail.com Date Submitted: July 10, 2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

As this is a new committee I have not been able to attend any meetings, however my attendance record for the committees I serve, is exemplary. This includes 100% attendance on the STR Working Group including participation when I was in Europe. My interest in joining this committee is to truly examine government options and recommend a option which would maximize efficiency but include active voter participation.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

As a member of the Finance Committee, Short-Term Rental Committee and Senior Center Committee, I have had significant exposure to Town Government. I fully understand our current form of government and believe there may be alternatives which could be more beneficial to Nantucket. Prior to living full-time on Nantucket, I spent 35 years living in a small town with a Mayor/Council form of government where i was also very involved in town politics.

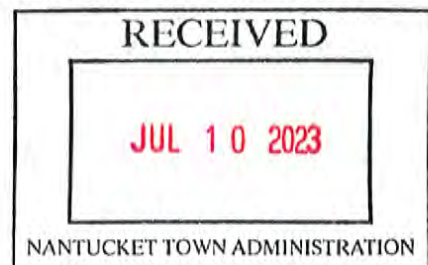
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Finance Committee, Short Term Rental Working Group, Senior Center Committee

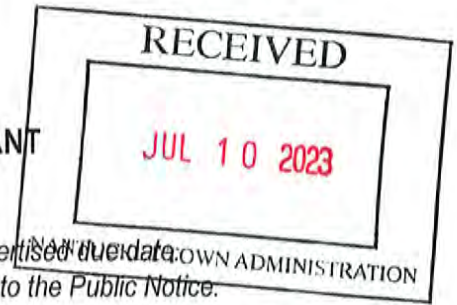
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My wife is an employee of the NHA





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Michael L Alvarez

Home Phone: 508-228-0273

Mailing

Address: 1 Skyline Dr, Nantucket, MA 02554

Alternate Phone: _____

Email Address: malvarez@nantucket-ma.gov

Date Submitted: 7/10/23

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I was a member of the group that submitted one of the articles before ATM to form a charter change commission. Myself and others in this group have done extensive research and have spent time talking to members of our community, which is why we brought the article up to begin with. I am prepared to work towards the commission's goal.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I personally have a broad range of technical and communications skills, as well as knowledge about the process for a Town Charter change as well as the types of town governments allowed by the Commonwealth.

I hope to be able to come up with a new charter along side others on the committee that can help the Town to function and react to modern issues that weren't present in the 19th century.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

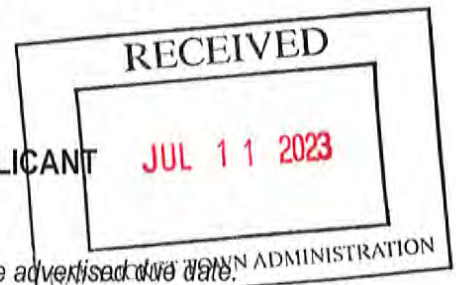
None.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

I am a Town employee in the IT Department with my role being the Chief Technology Officer. I have attached a disclosure form as required by the Commonwealth.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jerico Mele Home Phone: 503 847 9519

Mailing Address: 3A Witherspoon Drive Alternate Phone: _____

Email Address: jerico.mele@gmail.com Date Submitted: 7/11/2023

REQUESTING APPOINTMENT TO: Charter Change Committee Town Council
Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I'm interested in governance, have a historical curiosity with the process of new governmental systems and can make the meetings.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have a background in philosophy, some educational experience with political science, I've worked for two different governments and I was born and grew up on Nantucket, which has given me a useful perspective on Island governance.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

No.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Yes. I'm aware there's a waiver to sign.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Beau Barber Home Phone: 508-221-0259

Mailing Address: 7 Kelley Rd Alternate Phone: _____

Email Address: barberfurniture@gmail.com Date Submitted: 6/5/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

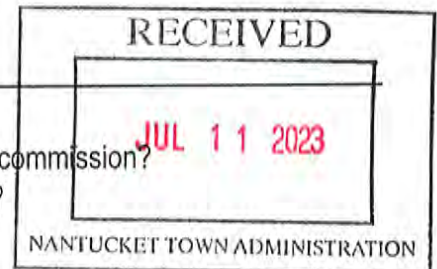
- No

- It is my interest to change the current form of government

- Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?



1) I am a town employee (Firefighter)

2) I am from Nantucket and have a business here.

3) I have a vested interest in the success of the community.

I hope to introduce a proposal for voters to approve.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am a Town of Nantucket Employee (Fire Department)

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?



TOWN OF NANTUCKET COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Town Manager



Please return this form to the Town Administration offices by the advertised due date.

Name: CURTIS BARNES

Home Phone: 508-228-4133

Mailing Address: 17 SUNSET HILL LN,
NANTUCKET MA 02554

Alternate Phone: 508-292-4123

Email Address: BARNESACK@COMCAST.NET

Date Submitted: 7/12/23

REQUESTING APPOINTMENT TO: TOWN COUNCIL STUDY COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO - NEW COMMITTEE
- Why are you interested in this committee/board/commission? - SEE BELOW
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

As a year round resident of Nantucket for more than 40 years, I have been actively involved in Town government - including 2 terms on the Town Government Study Committee. During that time we looked at various forms of Town government in Massachusetts, and the Town Council seems well worth considering as Nantucket continues to grow.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
 - What would you hope to accomplish on the committee/board/commission?
- A - 25 years experience as a university administrator; 40 years as a resident/business owner on Nantucket; service on numerous local government / volunteer committees
- B - Hope for a full, comprehensive review of local government options in Massachusetts - to determine which one would best serve the future long term needs of Nantucket

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen or the Town Manager, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I currently serve as an elected water commissioner.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

no - except for the residential tax reduction on real estate for year round residents.

Curtis Barnes - 7/12/23

Town Council Study Committee

Annual Town Meeting is the Nantucket legislative body.

Town meeting meets once a year to approve warrant articles and to appropriate funds. All funding approved at this meeting is carried forward for a year to be allocated for designated purposes by the Town Manager and Select Board.

Town Council is the Barnstable Legislative body.

Town Council meets approximately every two weeks, at which time it can appropriate funds for projects recommended by the Town Manager. Projects thus approved can be implemented without delay.

In both Nantucket and Barnstable, as required and appropriate, all recommended actions can/are reviewed, approved and voted by the appropriate boards including Planning, Zoning, Finance, Conservation, etal, with appropriate public hearings before being forwarded to the Town Manager for action.

In Nantucket one must be a registered voter to attend and vote at Town Meeting.

In Barnstable, anyone may attend and speak at a Town Council meeting. Voting is by the elected Town Councilors, acting as the legislative body, upon recommendations made by the Town Manager. However, an unregistered resident, a non-voting taxpayer (summer resident), consultant, guest – all can speak, but not vote at Town Council meetings.

Nantucket has 5 at-large members of the Select Board, elected for staggered 3 year terms. Select Board members are paid \$3,500 per year for expenses; the Chair is paid \$5,000 per year.

Barnstable has 13 Councilors elected by precinct, for 4 year terms Counselors are paid \$8,000 per year for expenses; the Chair receives \$12,000 per year.

For Consideration by the Town Council Study Committee

Nantucket should have 8 Town Councilors – elected at-large for 4 year terms.

The objective is to have an extra year for new Councilors to adjust to the “learning curve” of serving on the Council. An 8 member Council would require a “super majority” of 5 votes to pass a recommended Article – thus avoiding a potentially contentious 3-2 (or 4-3) split on controversial articles. If it does not get a strong approval, it should go back for further work.

In a transition from Town Meeting to Town Council form of government on Nantucket, all currently serving members of the Select Board should automatically retain their existing seats to provide for experience and continuity in local government. It is also expected that the Town Manager would continue to serve at least for the balance of her current contract.

In establishing the Town Council Study Committee, it is hoped that the committee would be constituted of registered Nantucket voters. Non registered voters, and “summer residents” are welcome to be heard, but the committee should be composed of those who live and vote here. It would be helpful if a member

of the Finance Committee and Planning Board might be appointed “ex officio” for input and advice to the committee.

This should be a local effort, so it is suggested that costly “outside consultants” should not be required, at Town expense, to “run” the Committee. Nantucket is gifted with many talented, experienced individuals who could be invited to facilitate the Committee’s work. Among those who might be considered include Lee Saperstein, Dan Drake, Pauline Proch, Michael Cozort, Denise Kronau, Jean Grimmer, Melissa Philbrick, John Brescher, Jamie Holmes, Phil Read, Cecil Barron Jensen, Richard Glidden, Margaretta Andrews, Amy Lee (NCH), just to name a few.

Although Mass. Municipal Assn. apparently does not supply consulting services for this type of committee, it is understood that there are other resources available, including administrators/managers from similar sizes/types of Towns in Massachusetts, who could be invited to address the committee.

The objective of this Committee would be to outline the basic parameters of a proposed Town Council form of government for Nantucket, as noted above. It is anticipated that Town Counsel KP Law – which has extensive experience in this area, according to Attorney John Giorgio – would then be asked to draft the appropriate Home Rule petition incorporating these guidelines for discussion and voting at the next appropriate Town Meeting.

This is not intended to be a contentious deliberation along the lines of the recent proposed STR regulations. It is basically an attempt to present an option for a more efficient form of local government to meet Nantucket’s growing needs. After full discussion and consideration Town Meeting can vote it up or down, and we will move on with the form of government we believe is in the best interests of the citizens of Nantucket.

Curtis Barnes
7/14/23



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

JUL 12 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Hearing ADMINISTRATION

Name: Donna Martino

Home Phone:

Mailing Address: 81 Franklin Street
Englewood, NJ 07631

Alternate Phone: 201-741-6838

Email Address: donna@caa.columbia.edu Date Submitted: 7/12/23

REQUESTING APPOINTMENT TO: Proposed Town Government Study Project
Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
- I have zoomed Select Board meetings and STR meetings since fall 2022.
- To represent non-voter taxpayers as the newly formed Study Committee evaluated and addressed Nantucket's concerns and issues.
- I am committed to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?
- Life experience of Nantucket since the 1970's - Homeowner since 2001.
- I would bring issues of concerns of non-voting taxpayers to this committee. I have been involved in committees for many years - both professionally and as an alumnae of Columbia University.
- I hope to provide valuable and practical insights.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Advisory Committee of Non Voter Taxpayers
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? - No

Erika Mooney

From: Jill Vieth <jsvieth@googlemail.com>
Sent: Saturday, July 15, 2023 6:44 AM
To: Erika Mooney
Subject: Jill Vieth Town Council Study Committee Application

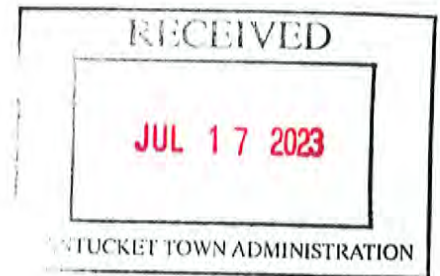
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erika, in the event you can't open that attachment I cut and paste it here:

July 14, 2023

Application for Town Council Study Committee, Town of Nantucket

Jill Vieth
12 Okorwaw Avenue
Nantucket, MA 02554
508.221.5115
[Jsvieth@gmail.com](mailto:jsvieth@gmail.com)



Reasons for Committee Interest:

I am applying to be on the newly formed Town Council Study Committee. I have been interested in civics, politics and government my entire life. I have lived in a number of different places both large and small and routinely taken a keen interest in how government is designed and operates and how it interacts with constituents. I have been a federal employee on numerous occasions and been on the other side of the incoming from concerned citizens.

What I love about Nantucket is that our Select Board is so easily accessible to the voters and the larger population and I'm thoroughly impressed with how they manage a lot of complex issues. Having said that, the population growth has been significant and it seems like it is time to consider an alternate form of government to meet the demands of the island and its residents.

Relevant Experience:

I currently serve on the Town's Finance Committee and have for 5 years. In that capacity I am the FinCom Rep on Cap Com and I have also served as the Fin Com Rep on CRC. I have a business on island in design and construction and am an avid fan of sports and recreation and very involved at the Nantucket Racquet Sports Association (NRSA) which has over 500 members. I have served on the board of the Artists Association of Nantucket and am a Parishioner at St Mary's. Prior to living on Nantucket I worked in Washington, DC serving as a federal employee primarily in communications. I believe this experience will help the Council communicate its goals and priorities as the work unfolds and should it be taken to a Town Meeting for a vote I hope to help with explaining the deliverables to the Select Board and the voters at large.

Through my time here, I have learned the delicate intricacies of municipal government on Nantucket. It is the most unique form of government I have ever witnessed. I appreciate its long history and the many men and women who have served in government both elected and appointed. I feel strongly this history should be honored when evaluating a change in government on the Study Committee. Having said that, I am going into this process with no bias as to what form of government this Council recommends and hope my experience can help guide this process to make responsible recommendations looking to Nantucket's future.

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TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

JUL 17 2023

NANTUCKET TOWN ADMINISTRATION

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Jeff Carlson **Home Phone:** 508-332-9732

Mailing Address: 40 Polpis Road **Alternate Phone:** _____

Email Address: jeffrey.b.carlson1@gmail.com **Date Submitted:** 7/17/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? New committee
- Why are you interested in this committee/board/commission? To help improve government transparency and efficiency
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? I have well over a decade of experience in governmental operations, public meetings and under standing of governmental functions. I obtained a Certificate of Local Government Management from Suffolk University. As the primary sponseer of an Article at the previous Town Meeting related to a Charter I have spent a significant amount of my spare time in researching and understanding other forms of municipal goverments.
- What would you hope to accomplish on the committee/board/commission? I would hope to prepare for the voters of Nantucket a charter or recommendation to change to a Town Council; maintain the current form of government or further investigate other forms of government to provide the citizens of Nantucket the most efficient, transparent form of governance possible.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am employed by the Town of Nantucket; see attached disclosure

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? Yes, I am an employee of the Town. Please see attached disclosure
-



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Select Board

RECEIVED

JUL 17 2023

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice

NANTUCKET TOWN ADMINISTRATION

Name: JOHN RICCIO

Home Phone: 508.221.6429

Mailing Address: PO Box 1044, NANTUCKET MA

Alternate Phone: 508.221.6409

Email Address: jriccio@mac.com

Date Submitted: 07/17/2023

REQUESTING APPOINTMENT TO: Town Government Study Comm.tee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? No
- Why are you interested in this committee/board/commission? Currently have a role in town govt.
- Are you prepared to commit to the meeting schedule of the committee/board/commission? yes

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? An voter.
- What would you hope to accomplish on the committee/board/commission? Change current govm.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Mentoring Youth Nantucket (Big Bros, Big Sisters)
Nantucket Education Trust Treasurer + Board Member
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Hillary Hedges Rayport

Home Phone: 617 697 6429

Mailing

Address: 89 Main Street Nantucket

Alternate Phone: _____

Email Address: hrayport@mac.com

Date Submitted: 7/17/23

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have attended meetings and presented to the prior Government Study Committee. I expressed interest in joining that committee after a member resigned but learned it would be winding down, so I'm excited to have another opportunity to work on the very important topic of our form of government. I'm interested in this committee because I believe government should work for the people, and part of this is understanding and assessing government systems. It seems now is the time to focus on whether our form of government is the best one of the available options, to meet the needs of the people.
Yes, I'm prepared to commit to the meeting schedule of the group.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have spent a great deal of time understanding our current government system including how our Town and Region interact with the state. I've demonstrated through past volunteer efforts a high capacity for study and analysis as well as presenting information to groups. I believe in open minded exchange of ideas, listening, and building respect and consensus while focusing in on topics that are actionable and important. I'm skilled at writing briefs and creating power point presentations. I think all of these qualities in addition to my work ethic will be valuable for the group. Finally, I'm a Nantucket voter but I also live in Boston where I have relationships with other government officials and academic institutions. I believe my on and off island perspective fosters independent thinking and is a benefit.
If I'm selected for this group, I would hope to help the group agree on a shared goal and meet our milestones to deliver on our mission for the Select Board and the Nantucket voters.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I serve on the property committee of the Coskata Coastal Wildlife Refuge (Trustees of Reservations).

I've very recently formed a 501c3 organization called The Nantucket REAL fund, which will advocate and educate for a resilient, engaged, authentic, and livable Nantucket.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No.

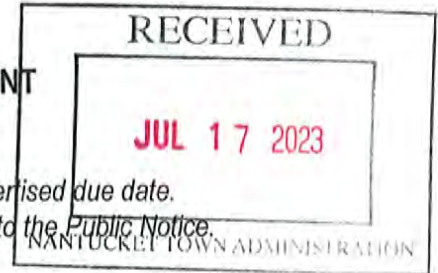
RECEIVED

JUL 17 2023

TOWN ADMINISTRATION



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Kelly Steffen

Home Phone: 802 595 3474

Mailing

Address: 32 Hummock Pond Rd

Alternate Phone: _____

Email Address: kellysteffen788@gmail.com

Date Submitted: 7/17/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I am interested in researching and proposing a solution for municipal governance that meets the needs of Nantucket in its current state and also, as best as we can, in its future state.

I am committed to the meeting schedule and all other needs of this committee.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have studied governance all over the world, and new and innovate ways to apply and measure civic effectiveness.

As mentioned above I would like to find a solution that meets the needs of our growing and changing community and increase engagement and interest by the constituency.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A

From: [Joseph Grause](#)
To: [Erika Mooney](#)
Subject: Re: Committee Interest Form
Date: Monday, July 17, 2023 3:55:25 PM

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I understand.

Joe

> On Jul 17, 2023, at 3:44 PM, Erika Mooney <emooney@nantucket-ma.gov> wrote:

>

> Hi Joe:

> Unfortunately, the deadline is firm for committee applicants. I will hold your application, though, in case the Board wants more applicants.

>

>

> Erika

>

> Erika D. Mooney

> Operations Administrator

> Town of Nantucket

> 16 Broad Street, Room 113

> Nantucket, MA 02554

> 508-228-7266

>

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>

> -----Original Message-----

> From: JOE GRAUSE <joe.grause@gmail.com>

> Sent: Monday, July 17, 2023 2:48 PM

> To: Erika Mooney <EMooney@nantucket-ma.gov>

> Subject: Committee Interest Form

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

> Hi Erika,

>

> I am interested in serving on the Town Council Study Committee. My Interest form is attached.

>

> I recognize that the due date was today at noon - rats! But please accept this submission in the hope that the SB needs to review additional candidates.

>

> Thanks,

> Joe

>

> _____



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joseph T. Grause, Jr.

Home Phone: 508-801-5156

Mailing Address: 5 Pinkham Cir.

Alternate Phone: 508-801-1453

Email Address: joe.grause@gmail.com

Date Submitted: 7/17/23

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I served as a member of The Finance Committee from 2014-2023. I am interested in participating in the process of converting the TOW from Town Meeting to Town Council. I am still interested in participating / serving the Town.

I can and will make myself available to participate in scheduled meetings.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- 1) Nine years on Finance Committee
- 2) One year on Capital Program Committee.
- 3) Knowledgeable in how the Town of Nantucket government operates.
- 4) Business experience in finance and investments

I would hope to move this process forward and meet the goal of the Article.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Ex-Finance & Capital Program Committees
- Board member of Habitat for Humanity and Residences at Sherburne Commons
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

↳ No.

Joseph T. Grause, Jr., CFA

Mr. Grause has a thirty-five-year career in investment management and financial services. He is currently the Lead Independent Trustee of the Advisors' Inner Circle, Advisors' Inner Circle II, Bishop Street, Catholic Responsible Investments Funds, and the Frost Funds.

Prior to his retirement in 2011 Mr. Grause was employed by Morningstar Inc., the leading global mutual fund rating and research company. His assignments included investment consulting services for the endowment and foundation markets in the US and a five-year assignment in the UK from 2005 until 2010.

His earlier work experience includes investment management, sales, and marketing management roles at Fidelity Investments and First Data Corporation. Joe has also been involved in two startup businesses in asset management and mutual fund servicing—Cypress Holding Company, where he was co-founder and COO, and AdvisorCentral, LLC.

Joe now lives full-time on Nantucket where he is a board member of Habitat for Humanity Nantucket, a Director of the Residences at Sherburne Commons, and Treasurer of the Hussey Farm Homeowners' Association. He has served on the Town of Nantucket Finance Committee from 2015 to 2023.

Mr. Grause holds a bachelor's degree in aerospace engineering from Brown University and a master's degree in business administration from the Wharton School at the University of Pennsylvania. He is also a Chartered Financial Analyst.

Erika Mooney

From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Tuesday, July 18, 2023 10:18 AM
To: Erika Mooney
Cc: Dawn Holdgate
Subject: Re: Town Council Study Committee Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am hoping that my prior communication of my interest in being considered for the Town Council Study Committee, which also included some of my relevant background experience, can be used as the timely application having timed the second form for receipt by COB on 7/17/23 instead of by 12 noon.

Thank you,
Caroline

Caroline R. Baltzer, Ph.D.
Clinical Psychologist
Lecturer, Harvard Medical School

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On Jul 18, 2023, at 9:35 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Sorry, I am behind on my emails so I must have missed it.

Erika

Erika D. Mooney

Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

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From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Tuesday, July 18, 2023 8:44 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Dawn Holdgate <dawnholdgate@gmail.com>
Subject: Re: Town Council Study Committee Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Erika.

Prior to emailing you the scan of this form yesterday, I had also sent in an online form last week expressing my interest in this Committee position in particular, but did not hear anything back confirming receipt. Did you receive that one?

Best regards,
Caroline

Caroline R. Baltzer, Ph.D.
Clinical Psychologist
Lecturer, Harvard Medical School

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limit, in any way, the use of email. Unless I hear from you otherwise, I will continue to communicate with you via email when necessary or appropriate. Please do not use email for emergencies.

On Jul 17, 2023, at 4:01 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

I'm sorry, but the deadline was today at noon. I will keep your application on file if the Select Board looks for more members.

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

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From: Caroline Baltzer <carolinebaltzer@gmail.com>
Sent: Monday, July 17, 2023 3:56 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Dawn Holdgate <dawnholdgate@gmail.com>
Subject: Town Council Study Committee Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mooney,

Please find my application for the Town Council Study Committee which is due today, 7/17/23. If you would like me to send a typed version, I'd be happy to do so.

Please let me know if you need anything else.

Thank you for your consideration.

Very best regards,

Created and shared using Scanner Pro. [Get the app](#)

<image001.jpg>

Caroline R. Baltzer, Ph.D.

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TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: CAROLINE BALTZER, Ph.D. Home Phone: 617-438-7501
Mailing: 66 HILBERT AVE
Address: NANTUCKET, MA 02554 Alternate Phone: _____

Email Address: CAROLINE.BALTZER@gmail.com Date Submitted: 7.17.23

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
- I believe this is a newly forming committee post ATN which I attended. I have attended SB meetings, and almost all of the STRWG meetings.
- I would like to contribute to the Town of Nantucket.
- Yes. I am currently the Secretary of the Blunt Point Association.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?
- I have a doctorate in Psychology, and am very interested in Social Psychology. I have post-doctoral fellowship training in Group Processes. I also have research experience in the Philosophy of Science and have participated in the creation of a theory and treatment method in Attachment Psychology. I taught statistics for 2 years to undergraduate business majors, and have used statistics professionally.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

- I hope to bring both a philosophical & practical approach to the Committee with an emphasis on Collaboration.

Caroline R. Baltzer, Ph.D.

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From: notifications@typeform.com
To: [Erika Mooney](#)
Subject: Typeform: New response for Town of Nantucket Volunteer Talent Bank
Date: Wednesday, July 5, 2023 11:38:41 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your typeform Town of Nantucket Volunteer Talent Bank has a new response:

- **First and last name:**

Caroline Baltzer

- **Email:**

caroline.baltzer@gmail.com

- **Occupation / Title (Registered Nurse, Retired Engineer, etc.):**

Clinical Psychologist

- **Education (i.e. Bachelors Degree, Certifications, etc.):**

Ph.D.

- **Are you seeking a:**

Full member position

- **Committees of Interest:**

Coastal Resiliency Advisory Committee, Town Government Study Committee, Board of Health

- **If you are not appointed to this Board/Committee, please list in order of preference, what other Board/Committees you are willing to be considered for:**

Town Council Study Committee

- **How long have you lived on Nantucket?**

All my life as a seasonal resident; since September 2020 as a voting resident.

- **Are you registered to vote on Nantucket?**

Yes

- **How did you hear about the Board/Committee?**

Dawn Hill Holdgate

- **Why are you seeking an appointment?**

I'd like to find ways to be helpful to the Town of Nantucket since it is my home, and because it's a unique a complex place.

- **What is your experience or knowledge regarding the duties of this Board/Committee?**

I read the report made by the Town Government Study Committee

Please list any education, experience, professional achievement, previous occupation, skills, or special interests you may have that will assist you with this Board/Committee:

I was a philosophy double major in college; I have expert knowledge of small group process; sociometry, and social psychology; I have studied the TON in the last 2 years and been involved in the STRWG as “the member of the public” and in other ways. I am the Secretary of the Brant Point Association.

- **How many times in the last year have you attended or watched a meeting of the Board/Committee to which you would like to be appointed?**

I believe this is a newly forming committee. But I sat in on every STRWG meetings save for one. I have also attended a couple of Select Board meetings.

- **Would there be a possible conflict of interest if you were appointed to this Board/Committee?**

No

- **Have you ever had an application before the Board/Committee to which you are requesting an appointment?**

No

- **Please list all other Board/Committee's on which you have served in other towns:**

None

- **New Committee - Not Listed Above:**

Town Council Study Committee

Log in to view or download your responses at
<https://admin.typeform.com/form/TFsmVsMW/results>

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**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**

For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Whitfield Bourne

Home Phone: 508-228-561

Mailing Address: 12 W. Dover St.

Work Phone: 508-331-9894

Email Address: Wc.bourne@comcast.net

Date Submitted: 5/19/23

REQUESTING RE-APPOINTMENT TO: Tree Advisory Comm.

Reasons for Committee Interest

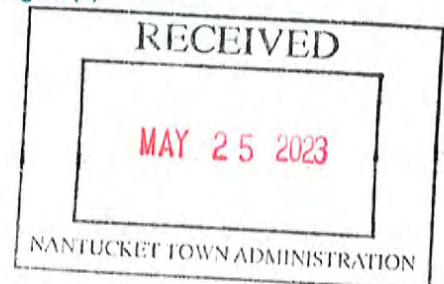
- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

attendance has been ok. I'm interested in trees & how they add to our quality of life, street scenes as well as how they benefit the environment. I bike frequently in town & am able to observe & discover a variety of tree issues, potential problems & potential new installation locations.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

see above



Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

None

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: MARY LONGACRE

Home Phone: --

Mailing

Address: 18 POLLIWOG POND RD, 02554

Alternate Phone: 202-415-7843

Email Address: ML@MARYLONGACRE.COM

Date Submitted: 06/06/2023

REQUESTING APPOINTMENT TO: TREE ADVISORY COMMITTEE

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? YES
- Why are you interested in this committee/board/commission? To preserve and increase our trees
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I hope to help the Town make decisions about which trees should be planted, maintained, or if necessary, removed. I served two terms previously on the Tree Advisory Committee. I have worked for landscaping, nursery, and building companies, and have a geology degree. I believe trees are an essential feature of our historic character, contribute to mental health, and help create a more healthy environment, as well as help mitigate climate change impacts.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Nantucket Historical Association, Nantucket Town Association

I am exiting from the Coastal Resilience Advisory Committee this month

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

I serve on the NP&EDC without compensation

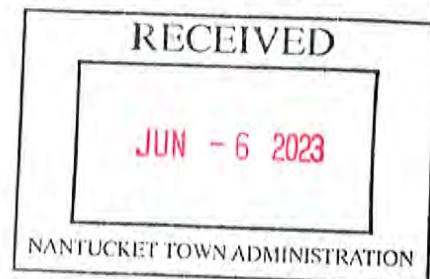


EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
August 2, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Software Agreement	Human Resources	Governmentjobs.com, Inc. d/b/a NEOGOV	\$31,063.73	Applicant tracking software with public sector focus to attract & hire high quality candidates	HR Operational Budget	August 1, 2023 - July 31, 2026
Town Contracts for Health & Human Services	Human Services	South Coast Counties Legal Services	\$4,600	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	Small Friends of Nantucket, Inc.	\$20,000	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	Martha's Vineyard Community Services, Inc.	\$17,154	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	Nantucket Interfaith Council d/b/a Nantucket Food, Fuel and Rental Assistance	\$81,000	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	Fairwinds - Nantucket's Counselling Center, Inc.	\$150,000	Portion of allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	Artist Association of Nantucket	\$20,000	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	A Safe Place, Inc.	\$70,000	Allocation as approved per 2023 Annual Town Meeting	Article 9 2023 ATM \$825,000	July 1, 2023 - June 30, 2024
Town Contracts for Health & Human Services	Human Services	The Residence at Sherburne Commons	\$17,160	Allocation as approved per 2023 Annual Town Meeting	2023 ATM Article 9	July 1, 2023 - June 30, 2024
Amendment	Natural Resources Dept.	Arcadis U.S., Inc.	N/A	Contract amendment #3 to extend completion date for independent review for new Notice of Intent filing to ConCom re:	N/A	Dec 31, 2022 - June 30, 2024

				phased expansion of Sconset geotube system		
Amendment	OIH	Preferred Therapy Solutions	Add \$27,575.08 to original contract amount of \$100,000 for new contract amount of \$127,575.08	Amendment #1 to Increase Contract Amount to Pay for Services Completed in FY23 -	OIH Operational Budget	June 1, 2023 - June 30, 2023
Professional Services Agreement	OIH	Preferred Therapy Solutions	\$360,000	Provide physical, occupational & speech therapy services to residents of OIH	OIH Operational Budget	July 1, 2023 - June 30, 2024
Professional Services Agreement	OIH	Signet Electronic Systems	\$6,601.03	Replacement of non-functioning cameras	Article 12 2017 ATM	July 24, 2023 - June 30, 2024
Purchase Agreement	Police Department	MHQ, Inc.	\$121,087	Purchase of three 2021 Ford Police Interceptor Utility AWD	Police Department Operational Budget	July 1, 2023 - June 30, 2024
Purchase Agreement	Police Department	Colonial Ford, Inc.	\$173,958.72	Purchase of three 2023 Ford Police Interceptor Utility AWD Hybrid	Police Department Operational Budget	July 1, 2023 - June 30, 2024
Personal Training Agreement	Police Department	Jonathan I. Santoro	\$4,000 plus employee compensation and expenses	Agreement to sponsor employee to attend Police Academy; to be reimbursed by employee after appointment as full-time police officer	Police Dept. Budget	July 17, 2023 - July 16, 2027
Personal Training Agreement	Police Department	Mathew M. Drumheller	\$4,000 plus employee compensation and expenses	Agreement to sponsor employee to attend Police Academy; to be reimbursed by employee after appointment as full-time police officer	Police Dept. Budget	July 17, 2023 - July 16, 2027
Personal Training Agreement	Police Department	Chandler R. Mancovsky	\$4,000 plus employee compensation and expenses	Agreement to sponsor employee to attend Police Academy; to be reimbursed by employee after appointment as full-time police officer	Police Dept. Budget	July 17, 2023 - July 16, 2027
Personal Training Agreement	Police Department	Gwendolyn V. Nelson	\$4,000 plus employee	Agreement to sponsor employee to attend	Police Dept. Budget	July 17, 2023 - July 16, 2027

			compensation and expenses	Police Academy; to be reimbursed by employee after appointment as full-time police officer		
Professional Services Agreement	Public Works	Greenman Pedersen, Inc.	\$215,660	Design & engineering services for Surfside Area Roadway Improvement Project	Article 11 2024 ATM	July 1, 2023 - June 30, 2026
Software Agreement	Solid Waste	Carolina Software, Inc.	Not to exceed \$6,900	Support & maintenance services for WasteWORKS Software	Solid Waste General Funds Professional Services	July 1, 2023 - June 30, 2026
Professional Services Agreement	Town Administration	CDM Smith, Inc.	\$147,500	On-Call support services for PFAS-related issues	Article 18 2022 ATM - PFAS Water Quality Projects	July 1, 2023 - June 30, 2024
Professional Services Agreement	Town Administration	CDM Smith, Inc.	\$251, 210	Second year of influent testing at Surfside Wastewater Treatment Facility to Create PFAS Source Reduction Plan	Article 18 2022 ATM - PFAS Water Quality Projects	July 1, 2023 - Dec 31, 2024

CONSENT AGENDA ITEMS FOR 8/2/2023 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Natural Resources Department:
 - o Gift of \$9,426 from The Sandbar to help improve surface water quality on Nantucket
- Human Services:
 - o Gift of \$300 from Maria Waine for Saltmarsh Senior Center
- Nantucket Fire Department for benefit of Firefighters/EMTs:
 - o Food provisions valued between \$1,500 and \$2,000 from Britt Newhouse

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.

TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

2 BATHING BEACH ROAD
NANTUCKET, MA 02554

(508) 228-7230



Select Board
16 Broad Street
Nantucket, MA 02554
07/11/2023

Dear Board Members,

On behalf of the Natural Resources Department, we are requesting that the Select Board accept the following gift of \$9,426.00 from the Sandbar to help in improving surface water quality on Nantucket. The Sandbar has been providing yearly support since they opened to NRD's programs we sincerely appreciate their consideration and continued aid. We will attendance at the upcoming meeting of the Board to answer any questions that you have in regard to this gift and program. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Carlson", is written over a horizontal line.

Jeff Carlson,
Town of Nantucket
Natural Resources Director

MEMO



Date: July 14, 2023

TO: Jason Bridges, Select Board Chair

CC: Jerico Mele, Director of Human Services

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Maria Waine: \$300.00 gift to the Saltmarsh Senior Center

Thank you,

Laura Stewart

from the desk of.....

Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490

phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov

From: [Michael Cranson](#)
To: [Erika Mooney](#)
Subject: FW: Gift for ACK Fire Department
Date: Thursday, July 27, 2023 11:24:36 AM
Attachments: [WTC911.doc](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erika,

This is the email from Mr. Newhouse regarding the gift to the fire department. Can we please get it on the next SB agenda?

Thank you,

Mike

Michael Cranson, MPA
Chief of Department

Nantucket Fire Department

4 Fairgrounds Road

Nantucket, MA 02554

Tel: (508) 228-2323 ext.3110

Fax: (508) 325-7500

From: Britt Newhouse <britthouse@protonmail.com>
Sent: Thursday, July 27, 2023 11:19 AM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>
Subject: Gift for ACK Fire Department

[EXTERNAL EMAIL]: Please do not click links or open attachments if you don't recognize the sender.

Hi Michael

I had a stroke the morning of 6/29/19 at my home at 5 Wauwinet Rd. We have since sold it and are trying to decide about down sizing or just renting going forward

I always say when I was one of a few _____ s from NJ Nantucket was wonderful, 60 years ago, now I deny I am from NJ

Anyway

Your paramedics responded

Since then I have tried to send an Omaha Steaks box every summer

My son in law is a newly promoted Captain in Frederick MD. Senior para medic.

I am a Tower Two 9/11 survivor

Walked down 52+ flights after plane hit on 76

Passed a lot of firefighters going up who never came back

Tower came down 55 minuets after impact

Good reasons to say thank you

The gift value is between 1,500 and 2,000

Meat to feed one fire fighter for lunch one day!!!!!!

Here is my story I wrote for my grandchildren and theirs someday.

Britt Newhouse 908-723-9787

Sent from Proton Mail for iOS

This email was scanned by Bitdefender



Agenda Item Summary

Agenda Item #	VIII. 2.
Date	8/2/2023

Staff

Amy Baxter, Licensing Administrator

Subject

Entertainment License Extension, Cisco Brewery, 5 Bartlett Farm Road

Executive Summary

Cisco Brewery requests to extend Entertainment Licenses from 7pm – 10pm on August 22, 2023 (rain date August 23, 2023) to host the private Bartlett's Farm Staff Party.

Staff Recommendation

The request for acoustic music and entertainment for a private staff party is well within the noise ordinance bylaw, Entertainment regulations and MGL 138 for liquor service. This request has been allowed since 2015 except during the pandemic. There will be no amplified music. Liquor License Establishments have a right to serve from 8am – 11pm with 11pm – 2am at the discretion of local municipalities.

Background/Discussion

Bartlett's Farm has been hosting a year-end staff party at Cisco Brewery since 2015 – after closing to the public at 7pm. Traditionally Cisco Brewery is allowed to host up to 8 special events after 7pm and until 10 pm with the approval of the Select Board. There have been no other requests for an extension for 2023.

Per MGL 140, Sec. 181:

An entertainment license may be subject to reasonable conditions, but a license generally should not be denied unless the officials are convinced that no conditions can address the health and safety concerns. Conditions such as a police detail to handle traffic, a cut-off time for amplified music, and the provision of bathroom facilities would all be permissibly related to health and safety issues.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

N/A

Board/Commission Recommendation

N/A



Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Email from Bartlett's Farm; Cisco Brewery Entertainment License



From: [Laura Steele](#)
To: [Erika Mooney](#)
Cc: [Eric Lurwick](#); [John Bartlett](#)
Subject: Request for special permit for Staff Party at Cisco Brewery
Date: Thursday, July 20, 2023 11:08:39 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erika,

We are hoping to hold our staff party at Cisco Brewery again this year on August 22nd, which a rain date of August 23rd if that is possible. We would like to do this after normal business hours for the brewery, starting around 7:30 and going until 10pm. There may be some acoustic music as we usually offer up a talent show for staff as part of the event.

Can we get on the agenda for the August 2nd meeting to get approval for this?

Thank you!

Laura

Laura Steele
Human Resources Director
Bartlett's Ocean View Farm
508-228-9403
www.bartlettsfarm.com

This email was scanned by Bitdefender

LICENSE #: 00186-PP-0762

LICENSE FEE: \$2,000.00

**THE LICENSING BOARD for the
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
ANNUAL FARMER-BREWER POURING LICENSE
TO EXPOSE, KEEP FOR SALE, AND TO SELL
MALT ALCOHOLIC BEVERAGES**

TO BE CONSUMED ON THE PREMISES

BUSINESS: Cisco Brewers, Inc.
DBA: Cisco Brewers
PREMISES: 5 Bartlett Farm Road
Nantucket, MA 02554
MANAGER: Randolph Hudson

ON PREMISES DESCRIBED AS:

Garden Area starting at Northeast corner of Brewery Retail, heading North for 5 feet and turning West along Garden for 60 feet, turning South for 100 feet to edge of Patio, turning East to Southwest corner of Brewery wall, turning North along Brewery wall to beginning at Northeast corner of Retail. Area licensed for On-premises consumption only is the Retail Area of Cisco Brewers: A room measuring approximately 12 feet by 13 feet, with one entrance and one exit, located in a building directly across from a barn to the North of the Farmer-Winery licensed premises of Nantucket Vineyard.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the Massachusetts General Laws, as amended and any rules or regulations made thereunder by the licensing authorities, including, but not limited to Chapter 250 of the Town of Nantucket Rules and Regulations Governing Alcoholic Beverages. Specific reference: Farmer-Brewer Pouring License, M.G.L. Chapter 138, Sect. 19 C (i).

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this 21st day of December 2022.



Jason Bridges
Chair, Select Board

THIS LICENSE WILL EXPIRE DECEMBER 31, 2023

**Unless earlier suspended, cancelled, or revoked*

This License Shall Be Displayed On the Premises in a Conspicuous Place Where it May Be Easily Seen.

LICENSE FEE: **\$100.00**

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
ENTERTAINMENT LICENSE

▶ **SEVEN DAYS** ◀

BUSINESS: Cisco Brewers, Inc.
DBA: Cisco Brewers
PREMISES: 5 Bartlett Farm Road
Nantucket, MA 02554
MANAGER: Randolph Hudson

LICENSED PREMISES DESCRIBED AS:

Garden Area starting at Northeast corner of Brewery Retail, heading North for 5 feet and turning West along Garden for 60 feet, turning South for 100 feet to edge of Patio, turning East to Southwest corner of Brewery wall, turning North along Brewery wall to beginning at Northeast corner of Retail.

Approved Entertainment:

- **INSTRUMENTAL MUSIC**
(4-7 Instruments)
Guitar; Drums; Bass; Mandolin;
Violin; Brass
- **VOCALISTS (1-3)**
- **DISC JOCKEY**

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of Section 183A, Chapter 140 of the Massachusetts General Laws, and any rules or regulations made thereunder by the licensing authorities.

Conditions of License:

- **HOURS: 2:00 pm to 7:00 pm; 7 Days**
- All Entertainment must end by 7:00 pm.
- **ACOUSTIC MUSIC ONLY** to be played through house system.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this 21st day of December 2022.



Jason Bridges
Chair, Select Board

THIS LICENSE WILL EXPIRE DECEMBER 31, 2023

**Unless earlier suspended, cancelled, or revoked*

**This License Shall Be Displayed On the Premises in a Conspicuous Place Where it May Be Easily Seen.
A Current Certificate of Inspection with Approved Occupancy Must Always be Posted with this License.**



Agenda Item Summary

Agenda Item #	VIII. 3.
Date	8/2/2023

Staff

Erika Mooney, Operations Administrator

Subject

RW Bryant: Request for Waiver of Town Noise Bylaw for Night Work Along Portion of Easton Street to Install Fiber-optic Cable

Executive Summary

RW Bryant, a contractor that works for Comcast, is requesting a waiver of the Town Noise Bylaw for night work along Easton Street from approximately Cornish Street to the US Coast Guard Station Brant Point to install new fiber-optic cable. Night work is being requested as Easton Street is too busy during the day. I have spoken with USCG IT2 Bryce Foshee who confirms that getting new fiber-optic cable is time sensitive work needed for the operation of station USCG Brant Point and he asks that the waiver be approved. RW Bryant feels the work should take one night.

Staff Recommendation

If approved, RW Bryant should do abutter notification along the portion of Easton Street that will be impacted.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Lights and back up alarms could be disruptive to the neighborhood.

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Email from RW Bryant; plan of work area



From: [Jason Long](#)
To: [Erika Mooney](#)
Cc: [Kyle Hardy](#); [Courtney Nerbonne](#)
Subject: Re: Requesting waiver for night work / town noise (R.W. Bryant Cable Construction)
Date: Wednesday, July 26, 2023 10:48:07 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Week starting 8-14-23 through week ending 8-18-23 one of those night should be only 1 night looking to start at 10 pm to 6 am

RW Bryant
Jason Long

On Jul 26, 2023, at 10:43 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

What dates are you requesting for? Please keep in mind that the Select Board doesn't meet again until Aug, 2 so it would have to be after then. And what hours will you be working?

Erika

Erika D. Mooney
Operations Administrator
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
508-228-7266

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Kyle Hardy <kylehardy@rwbryant.com>
Sent: Monday, July 24, 2023 11:22 AM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Jason Long <jasonlong@rwbryant.com>; Courtney Nerbonne <courtneynerbonne@rwbryant.com>
Subject: Requesting waiver for night work / town noise (R.W. Bryant Cable

Construction)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

R.W. Bryant would like to request a waiver for night work noise:

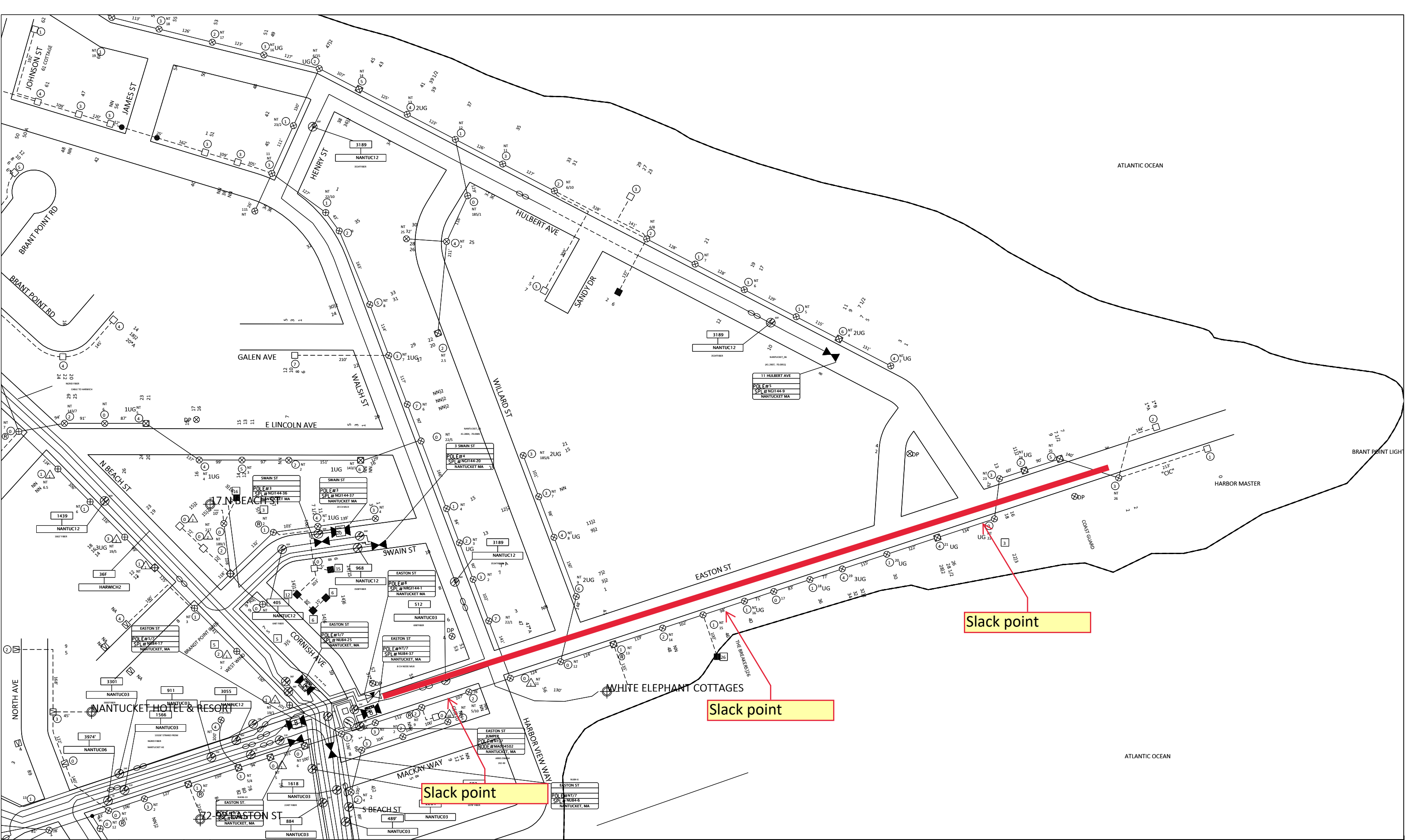
We will be doing pole work at 10 Easton St., Nantucket, MA (U.S Coast Guard), which will include utility truck headlights and reverse alarms.

Thank you,

Kyle Hardy
Fiber-optic Construction Specialist
<image001.png>

318 Tremont St.
Carver, MA 02330
Office: (508) 465-0584
Cell: (774) 269-4507

This email was scanned by Bitdefender



SYMBOL	FIELD SYMBOL	SYMBOL	FIELD SYMBOL	SYMBOL	FIELD SYMBOL
	JOINT POLE		CABLE BOX		POLE
	JOINT POLE WITH MANHOLE		VALVE		HANDHOLE
	POWER POLE		HANDHOLE		ROAD BOX
	POWER POLE WITH MANHOLE		HANDHOLE		ROAD BOX
	TELEPHONE POLE		HANDHOLE		ROAD BOX
	CABLE POLE		HANDHOLE		ROAD BOX
	DP		HANDHOLE		ROAD BOX
	UTILITY POLE		HANDHOLE		ROAD BOX

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Agenda Item Summary

Agenda Item #	IX. 1.
Date	8/2/2023

Staff

Leah Hill, Coastal Resilience Coordinator

Subject

Coastal Resilience Advisory Committee (CRAC)'s Second Quarterly Report

Executive Summary

This quarterly report covers the second quarter of 2023 from April to June. The purpose of the quarterly report is to provide a brief summary to the Select Board on quarterly activities of the Coastal Resilience Advisory Committee and on activities on Coastal Resilience Plan implementation efforts. It also provides a regular platform for SB & CRAC to communicate and assist each other with coastal resilience direction.

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☒ Fiscal ☐ Community ☒ Other ☐

Board/Commission Recommendation

The CRAC recommends the Town hire a professional grant writer to help apply for competitive coastal resilience grants. In addition, CRAC requests that coastal resilience be added into their Strategic Plan.

Public Outreach

Coastal Resilience Advisory Committee meetings.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Implementation of the Coastal Resilience Plan.

Attachments

Click or tap here to enter textQuarterly report attached.



COASTAL RESILIENCE ADVISORY COMMITTEE

COASTAL RESILIENCE ADVISORY COMMITTEE (CRAC)

QUARTERLY REPORT TO
THE SELECT BOARD
FOR APRIL TO JUNE
2023.

HIGHLIGHTS FROM THE QUARTER

- Mary Longacre stepped down after 4 years of being Chair
 - Developed RFP for the CRP
 - Developed Coastal Resilience library on the Town website
 - Created a brochure “Improving Coastal Resilience At Home: A Nantucket guide for minimizing water damage to your property” for homeowners.
 - Developed the Coastal Resilience Plan and accompanying “Existing Conditions and Coastal Risk Assessment”
 - Several recommendations are complete and more underway and in development
 - 2020 recommendation adopted by Select Board to use NOAA’s high sea level rise in decisions, deliberation and planning
- Peter Brace and Leah Hill facilitated the coastal resilience table at the Harbor Plan’s public forum
- CRAC wrote a support letter for the “Feasibility Study and Design for Flood Barrier in Nantucket’s Historic Downtown Gateway” for CZM’s coastal resilience grant

Site Visit to Sconset

- Jeff Carlson, TON Director of Natural Resources Dept. led the visit
- Members saw the current physical conditions from ground level view from Codfish Park to Sankaty Lighthouse and learned about:
 - The landscape
 - Different coastal engineering structures being used for erosion control
 - Which forces are of significant threat at each location
 - If the beach at each location is accreting or eroding
 - Video can be seen here: [Coastal Resilience Advisory Committee | Nantucket, MA - Official Website \(nantucket-ma.gov\)](https://www.nantucket-ma.gov/coastal-resilience-advisory-committee)



Best Next Steps for Sconset Bluff Coastal Resilience

- Select Board asked CRAC to provide an opinion on what the committee's advice would be for the best way to move forward
- The site visit helped members do so
- A letter to the Select Board was finalized with CRAC's advice for Sconset Bluff



Market to Metacom Climate Resilience and Economic Development Plan in Warren, RI



- Presentation by Arnold Robinson, Associate Regional Planning Director at Fuss & O'Neil
- "The Town of Warren is working on an overall neighborhood plan that holistically addresses water quality and climate change challenges while promoting economic redevelopment. This plan will serve as an example of how to combine green infrastructure and climate change actions, such as retreat, in a manner that attracts a shift in private investment while improving the overall resilience of the neighborhood."
- Assessed 2 alternatives and put \$\$ amounts on them: No action or phased relocation and restoration
- <https://experience.arcgis.com/experience/6243398bbb804cc794fbdfbf2e5a71co/page/Home/>

Zoning Bylaw Review Tool

- Published by EPA Southeast New England Program (SNEP) and Mass Audubon
- Goal:
 - Build community resilience through local regulations
 - Compare local land use regulations with best practices
 - Assist communities in applying cost-effective low impact development (LID) techniques
- Carl Borchert, CRAC and Planning Board member, introduced this tool
- Recommends PLUS explores the tool

Factors	Conventional	Better	Best	Community's Zoning	Community's Subdivision Rules & Regulations	Community's Site Plan Review	Community's Stormwater/LID Bylaw/Regulations
GOAL 1: PROTECT NATURAL RESOURCES AND OPEN SPACE							
Soils managed for revegetation	Not addressed	Limitations on removal from site, and/or requirements for stabilization and revegetation	Prohibit removal of topsoil from site. Require prep of soils compacted during construction	(Not applicable)			
Limit clearing, lawn size, require retention or planting of native vegetation/naturalized areas	Not addressed or general qualitative statement not tied to other design standards	Encourage minimization of clearing/ grubbing	Require minimization of clearing/grubbing with specific standards	Can be accessed here: https://snepnetwork.org/bylaw-review/ Webinars and how-to-trainings			
Require native vegetation and trees	Require or recommend invasives	Not addressed, or mixture of required plantings of native and nonnative	Require at least 75% native plantings				

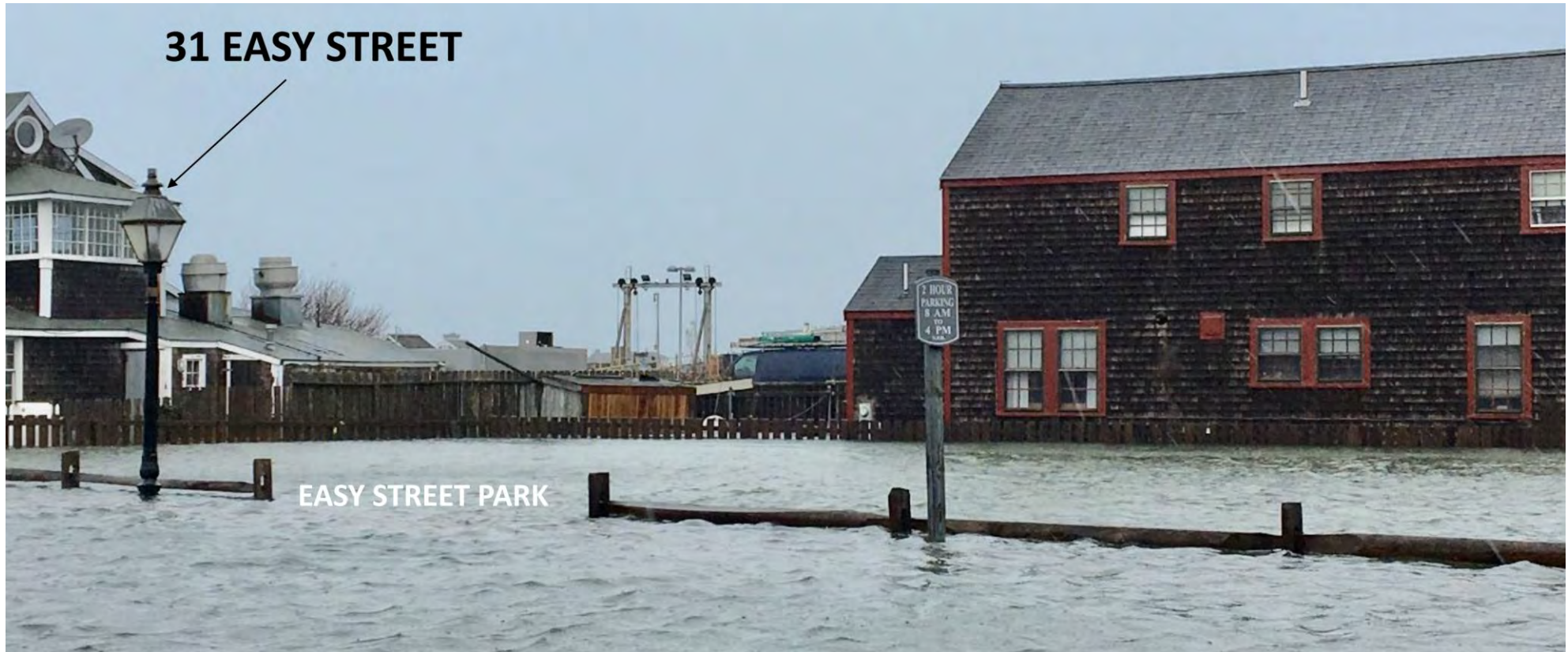
Discussion on Finance and Policy Topics

- CRAC is going to explore how to develop and implement funding opportunities for coastal resilience projects
 - To implement all 40 projects it is estimated to cost upwards of \$900 million
 - Projects recommended to be implemented in the next 10-15 years
- Within the CRP there are many policy recommendations so CRAC will determine which ones to focus on for implementation within the next year

2-4	Washington Street Extension and Consue Springs Walkway Raising	Road raising to prolong service life of Washington Street Extension and public access in Consue Springs	Structural	High: \$65M Low: \$58M O&M: \$720K	Not quantified; qualitative benefits include prolonging public access to Consue Springs natural area	2050
2-5	Building Scale Resilience at 37 Washington Street	Pilot project to showcase building-scale resilience best practices on a Town-owned facility, including potentially elevation of critical systems, protection of sensitive equipment and documents, and deployable flood risk reduction measures. The first step in this recommendation is a site-specific study to determine the appropriate risk mitigation approaches for this structure.	Structuvral	High: \$150K Low: \$50K O&M: NA	Not quantified; benefits are dependent on risk mitigation strategy developed through recommended site-specific study.	2024
2-6	Downtown Neighborhood Flood Barrier - Phase 1 Project	Phase 1 project to advance through feasibility and design a near-term project focused on the most vulnerable location along the planned extent of the Downtown Neighborhood Flood Barrier. The Phase 1 project should focus on the coastal segment located along Easy Street from Straight Wharf to Steamboat Wharf and may include raised bulkheads, sidewalks, and roadways.	Structural	High: \$13M Low: \$12M O&M: \$150K Note that these cost estimates are included in the costs for Project 2-2	\$120,000,000	2025

Town Meeting Articles 102 & 103

- Rachael Freeman from the Nantucket Islands Land Bank presented on Real Estate Acquisition: 31 Easy Street and Real Estate Conveyance: 31 Easy Street- eminent domain
- Critical piece of land for the Town and Steamship Authority for coastal resilience planning
- Potential to expand Easy Street Park



Requests & Recommendations

- CRAC recommends the Town hire a dedicated grant writer.
 - CRAC recommends including coastal resilience in the Select Board's Strategic Plan.
-
- Are there current or upcoming issues for which the Select Board would like the CRAC's advice?

"The CRAC recommends all Town Departments, Boards, Commissions and Committees and any service providers, contracted engineers and consultants need to be aware of and need to use the NOAA "High" scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning. These data are periodically updated by NOAA and will be posted on the CRAC page on the Town's website."

The Coastal Resilience Advisory Committee generally meets on the **second** and **fourth Tuesday** of each month at 10 am via Zoom. Meeting notices and agendas are posted on the Town's website at:

<https://nantucket-ma.gov/1391/Coastal-Resiliency-Advisory-Committee>

Contact Leah Hill, Coastal Resilience Coordinator, lhill@nantucket-ma.gov



Reflections on four years as Chair of the Coastal Resilience Advisory Committee.

I am extremely proud of the work the Coastal Resilience Advisory Committee has done since being established in 2019. We started by reviewing the current conditions as reported in the “2020 Risk Assessment and Resiliency Strategies” report and various government resources, then worked, in an unprecedented manner, hand in hand with the Coastal Resilience Coordinator to draft the Request for Proposals for the Coastal Resilience Plan. We developed a library of resources on the Town’s website for local reports, state and federal information, and understanding what other communities are doing about coastal resilience. We created a brochure “Improving Coastal Resilience At Home: A Nantucket guide for minimizing water damage to your property” for homeowners. Working with a team of consultants lead by Arcadis, we developed the Coastal Resilience Plan and accompanying “Existing Conditions and Coastal Risk Assessment” report through a process featuring significant public engagement. Several recommendations from the CRP are already completed, and more are underway or in development.

In 2020, the Select Board adopted our recommendation that “all Town Departments, Boards, Commissions and Committees and any service providers, contracted engineers and consultants need to be aware of and need to use the NOAA “High” scenario to accommodate current storm surge as well as Sea Level Rise in their decisions, deliberations and planning” and we have seen this recommendation implemented throughout Town departments and incorporated in updated plans.

My thanks to the Select Board for their commitment to safeguarding Nantucket’s future by establishing the Committee and to Town Administration for creating the Coastal Resilience Coordinator position and designating funds for both the Coastal Resilience Plan and implementation of its recommendations. It has been a joy to work with Vince Murphy, and with his successor Leah Hill. My thanks also to the CRAC members, especially those who have served all four years with me, for their support, dedication, and contributions.

Mary Longacre, Chair, Coastal Resilience Advisory Committee, 2019-2023

Preliminary Outline #1 for November 7, 2023 Special Town Meeting Warrant

For 06/28/23 SB review

As of 06/25/23

NOTE: Numbering & Order is NOT FINAL

Short-term Rental Articles – may be 2-3. In progress. Reviewed with Select Board 6/14. Next review 7/12.

- Community Impact Fee local option?

Zoning

- Airport per PLUS

Real Estate

- Conveyance of easements (x2) to Land Bank – E Creek Rd
- Conveyance of parcels to Land Bank adjacent to Surfside WWTF for compliance with NHESP permit requirements
- Additional easements in connection with Surfside area water main extension project

Appropriations

- Potential need for supplemental funding for Waitt Dr seasonal employee housing
- Resubmittal of Article 15 from 2023 ATM (Nobadeer Fields - \$3.8m)
- Potential need for supplemental funding for Naushop sewer pump station upgrade
- Supplemental funding for Airport housing project
- Reappropriate FY 23 and FY 24 rental housing assistance funds (\$2m total)

Other

- Establish special purpose Stabilization Fund to allow for use of opioid settlement funds
- ADD Town-owned Shadbush Rd site to DPW Facility design appropriation article
- Increase Town Clerk salary in accordance with Comp & Class study

Citizen Articles

Submittal deadline Wed, June 21

3 Submitted: all sewer district related (1 Nantucket Sewer District; 2 Sconset)

COMBINED SHORT-TERM RENTAL WARRANT ARTICLES

NOVEMBER 7, 2023, Special Town Meeting

Article 1

Zoning Bylaw Amendment Regulating Short-Term Rental Use

To see if the Town will vote to amend Chapter 139 of the Town Code (Zoning) as follows:

1. Amend §139-2 (Definitions and Word Usage), by inserting the following new term and definition and inserting them in alphabetical order.

SHORT-TERM RENTAL

A dwelling unit or portion thereof registered and operated by the owner in accordance with Chapter 123 of the Town Code.

TOWNHOUSE

A single structure consisting of three or more dwelling units, each with one or more abutting walls and entrances opening directly to the outside at grade.

2. Amend §139-7A (Use Chart) by inserting Short-Term Rental between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all district columns except the Commercial Industrial (CI) district, where the designation N shall be inserted.

Or take any other action relative thereto.

Quantum of vote for passage of this article is 2/3rds.

Article 2

General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals

To see if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Rentals) as follows (language to be inserted shown in highlight; language to be deleted shown in strikethrough); provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments takes effect unless and until Chapter 139 (Zoning) of the Town Code regulating short-term rental use is amended in substantially the form set forth in **Article __** of the

warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General:

Chapter123

Short-Term Rentals

§ 123-1. Purpose and Intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in General Laws c. 64G, §14 and is intended to:

(1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to insure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.

(2) Protect the time-honored tradition of home rentals on Nantucket and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time on Nantucket;

(3) avoid adverse impacts on the local economy stemming from a loss of existing Short Term Rental revenue, including rooms excise tax revenue, and visitor spending.

(4) prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences.

(5) reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods.

(6) limit the conversion of residential units to Short-Term Rentals which has had the deleterious effect of removing residential units from the available year-round rental housing stock; and

(7) provide a regulatory structure that reduces the threat of litigation challenging Short-Term Rental use by full-time and part-time residents.

§123-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

APARTMENT BUILDING

Shall have the same meaning as in Chapter 139 of the Town Code.

CORPORATION

All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, §4, respectively.

COTTAGE COLONY

A group of four or more detached dwellings, legally in existence at the time of adoption of this bylaw, located on a single lot, which is customarily occupied on a seasonal basis.

DEED-RESTRICTED UNIT

A dwelling unit that is subject to a deed restriction held by the Town for affordable, workforce homeownership housing, or workforce rental housing as these terms are defined in Chapter 139 of the Town Code, or is subject to a deed restriction under the Nantucket Housing Needs Covenant program pursuant to Chapter 301 of the Acts of 2002, as amended.

DWELLING UNIT

Shall have the same meaning as in Chapter 139 of the Town Code.

HOSTED STAYS

An overnight stay whereby a short-term renter occupies a portion of a dwelling unit where the owner is present. An owner is considered present when the owner is on the premises except during the daytime and/or work hours.

OPERATOR

A person operating a short-term rental including, but not limited to, the owner or proprietor of such premises, the lessee, sublessee, mortgagee in possession, licensee or any other person otherwise operating such short-term rental. It is the intent of this bylaw that the operator shall have the same meaning as set forth in General Laws c. 64G, §1.

SHORT-TERM RENTAL

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 1 room or dwelling unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance. Rental periods with a change in occupancy in excess of 31 calendar days shall not be considered a short-term rental. The rental of property for a total of 14 days or less in any calendar year shall not be considered a short-term rental.

TOWNHOUSE

Shall have the same meaning as in Chapter 139 of the Town Code.

TRANSIENT RESIDENTIAL FACILITY

Shall have the same meaning as in Chapter 139 of the Town Code.

Unless otherwise specifically provided in this bylaw, terms used in this bylaw shall have the same meaning as set forth in G.L. c. 64G.

§ 123-3. Registration, Permitting, Inspection and Fees.

- A. No person shall operate a short-term rental without having first obtained a certificate of registration from the Board of Health. An application for a certificate of registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c. 64G. The operator shall

provide with the application a certificate of registration issued by the Department of Revenue in accordance with section 67 of Chapter 62C of the General Laws.

- B. The annual fee for such certificate of registration shall be set forth in the regulations issued pursuant to § 123-4.
- C. The application for the certificate of registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c. 64G and the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings, and that the owner and/or operator of the property is current with all town taxes, water, and sewage charges and other fees, subject to the requirements of Chapter 19, §§ 13 -18 of the Town Code. Any property offered for a short-term rental shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by the Board of Health and other Town boards generally applicable to resident dwelling units.
- D. The Board of Health shall not issue any Certificate of Registration unless the Operator has:
 - (1) submitted a complete application and paid all associated fees;
 - (2) Provided contact information for the operator and persons designated to address any issues at the short-term rental within two (2) hours' notice; and
 - (3) Provided the Town with a certificate of insurance evidencing liability insurance coverage for the short-term rental in an amount to be determined by the regulations issued pursuant to §123-4.
- E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.
- F. Certificates of registration are valid for one year and may be renewed at the discretion of the Town, provided that the operator has complied with the provisions of this chapter and

any associated regulations during the preceding year. An application for renewal of a certificate of registration shall be submitted along with the annual fee no later than November 1st of the next year. A renewal application shall include an attestation that the Short-Term Rental was operated in accordance with all bylaws and regulations of the Town during the previous year.

- G. The certificate of registration is issued to the operator and does not run with the land. If the short-term rental is sold or transferred out of ownership, a new application for a certificate of registration shall be filed by the new operator before short-term rentals can continue or resume.
- H. An owner may register to operate only one property as a Short-Term Rental. The property can contain up to two dwelling units in a single registration, as long as both dwelling units covered by the registration are located on the same lot and are rented to the same person or legal entity. Multiple dwelling units within the same property may not be registered or rented as separate short-term rentals. An owner may hire a property management company to list and manage a short-term rental, but the registration must be in the owner's name.
- I. Dwelling units owned by a Corporation shall not be eligible to receive a certificate of registration. Short-Term Rentals are eligible to receive a certificate of registration for dwelling units owned by an LLC, Trust, or a solely family-owned corporation such as an S Corporation, only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration. The Board of Health may adopt regulations pursuant to §123-4 establishing the documentation required to establish eligibility under this section.
- J. Short-Term Rentals may not be operated in any Deed-Restricted unit or in an unrestricted unit in an Apartment Building or Townhouse owned, operated, and managed as rental housing.
- K. Short-Term Rentals shall only be allowed in detached single-family dwelling units. The Owner of a Townhouse or a dwelling unit in an Apartment Building is eligible to receive a certificate of registration, provided the unit is not deed-restricted, and only on a condition contained in the certificate of registration that limits Short-Term Rentals in such units to a maximum of four weeks each year.
- L. No person holding a certificate of registration for a dwelling unit may engage in the Short-Term Rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a Short-Term Rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August. The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4

changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to a maximum of nine changes in occupancy during the months of July and August.

- M. Any person or other legal entity who receives a certificate of registration prior to the effective date of this Chapter or within 60 days of the Town's establishment of the rental registration program, whichever is later, may continue to engage in Short-Term Rentals in accordance with the existing certificate of registration, except for subsection K of this section which shall apply to all short-term rentals, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.
- N. The Select Board may designate a Town Official or Town Board to grant a waiver from any of the provisions contained in Paragraphs H through L of this Chapter upon a showing that such a waiver is necessary in order to prevent an undue hardship.
- N. Hosted Stays and Cottage Colonies shall be exempt from subsections H, J, K , and L of this section.

§ 123-4. Regulations.

The Board of Health, subject to the approval of the Select Board, shall promulgate regulations to carry out and enforce the provisions of this chapter. Such regulations may also include but are not limited to requirements to insure that the operation of the short-term rental does not create or cause a nuisance to the surrounding neighborhood due to unreasonable noise, overburdening of parking areas, and other nuisance conditions.

§ 123-5. Enforcement.

A. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.

B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law (Chapter 1 of the Town Code). If non-criminal disposition is elected, then any person who

violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of one hundred dollars (\$100) for the first offense; two hundred dollars (\$200) for the second offense; and three hundred dollars (\$300) for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.

C. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the operator or the owner of the property by the Board of Health or its designee, after a certificate of registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said certificate of registration until the violation has been cured or otherwise resolved. Multiple violations by any operator may, at the discretion of the Board of Health and after a hearing, disqualify that operator from obtaining a Certificate of Registration for a period of up to three years.

D. In accordance with G.L. c. 64G, §14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation issued hereunder. Each day a violation continues shall be considered a separate offense.

§ 123-6. Severability.

If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

§ 123-7. Effective date.

~~The provisions of this Chapter shall become effective pursuant to General Laws Chapter 40, §21, or January 1, 2023, whichever is later;~~

Or take any other action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 3

General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals – Further Regulations

To see if the Town will vote to amend Chapter 123-3 of the Town Code (Short-Term Rentals - Registration, Permitting, Inspection and Fees), subsection (K) to read as follows (language to be inserted shown in highlight); provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments takes effect unless and until Chapter 139 of the Town Code (Zoning) regulating short-term rental use is amended in substantially the form set forth in **Article** of the warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General:

- K. No person holding a certificate of registration for a dwelling unit may engage in the short-term rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a short-term rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August, unless the owner or at least one member of a Trust or LLC can give proof of residing in the property at least 6 months and a day in the year after purchase, or a subsequent year, in which case the change in occupancy during the months of July and August shall be limited to 9 times. The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4 changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to the 9 changes in occupancy.

Or take any other action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 4

Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(a), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 5

Adoption of Community Impact Fee on Owner Occupied Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(b), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental that is located in a two-family or three-family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Quantum of vote for passage of this article is a majority.

Article 6

Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section 5B, a Special Purpose Stabilization Fund for Affordable Housing; and further to accept Paragraph 4 of Chapter 40, Section 5B of the General Laws and dedicate, without further appropriation, 100 percent of any community impact fees received by the Town pursuant to General Laws Chapter 64G, Section 3D(a) or (b) on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Affordable Housing; provided that said dedication shall take effect beginning in Fiscal Year 2025 which begins on July 1, 2024; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.

Quantum of vote for passage of this article is 2/3rds.

From: [Bruce Mandel](#)
To: [Matt Fee](#); [Malcolm MacNab](#); [Brooke Mohr](#); [Thomas Dixon](#); [Dawn Hill Holdgate](#); [Libby Gibson](#); [Erika Mooney](#)
Subject: Proposed Articles for Short Term Rentals to be presented at 2023 STM
Date: Wednesday, July 19, 2023 8:33:33 AM
Attachments: [BRM- letter to SB re STRs dtd 19JUL23.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

19 JULY 2023

Re: Six Proposed Articles for Short Term Rentals to be presented at 2023 STM

Dear Select Board Members and Staff:

Please post this message and the attached letter as part of the record of today's Select Board meeting.

I'm a Board member of the Madaket Conservation Association. I am one of several members responsible for surveying the community about issues affecting our neighborhoods. I am expressing my own comments below. The purpose of this letter is to express concerns and comments regarding the recent presentation to the Select Board by the Short-Term Workgroup, to comment about the six proposed Articles in the Select Board's meeting packet and to make you aware about the results of our organizations two recent surveys regarding short term rentals.

The following bullet points represent what is expressed below in more detail and in the attached copy (incase the email doesn't formate well)

- Surveys of Madaket community make it clear the voters will not support any Articles that result in allowing corporately owned STR's in our residential zoning districts.
- There is no distinction made separating corporate ownership from limited liability corporations, subchapter S corporations, trusts composed of corporate members.
- The proposed Articles are written in a manner that creates loopholes that will likely be creatively used to circumvent their intention. Those should be discussed and corrected.
- The Articles reference "natural persons" as being a requirement for certain exclusionary issues. Nothing prevents these "natural persons" from representing corporate or commercial interests – a current practice already in use as a veil to protect the owners from helping the community to address issues of, for example, unruly tenants.
- The extended legacy grandfathering provisions seem to be driven by fear of lawsuits rather than being protective of communities do not sit well.
- Nothing has been posed about these important issues in Spanish or Portuguese for our English-as-a second-language community.
- A few of the elements contained in the six proposed Articles are

problematic for the community. Those are discussed below.

- I implore the Select Board to postpone the Special Town Meeting until such time as the proposal Articles are given the transparency afforded by full public discussion geared to receive broad community support.

I have participated in all the Short-Term Rental Workgroup's meetings and have attempted to make comments / suggestions during the Workgroup's meetings in the limited "public comment" agenda periods.

My comments are based on the results of our organization having conducted surveys in 2022 and 2023 which included questions dealing with short term rentals for properties in the Madaket Area Plan's draft, updated boundary. This area is basically the Madaket Harbor Watersheds and its seven sub-watersheds. This area includes approximately 700 properties. The 2022 survey was sent to 698 addressees. It received a 27% response level. The 2023 survey was sent to 1,315 addressees and it received a 22% response level. The addressees were comprised of seasonal and year-round property owners and their guests, renters, visitors as well as out-of-Madaket area island addressees. The specific results from the survey questions about short term rentals makes it clear that the respondent's overarching goal is to preserve and protect Madaket's rural, low density, low noise character, to maintain open space with our neighborly, attractive viewscapes with access to beaches and to promote the quiet enjoyment of our properties. The survey respondents made it clear that we should work to:

- Preclude commercially utilized, rental only STRs;
- Condition any type of permitted STR to limit noise, gathering sizes and the ability to quickly address disruptive renters directly with the property owner;
- Regulate parking and traffic flow by reducing rental churn;
- Ensuring safe neighborhood conditions; and
- Limiting the house next door from turning into commercial lodging.

The proposed Articles will affect all islanders, including all of our economy's supportive workers, for many of whom English is a second language (ESL). Even our high school is dealing with the demands of the issue of ESL communication. When I asked the STR Workgroup's Facilitator to have their agenda summaries posted in Spanish and Portuguese as well as English, I refused, telling me they are only required to post in English and if I wanted them posted in Spanish or Portuguese that it was the Town's responsibility, and I should ask the Town to do it. I wrote to the Town Administration about doing this but have no response so far.

As you deal with communicating and discussing the Articles with the voters, I urge you to cause every document to be posted and published in Spanish and Protégées as well as English. The ESL constituents are as much affected by the six proposed Articles as anyone else. There are volunteers prepared to help with this. Just reach out to us.

Although the Short-Term Rental Workgroup had laudable goals, the regulations developed simply give the green light to more growth of commercial STRs. The

regulations are fraught with potential workarounds as are the proposed Bylaws contained in the Selectboard's meeting packet.

As to the recent presentation made to the Select Board by the Short-Term Workgroup:

- I fully support the insightful votes by Matt Fee and Malcolm MacNab and their well stated and carefully explained reasoning for their votes not to accept the Workgroup's presented draft Articles. I concur with Selectperson MacNab's assessments. I am concerned about the vaguely conditioned grandfathering conditions [example – subsection (M) in proposed Article 2]. I agree with Selectperson Fee's clear statement about his concerns. These concerns can be addressed satisfactorily with the public to make the items more palatable.
- The surveys conducted over the last two years included responses from many registered voters. The respondents made it clear they will not support the imposition of a Zoning Bylaw or a General Bylaw that allows corporate short-term rentals in any Madaket zone. Corporate short-term rentals are considered to include Limited Liability Corporations, subchapter S corporations and Trusts comprised of any members who are not what are being described as "natural persons."
- There is a concern about the grandfathering provisions in that any time gap between the voter acceptance of the Articles proposed by the Select Board and the effective date of the Articles could trigger a virtual landslide of property registrations as STRs whether the owners intend to begin using them as STRs or they are reserving that use for their future familial owners. You may recall a similar condition years ago when building permits were capped in an effort to control rampant and speculative housing construction, causing a run on submitting building permit applications before the cap went into effect.
- The packet for the 19 JULY 2023 Select Board meeting contains documents that contain some alarming conditions about which this letter is meant to discuss, including six proposed Articles being presented by the Select Board for the 2023 STM. Examples are below. These draft Articles are complicated. More time is needed to assess their effects on our community.
 - o There should be several public forums to discuss them prior to them being adopted for inclusion in the STM Warrant.
- The proposed zoning article is too far reaching since it would allow strictly commercial STR operations to operate in residential areas like Madaket. The basis of zoning includes separating commercial from residential activities.
- Regarding proposed Article Six, during the meetings of the Short-Term Workgroup, on several occasions, the Workgroup made it clear that they were not charged with addressing Affordable Housing issues nor was it likely

Nantucket could build its way out of the Affordable Housing crisis. I believe this was also acknowledged by the Workgroup's Affordable Housing advocate. Hence, the vaguely worded and undefined amounts proposed by the third impact fee, which will lead to the diversion of any proposed Short Term Rental impact fees to a yet to be defined proposed Special Purpose Stabilization Fund for Affordable Housing needs to be discussed in more detail as well as justified as to its intended uses considering the other sources of funds being made available for this effort.

- Regarding Proposed Article 4 – it ought to be less vaguely worded, especially the language presented "...that are located in the same city or town..." We are focused on Nantucket and this Article ought to be more precise.
- Regarding Article 2 – the language allowing grandfathering of an STR, whether corporately owned or a legacy driven by intra-family dealings, is not viewed as being acceptable for maintaining Madaket's previously stated goals. Article 2's:
 - o Subparagraph (1) provides no mechanism for addressing nuisance conditions;
 - o Subparagraphs (2), (4),(5) are well crafted to protect the time-honored way Nantucketers have been using the opportunities for short term rental and is how Madaket views the process;
 - o Subparagraph (7) is understood but is not felt to be a good reason to drive language in the Articles. Lawsuits are a fact of life and a realistic business tactic here.
 - o A heavy burden for the listed conditions relating to enforcement is being directed to the Board of Health without indicating what assets will be provided to accomplish the important tasks.
 - o Certificates that are not renewed by their expiration date should trigger a requirement to fully reapply.

In closing I implore the Select Board to postpone the Special Town Meeting until such time as the proposal Articles are given the transparency afforded by full public discussion geared to receive broad community support.

Respectfully submitted,

Bruce Mandel

From: [Thomas Erichsen](#)
To: [Matt Fee](#); [Malcolm MacNab](#); [Brooke Mohr](#); [Thomas Dixon](#); [Dawn Hill Holdgate](#); [Libby Gibson](#); [Erika Mooney](#)
Subject: Short Term Rentals
Date: Wednesday, July 19, 2023 11:58:57 AM

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The Smith Point Association, a group of 50 homeowners supports Bruce Mandell's and The Madaket Conservation Association's (MCA) position on Short Term Rentals as detailed below.

As the President of the Smith Point Association and an MCA Board Member, I would also like to thank Select Board members Matt Fee and Malcom Macnab for their statements regarding STR's

Thomas B. Erichsen
President, Smith Point Association
Board Member Madaket Conservation

message -----

From: **Bruce Mandel**<bruce.mandel@gmail.com>
Date: Wed, Jul 19, 2023, 08:33
Subject: Proposed Articles for Short Term Rentals to be presented at 2023 STM
To: Matt Fee <mfee@nantucket-ma.gov>, <mmacnab@nantucket-ma.gov>, <bmohr@nantucket-ma.gov>, <tdixon@nantucket-ma.gov>, Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>, Libby Gibson <lgibson@nantucket-ma.gov>, Erika Mooney <emooney@nantucket-ma.gov>

19 JULY 2023

Re: Six Proposed Articles for Short Term Rentals to be presented at 2023 STM

Dear Select Board Members and Staff:

Please post this message and the attached letter as part of the record of today's Select Board meeting.

I'm a Board member of the Madaket Conservation Association. I am one of several members responsible for surveying the community about issues affecting our neighborhoods. I am expressing my own comments below. The purpose of this letter is to express concerns and comments regarding the recent presentation to the Select Board by the Short-Term Workgroup, to comment about the six proposed Articles in the Select Board's meeting packet and to make you aware about the results of our organizations two recent surveys regarding short term rentals.

From: [Michael Kopko](#)
To: [Erika Mooney](#)
Subject: Document
Date: Wednesday, July 19, 2023 12:07:22 PM
Attachments: [STR draft bylaw ACK 2.pdf](#)

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Hi Erika,

I will be attending the meeting today at 5:30, and hope to refer to the attached document.

Would it be possible to distribute it to the Board?

M

Michael Kopko

Producing Director

Co-Artistic Director

White Heron Theatre Company

5 North Water Street

Nantucket, MA 02554

508.228.2156



This email was scanned by Bitdefender

General Bylaw Amendment – Short Term Rental Certificate Regulations

To see if the town will vote to amend Nantucket General Bylaws as follows:

Purpose and Intent.

Pursuant to the authority of M.G.L. c.64G, the Town establishes these regulations to balance private, neighborhood, and municipal interests. These regulations are intended to:

1. Enable seasonal and year-round residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community.
2. Minimize public safety and health risks.
3. Deter commercial interests from buying housing to use primarily as short-term rental businesses.

Definitions. For this Chapter, the following terms shall have the definitions indicated:

Owner. Any person whom alone, or severally with others, has legal or equitable title or beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or person appointed by the courts. An Owner can be a single person, a marital unit, a group of people, LLC or a Trust. The Owner may also be referred to as the Operator, or the Host.

Short-Term Rental. An accessory lodging use in owner-occupied, tenant-occupied or non-owner occupied dwelling unit including, but not limited to, an apartment, house, accessory dwelling unit, cottage, condominium, or a furnished accommodation that is not a hotel, motel, inn, resort, lodging house, or bed and breakfast establishment, where at least 1 room or unit is rented to an occupant or sub occupant for 1-31 consecutive calendar days; and, all accommodations are reserved in advance, except for certain lodging types excluded from such regulations by Massachusetts General Law.

Regulations.

Short-Term Rentals, may be rented by right, by a homeowner, in all zones, with the following exceptions:

Residential property owned by a corporation other than an LLC may not engage in Short-Term Rentals.

No dwelling unit or part thereof may be offered as a Short-Term Rental within the Town of Nantucket, unless it is registered annually with the Town through an application process approved by the Board of Health and in accordance with this Chapter, and registered with the Commonwealth of Massachusetts Department of Revenue in accordance with applicable laws.

An Owner may register to operate only two dwelling units as a Short-Term Rentals. If a person owns three or more properties, or owns two and is listed as a manager or agent for a third or more that is or are owned by an LLC, for example, that person must choose two to be registered as a Short-Term Rental. No person shall have more than two legal or equitable titles or

beneficial interests in any dwelling unit used for a Short-Term Rental except as provided for above. An Owner may hire a property management company to list and manage Short-Term Rentals, but the registration must be in the Owner's name.

Short-Term Rentals are prohibited in dwelling units owned by a corporation. Short Term Rentals are permitted in dwelling units owned by an LLC or Trust only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.

Short-Term rentals are prohibited in dwelling units designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.

Notwithstanding the foregoing, a property that has a short-term rental certificate duly issued prior to the effective date of the bylaw, and is not owned by a corporation, may continue to apply for and receive a short-term rental certificate until the owner fails to timely renew the short-term rental certificate; the property is sold; or is otherwise transferred, or if it is part of a condominium and the condominium association ceases to permit short-term rentals.

An Owner shall not register or offer a rental unit subject to a long-term lease as a Short-Term Rental.

Events that include tents or amplified music or which would customarily require a license or permit are not allowed in Short-Term rentals.

A Short-Term Rental unit must include a local contact, who is able to act responsibly and can be reached in an emergency. The responsible party's contact information shall include both a phone number and an email address and shall be clearly posted in an obvious location.

Owners can appeal a written violation within 21 days of notice in accordance with M. G. L. Ch. 40 § 21D.

In the event that there are three or more violations within a twelve month period, Short-Term Rental registrations may be revoked and permanently denied by a vote of the Select Board.

Penalties.

If any Owner violates any provision of this bylaw, the Owner may be subject to a civil penalty in accordance with M. G. L. Ch. 40 § 21D, with the following: \$300 1st Offense and each subsequent offense. Each day that a violation exists constitutes a separate offense.

In the event there are more than three violations within a twelve-month period, Short-Term Rental Registrations may be revoked and permanently denied by a vote of the Board of Health.

Board of Health Authority.

The Board of Health shall have the authority to create a registration application form, set registration fees, and adopt rules, regulations, policies or procedures to implement the provisions of this Chapter. The registration process shall require an Owner to include the address of

the unit to be registered, to list the names of all organization members if owned by a legal entity, and to provide verifiable documentation of the owners or members of that legal entity.

Severability. If any provision in this section shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

From: [Franci Neely](#)
To: [Malcolm MacNab](#); [Thomas Dixon](#); [Brooke Mohr](#); [Matt Fee](#)
Cc: [Erika Mooney](#)
Subject: Comments regarding the STRWG's proposal
Date: Thursday, July 20, 2023 4:20:16 PM
Attachments: [STRS and Select Board.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Select Board and Ms. Mooney,

I respectfully ask that the below letter be made part of the “public comment” section of the Select Board meeting held yesterday evening, July 19, 2023.

Sincerely,

Franci Neely

This email was scanned by Bitdefender

Franci Neely
franci@francineely.com

FRANCI NEELY
5 Salt Marsh Road
Nantucket, MA 02554
franci@francineely.com
713.306.7570

Dear Chair Mohr and Select Board members Dixon, Fee and McNab,

I listened to last night's Select Board meeting until about 7:15 pm, hoping to speak. I only left because I'd promised to be at a friend's for dinner at 7:30 pm. I imagine I'm not the only one who was unable to participate, given the timing of the discussion.

I am a seasonal resident of Nantucket and have owned property in Monomoy for about 25 years. I love this island. I do not rent my property and do not make money from rentals. I wholeheartedly support the tradition of Nantucketers who rent their properties as an accessory usage. I am offended by the tactic of organizations like Nantucket Together who frighten these by claiming that proper regulation of STRs is aimed at harming them.

Last night, I listened to a number of STRWG members who recently resigned. They collectively suggested that, because they spent many hours on this project, the Select Board should therefore approve their proposal. The STR issue confronting Nantucket is more important than the feelings of individuals, no matter how hard they work. **Your questioning the wisdom of their proposal is not disrespectful: It is your job.**

The membership of the STRWG was not entirely objective. It included people with conflicts of interest, people who themselves or through their close family members make money from STRs. That should be plainly disclosed to the public. Some on the STRWG from the outset adopted the outspoken view of former planning director Andrew Vorce (backed by Town Counsel) who said in a public meeting that he wanted to alter current zoning laws to permit STRs on any part of the island. I know this was the view of Mr. Vorce: He told me as much two years ago. Some on the STRWG had vociferously supported the passage of Article 42, including Kathy Baird, alternate Robin Nydes, the ACNVT, Dave Iverson, Peter Schaeffer.

Last night, Bruce Mandel of Madaket spoke about Madaket's data-driven survey that opposed commercial STRs. Monomoy also conducted a survey that enjoyed a response rate greater than 50% and that opposed commercial STRs in residential-only neighborhoods. One of the members of the STRWG, John Kitchener, helped draft the section of the resulting Monomoy area plan that discussed the neighborhood's opposition to this. Monomoy spent over 800 volunteer hours preparing its area plan,

which was data-driven. I don't believe that the STRWG gave adequate weight, if any, to Monomoy's or Madaket's views.

I attended both public sessions of the STRWG. Each lasted about 2 hours. Half of that time was devoted to the moderator's remarks and wrap-up. Only half of the time was spent in breakout group discussions. Most recently, my breakout group was moderated by Nantucket Together founder Robin Nydes. **He discouraged anyone from speaking about other macro-proposals like allowing STRs as accessory uses.** Instead, Mr. Nydes asked each in the breakout group only what they thought about each element of the proposed regulations. The approach assumed that bylaw regulations — not zoning — was the appropriate answer to STR control. This was NOT an openminded, inclusive approach. Significantly, Mr. Nydes asked each breakout group member to identify themselves as seasonal or year-round. I also asked that each of us disclose whether we operated STRs, a request which was met with deafening silence. Several in my breakout group expressed considerable concern about grandfathering. That provision remains in the proposal. What changes in the STRWG proposal were made after the second public session? Like Mr. Mandel of Madaket, I did not find the public sessions encouraged robust discussion.

I am not impressed with Town Counsel's rationale for refusing to use zoning to address STRs. (Like him, I'm a lawyer.). He acknowledges it's legal to do so. Town Counsel claims that zoning "does not regulate nimbly" and would invite litigation. That is incorrect. **Good lawyering could define "incidental" or "accessory."** **Why didn't the STRWG make any effort to do so? Why didn't Town counsel?** Purely commercial STRs like the one the Copley Group operates in Monomoy don't even require a definition of "incidental" or "accessory." That property is used solely for STR purposes. Why should this not be prohibited? (Actually, current zoning does prohibit it, and that is the reason there is a legitimate lawsuit challenging that illegal usage. Last night, Town Counsel failed to mention the legal challenge to the purely commercial STR property in Monomoy. Instead, the Town Counsel actually supported the "reasoning" of the building commissioner and ZBA: They have actually maintained that, because people sleep in the Copley-owned property, that makes it a "residential" usage and therefore does not violate Monomoy zoning. This thinking would legitimize a Four Seasons in Monomoy.)

Town Counsel and pro-STR interests like Nantucket Together continue to claim the bylaw instead of the zoning approach is necessary to halt litigation. No, it will not. **The proposed regulations will foment litigation. They are porous and will be gamed by people who are determined to undermine the integrity of neighborhoods by operating commercial establishments** (properties used mainly or exclusively for STRs). Moreover, the STRWG proposal ignores the complexities of and enormous expense that would be incurred in enforcement of the proposed regulations.

Today, I had coffee with the President of Nantucket Cottage Hospital, Amy Lee. She told me that 20 employees of the hospital had in the recent past lost long-term rental housing because the owners converted to short term rentals. They are much more lucrative for property owners. That reduces the availability of much needed housing for year-round residents. This must be carefully studied. Anyone who suggests there is no link between shortages of affordable and year round housing on the one hand and the proliferation of short term rentals on the other is being disingenuous. Common sense tells one otherwise.

The Town should not decide this issue based on the thin-skinned responses of people who clamored to be part of the STRWG. **Some did so to protect their own or family members' financial interests, and THIS SHOULD BE DISCLOSED.**

Most importantly, if the Select Board sponsors the STRWG proposal on the warrant, it will be a stamp of approval and the voters will follow your lead. There has to be another way. There IS another way: Regulate STRs by permitting them as accessory uses. Respect the sanctity and integrity of neighborhoods.

Sincerely,

Franci Neely

Franci Neely

franci@francineely.com

**** DRAFT AS OF 07/31/23 ****

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET**



WARRANT FOR

**Tuesday, November 7, 2023 SPECIAL TOWN MEETING
Nantucket High School
Mary P. Walker Auditorium
5:00 PM**

**Town of Nantucket
16 Broad Street
Nantucket, MA 02554
(508) 228-7255
www.nantucket-ma.gov**

To the Constables of the Town of Nantucket:

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs, to meet and assemble themselves at the Nantucket High School Auditorium at 10 Surfside Road in said Nantucket, on

***TUESDAY, NOVEMBER 7, 2023 AT 5:00 PM,
THEN AND THERE TO ACT ON THE ARTICLES
CONTAINED WITH THE ENCLOSED WARRANT:***

To act upon and transact any business relative to the foregoing subjects which may, then and there, come before said meeting.

ARTICLE 1

(Zoning Bylaw Amendment: Regulating Short-Term Rental Use)

To see if the Town will vote to amend Chapter 139 of the Town Code (Zoning) as follows:

1. Amend §139-2 (Definitions and Word Usage), by inserting the following new term and definition and inserting them in alphabetical order.

SHORT-TERM RENTAL

A dwelling unit or portion thereof registered and operated by the owner in accordance with Chapter 123 of the Town Code.

TOWNHOUSE

A single structure consisting of three or more dwelling units, each with one or more abutting walls and entrances opening directly to the outside at grade.

2. Amend §139-7A (Use Chart) by inserting "Short-Term Rental" between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all district columns except the Commercial Industrial (CI) district, where the designation N shall be inserted.

As shown on the amended use chart on file with the Town Clerk.

Or take any other action relative thereto.

(Select Board)

Quantum of vote for passage of this article is 2/3rds

Commented [LG1]: John - should we somehow show the use chart with these changes? It is very long and won't fit in the standard-size warrant. Maybe we make it available at the TC office, like for real estate maps? LESLIE - PLUS would have to prepare that -

Commented [LG2R1]: Added recommended wording
LESLIE: will you pls develop the amended use chart and provide it to the Town Clerk's office?

ARTICLE 2

(General Bylaw Amendment: Chapter 123 of the Town Code - Regulating the Operation of Short-Term Rentals)

To see if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Rentals) as follows and provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments take effect unless and until Chapter 139 (Zoning) of the Town Code regulating short-term rental use is amended in substantially the form set forth in Article of the warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*).

Chapter 123

Short-Term Rentals

§ 123-1. Purpose and Intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in General Laws c. 64G, §14 and is intended to:

- (1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to insure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.
- (2) Protect the time-honored tradition of home rentals on Nantucket and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time on Nantucket;
- (3) avoid adverse impacts on the local economy stemming from a loss of existing Short-Term Rental revenue, including rooms excise tax revenue, and visitor spending;
- (4) prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences;
- (5) reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods;

(6) limit the conversion of residential units to Short-Term Rentals which has had the deleterious effect of removing residential units from the available year-round rental housing stock; and

(7) provide a regulatory structure that reduces the threat of litigation challenging Short-Term Rental use by full-time and part-time residents.

§123-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

APARTMENT BUILDING

Shall have the same meaning as in Chapter 139 of the Town Code.

CORPORATION

All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, §4, respectively.

COTTAGE COLONY

A group of four or more detached dwellings, legally in existence at the time of adoption of this bylaw, located on a single lot, which is customarily occupied on a seasonal basis.

DEED-RESTRICTED UNIT

A dwelling unit that is subject to a deed restriction held by the Town for affordable, workforce homeownership housing, or workforce rental housing as these terms are defined in Chapter 139 of the Town Code, or is subject to a deed restriction under the Nantucket Housing Needs Covenant program pursuant to Chapter 301 of the Acts of 2002, as amended.

DWELLING UNIT

Shall have the same meaning as in Chapter 139 of the Town Code.

HOSTED STAYS

An overnight stay whereby a short-term renter occupies a portion of a dwelling unit where the owner is present. An owner is considered present when the owner is on the premises except during the daytime and/or work hours.

OPERATOR

A person operating a short-term rental including, but not limited to, the owner or proprietor of such premises, the lessee, sublessee, mortgagee in possession, licensee or any other person otherwise operating such short-term rental. It is the intent of this bylaw that the operator shall have the same meaning as set forth in General Laws c. 64G, §1.

SHORT-TERM RENTAL

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 1 room or dwelling unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance. Rental periods with a change in occupancy in excess of 31 calendar days shall not be considered a short-term rental. The rental of property for a total of 14 days or less in any calendar year shall not be considered a short-term rental.

TOWNHOUSE

Shall have the same meaning as in Chapter 139 of the Town Code.

TRANSIENT RESIDENTIAL FACILITY

Shall have the same meaning as in Chapter 139 of the Town Code.

Unless otherwise specifically provided in this bylaw, terms used in this bylaw shall have the same meaning as set forth in G.L. c. 64G.

§ 123-3. Registration, Permitting, Inspection and Fees.

- A. No person shall operate a short-term rental without having first obtained a certificate of registration from the Board of Health. An application for a certificate of registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c. 64G. The operator shall provide with the application a certificate of registration issued by the Department of Revenue in accordance with section 67 of Chapter 62C of the General Laws.
- B. The annual fee for such certificate of registration shall be set forth in the regulations issued pursuant to § 123-4.
- C. The application for the certificate of registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c. 64G and the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings, and that the owner and/or operator of the property is current with all town taxes, water, and sewage charges and other fees, subject to the requirements of Chapter 19, §§ 13 -18 of the Town Code. Any property offered for a short-term rental shall not have any outstanding

building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by the Board of Health and other Town boards generally applicable to resident dwelling units.

- D. The Board of Health shall not issue any Certificate of Registration unless the Operator has:
- (1) submitted a complete application and paid all associated fees;
 - (2) Provided contact information for the operator and persons designated to address any issues at the short-term rental within two (2) hours' notice; and
 - (3) Provided the Town with a certificate of insurance evidencing liability insurance coverage for the short-term rental in an amount to be determined by the regulations issued pursuant to §123-4.
- E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.
- F. Certificates of registration are valid for one year and may be renewed at the discretion of the Town, provided that the operator has complied with the provisions of this chapter and any associated regulations during the preceding year. An application for renewal of a certificate of registration shall be submitted along with the annual fee no later than November 1st of the next year. A renewal application shall include an attestation that the Short-Term Rental was operated in accordance with all bylaws and regulations of the Town during the previous year.
- G. The certificate of registration is issued to the operator and does not run with the land. If the short-term rental is sold or transferred out of ownership, a new application for a certificate of registration shall be filed by the new operator before short-term rentals can continue or resume.
- H. An owner may register to operate only one property as a Short-Term Rental. The property can contain up to two dwelling units in a single registration, as long as both dwelling units covered by the registration are located on the same lot and are rented to the same person or legal entity. Multiple dwelling units within the same property may not be registered or rented as separate short-term rentals. An owner may hire a property management company to list and manage a short-term rental, but the registration must be in the owner's name.
- I. Dwelling units owned by a Corporation shall not be eligible to receive a certificate of registration. Short-Term Rentals are eligible to receive a

certificate of registration for dwelling units owned by an LLC, Trust, or a solely family-owned corporation such as an S Corporation, only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration. The Board of Health may adopt regulations pursuant to §123-4 establishing the documentation required to establish eligibility under this section.

- J. Short-Term Rentals may not be operated in any Deed-Restricted unit or in an unrestricted unit in an Apartment Building or Townhouse owned, operated, and managed as rental housing.
- K. Short-Term Rentals shall only be allowed in detached single-family dwelling units. The Owner of a Townhouse or a dwelling unit in an Apartment Building is eligible to receive a certificate of registration, provided the unit is not deed-restricted, and only on a condition contained in the certificate of registration that limits Short-Term Rentals in such units to a maximum of four weeks each year.
- L. No person holding a certificate of registration for a dwelling unit may engage in the Short-Term Rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a Short-Term Rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August. The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4 changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to a maximum of nine changes in occupancy during the months of July and August.
- M. Any person or other legal entity who receives a certificate of registration prior to the effective date of this Chapter or within 60 days of the Town's establishment of the rental registration program, whichever is later, may continue to engage in Short-Term Rentals in accordance with the existing certificate of registration, except for subsection K of this section which shall apply to all short-term rentals, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.
- N. The Select Board may designate a Town Official or Town Board to grant a waiver from any of the provisions contained in Paragraphs H through L of this Chapter upon a showing that such a waiver is necessary in order to prevent an undue hardship.

N. Hosted Stays and Cottage Colonies shall be exempt from subsections H, J, K, and L of this section.

§ 123-4. Regulations.

The Board of Health, subject to the approval of the Select Board, shall promulgate regulations to carry out and enforce the provisions of this chapter. Such regulations may also include but are not limited to requirements to insure that the operation of the short-term rental does not create or cause a nuisance to the surrounding neighborhood due to unreasonable noise, overburdening of parking areas, and other nuisance conditions.

§ 123-5. Enforcement.

A. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.

B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law (Chapter 1 of the Town Code). If non-criminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of one hundred dollars (\$100) for the first offense; two hundred dollars (\$200) for the second offense; and three hundred dollars (\$300) for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.

C. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the operator or the owner of the property by the Board of Health or its designee, after a certificate of registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said certificate of registration until the violation has been cured or otherwise resolved. Multiple violations by any operator may, at the discretion of the Board of Health and after a hearing, disqualify that operator from obtaining a Certificate of Registration for a period of up to three years.

D. In accordance with G.L. c. 64G, §14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation issued hereunder. Each day a violation continues shall be considered a separate offense.

§ 123-6. Severability.

If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

~~§ 123-7. Effective date.~~

~~The provisions of this Chapter shall become effective pursuant to General Laws Chapter 40, §21, or January 1, 2023, whichever is later.~~

Or take any other action relative thereto.

(Select Board)

Quantum of vote for passage of this article is a majority

ARTICLE 3

(General Bylaw Amendment: Chapter 123 of the Town Code - Regulating the Operation of Short-Term Rentals - Further Regulations)

To see if the Town will vote to amend Chapter 123-3 of the Town Code (Short-Term Rentals - Registration, Permitting, Inspection and Fees), subsection (K) to read as follows and provided that the provisions of this Chapter shall take effect on the day these amendments become effective pursuant to General Laws Chapter 40, §21, but in no event shall these amendments take effect unless and until Chapter 139 (Zoning) of the Town Code regulating short-term rental use is amended in substantially the form set forth in **Article 3** of the warrant for the November 7, 2023, Special Town Meeting pursuant to G.L. c. 40A, §5, and is approved by the Attorney General (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*).

K. No person holding a certificate of registration for a dwelling unit may engage in the short-term rental of said property that has a change of occupancy of more than 9 times during the months of July or August. If a property is sold after the effective date of this bylaw, the new owner shall not engage in a short-term rental of an existing or new dwelling unit that has a change in occupancy of more than 4 times during the months of July and August, **unless the owner or at least one member of a Trust or LLC can give proof of residing in the property at least 6 months and a day in the year after purchase, or a subsequent year, in which case the change in occupancy during the months of July and August shall be limited to 9 times.** The owner shall provide with the renewal application a report on the rental activities the prior year, as set forth more fully in the regulations adopted pursuant to section 123-4 of this Bylaw. The limitation of 4 changes in occupancy shall only be in effect for the first five years after the sale at which time the owner will be subject to the 9 changes in occupancy.

Or take any other action relative thereto.

(Select Board)

Quantum of vote for passage of this article is a majority

ARTICLE 4

(Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals)

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(a), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

(Select Board)

Quantum of vote for passage of this article is a majority

ARTICLE 5

(Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Owner Occupied Short Term Rentals)

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(b), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short term rental that is located in a two family or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

(Select Board)

Quantum of vote for passage of this article is a majority

ARTICLE 6

(Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund)

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section 5B, a Special Purpose Stabilization Fund for Affordable Housing; and further to accept Paragraph 4 of Chapter 40, Section 5B of the General Laws and dedicate, without further appropriation, 100 percent of any community impact fees received by the Town pursuant to General Laws Chapter 64G, Section 3D(a) or (b) on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Affordable Housing; provided that said dedication shall take effect beginning in Fiscal Year 2025 which begins on July 1, 2024; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.

(Select Board)

Quantum of vote for passage of this article is 2/3rds

Commented [LG3]: This article not actually recommended by STRWG - will remove it unless SB says otherwise

ARTICLE

(Zoning Map Change: LUG-3 to CI - Nantucket Airport Land in Vicinity of Sun Island Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing a portion of the following property currently located in the Limited Use General 3 (LUG-3) district in the Commercial Industrial (CI) district:

MAP	LOT	DESCRIPTION
69	3.1 (a portion of)	Approximately 45,020 square feet of Lot 66 shown on Land Court Plan 26984-U and on a plan entitled "Lease Area Plot Plan at Nantucket Airport in Nantucket, Massachusetts" prepared by Earle & Sullivan, Inc. dated January 6, 2023

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board) **OR** (Select Board for Nantucket Airport Commission)

Commented [LG4]: LESLIE/NOAH: who is asking for this?
Please let me know

ARTICLE

(Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank)

To see if the Town will vote to transfer the care, custody, management and control of a certain parcel of land off South Shore Road, adjacent to the Surfside Wastewater Treatment Facility, shown as "Parcel B, Conservation Area" containing 16.1853 ± acres on a plan of land entitled "Division Plan of Surfside Wastewater Treatment Facility Land in Nantucket, MA. Showing Parcels A & B," dated April 23, 2023, prepared by Blackwell & Associates, Inc. a copy of which is on file with the Office of the Town Clerk, being a portion of the land owned by the Town by virtue of Order of Taking dated February 27, 1986, recorded with the Nantucket County Registry of Deeds in Book 246, Page 263, from the Select Board held for municipal sewage treatment purposes to the Select Board held for purposes of conveyance; and further to authorize the Select Board to sell, convey or otherwise dispose of the fee or lesser interests in the above-described parcel of land, to the Nantucket Islands Land Bank for purposes of conservation of natural resources subject to the provisions of the Conservation and Management Permit issued by the Massachusetts Division of Fisheries & Wildlife, and further any such disposition to be on such terms and conditions as the Select Board may deem appropriate, which may include the reservation of easements and restrictions.

All as shown on a map entitled "2023 Special Town Meeting Warrant Article ___" dated November 2023 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Acquisition: Easements in Skyline Drive, Webster Road, Portions of Monohansett Road and Okorwaw Avenue for Water Main Extension Project)

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase or eminent domain perpetual water easements or other interests in real estate for the purpose of improving the Town's water system and providing clean water and to construct, inspect, repair, renew, replace, operate and forever maintain water lines and mains with any manholes, pipes, conduits and other equipment and appurtenances thereto, in through, under and across the private ways identified as Skyline Drive, Webster Road, and portions of Monohansett Road and Okorwaw Avenue, as shown on plans of land entitled "Water Easement Plan, Monohansett Road and Okorwaw Avenue, Nantucket, MA, Nantucket County," prepared by Greenman Pedersen, Inc., "Water Easement Plan, Webster Road, Nantucket, Nantucket County," prepared by Greenman Pedersen, Inc., and "Water Easement Plan Skyline Drive, Nantucket, MA, Nantucket County," prepared by Greenman Pedersen, Inc., copies of which are on file with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Home Rule Petition: in Connection with Somerset Lane Multi-Use Path
Vicki still needs to draft.

ARTICLE

(Real Estate Acquisition: Easement in Connection with Somerset Lane Multi-Use Path)

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase or eminent domain **NEED THE WORDING AND THE PROPERTY DESCRIPTION**

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Transfer of General Fund Housing Appropriations)

To see if the Town will vote to reappropriate the sums of \$1,000,000 (One Million Dollars) in each of the fiscal years 2023 and 2024 from the stated purpose of "a pilot program to help ease housing expenses for Town employees who are deemed to be significantly burdened by the high level of housing cost on the Island. The specific terms of the program have yet to be determined and no disbursements will be made until such

Commented [LG5]: Do we need this? This is Article 96 from 2023 ATM as a base -

Commented [EM6R5]: My understanding is all takings that are needed along Lovers, Okorwaw and Monohansett can be done through the County, so no article are needed.

Commented [LG7]: Leslie - would you pls provide the property description?
Vicki - need the wording from you pls

Commented [LG8]: Needs Town Counsel review! John the stated purpose comes from a Technical Amendment to Article 8 of the 2022 ATM. That wording does not appear in the 2023 ATM warrant for Article 8. Would we only be doing this for the funds approved at the 2022 ATM?

specifics are determined and approved by both the Finance Committee and Select Board.” To “to be used for the development of town employee housing”.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Appropriation: Nobadeer Playing Fields Complex - Field Addition; Associated Renovations to Adjacent Fields; Site Enhancements)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of making improvements to the Nobadeer Playing Fields complex including the addition of one (1) natural grass field and the renovation of the two (2) existing grass fields, parking and site enhancements, the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; or to take any other action related thereto.

(Select Board)

NOTE: This project is intended to be funded through a Proposition Two and One-Half Debt Exclusion override. Debt Exclusions require two affirmative votes in order to be valid: a Town Meeting vote; and, a ballot vote at an election. At the 2023 Annual Town Meeting, this Article (Article 15) was not adopted; however, it was approved at the 2023 Annual Town Election (Question 4). Therefore, a Town Meeting vote is still required in order for this project to be funded.

Commented [LG9]: JOHN - how does this sound?

ARTICLE

(Supplemental Appropriation: Upgrades to South Valley Sewer Pump Station)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of supplemental funding for the **South Valley pump station upgrades** including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; or to take any other action related thereto.

Commented [LG10]: David Gray/Brian/Sue Carmel - I need the original article and vote please

Commented [SC11R10]: This was part of Article 16, ATM 2020, the annual enterprise funds capital expenditures. There was not a separate article or vote for it. It was for \$846,000

(Select Board)

ARTICLE

(Supplemental Appropriation: Construction of Town Employee Housing)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of supplemental funding for the construction of town employee housing located at Town-owned property located at Fairgrounds Road/Waite Drive including the costs of professional services for

design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; or to take any other action related thereto.

(Select Board)

ARTICLE

(Supplemental Appropriation: Construction of Airport Housing)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of supplemental funding for the construction of employee housing on Airport property at Nobadeer Farm Road including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; or to take any other action related thereto.

(Select Board)

ARTICLE

(National Opioid Settlement Payments - Special Purpose Stabilization Fund for Substance Abuse Efforts)

To see if the Town will vote to amend the prior votes under Article 28 of the 2021 Annual Town Meeting, Article 30 of the 2018 Annual Town Meeting and Article 32 of the 2022 Annual Town Meeting by dedicating 100% of any national opioid settlement payments to the Special Purpose Stabilization Fund for Substance Abuse Efforts established under Article 30 of the 2018 Annual Town Meeting; or take any other action relative thereto.

(Select Board)

ARTICLE

(Amend Description of Public Works Facility Improvements Design Location)

To see if the Town will vote to amend the vote taken under Article 16 of the 2018 Annual Town Meeting (Appropriation: Public Works Facility Improvements - Design) and Article 17 of the 2023 Annual Town Meeting (Amend Description of Public Works Facility Improvements Design Location) so that the location "1 Shadbush Road" is added to the description of the project as follows *(NOTE: new language is shown as highlighted text)*:

"To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, for the purpose of design improvements to the Department of Public Works facility at 188 Madaket Road and/or 10 Sun Island Road, and/or 1 Shadbush Road including the costs of professional services for design, permitting, engineering, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent

on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.”

(Select Board)

ARTICLE

(Elected Official Compensation Schedule Amendment)

To see if the Town will vote to amend the Elected Officials Compensation Schedule as follows:

*Schedule C -- Compensation Schedule for Elected Officials**

Moderator	\$175 per year
Select Board Member, Chair	\$5,000/per year
Select Board Members	\$3,500/per year
Town Clerk	\$133,030

**Other than establishing the salary pursuant to MGL c. 41, s. 108, these positions are excluded from the Personnel Bylaw of the Town.*

ARTICLE

(Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change - Codfish Park Area)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Siasconset Sewer District) of the code of the town of Nantucket by adding the following properties, currently outside of the district. All as shown on the attached map.

Map	Lot	Number	Street
73.2.4	44.1	3	Elbow Lane
73.2.4	44.2	5	Gully Road
73.2.4	44.3	3	Gully Road
73.2.4	42	4	Codfish Park Road
73.2.4	41	7	Elbow Lane
73.2.4	40	8	Codfish Park Road
73.2.4	39	10	Codfish Park Road
73.2.4	9	12	Codfish Park Road
73.2.4	11	16	Codfish Park Road
73.2.4	7	1	Bank Street
73.2.4	8	5	Bank Street
73.2.4	10	10	Beach Street
73.2.4	5	5	Front Street
73.1.3	23	7	Beach Street
73.1.3	24	9	Beach Street

73.1.3	25	11	Beach Street
73.1.3	26	15	Beach Street
73.1.3	27	7	Bank Street
73.1.3	69	8	Bank Street
73.1.3	67	11	Bank Street
73.1.3	68	13	Bank Street
73.1.3	62	15	Bank Street
73.1.3	60	19	Bank Street
73.1.3	57	21	Bank Street
73.1.3	55	23	Bank Street
73.1.3	52	23R	Bank Street
73.1.3	51	25	Bank Street
73.1.3	50	27	Bank Street
73.1.3	49	29	Bank Street
73.1.3	92	23	Front Street
73.1.3	61.1	6	Jackson Street #1
73.1.3	61.2	6	Jackson Street #2
73.1.3	58	7	Jackson Street
73.1.3	64	7	Fawcett Way
73.1.3	45	-	-
73.1.3	121	-	Off North Gully Road
73.1.3	7	3	North Gully Road
73.1.3	7.1	5	North Gully Road
73.1.3	123	7	North Gully Road
73.1.3	48	8	North Gully Road
73.1.3	119	10	North Gully Road
73.1.3	66	24	Codfish Park Road
73.1.3	65	26	Codfish Park Road
73.1.3	56	30	Codfish Park Road
73.1.3	54	32	Codfish Park Road
73.1.3	53	34	Codfish Park Road
73.1.3	47	36	Codfish Park Road

Or to take any other action related thereto.

(Nicholas Amendolare)

ARTICLE

(Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change - Sankaty Road)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Siasconset Sewer District) of the code of the town of

Nantucket by adding the following properties, currently outside of the district. All as shown on the attached map.

Map	Lot	Number	Street
49	80.2	62	Sankaty Road
49	80.1	64	Sankaty Road

Or to take any other action related thereto.

(Linda Williams)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- Burnt Swamp Lane)**

To add: #3, 5, 7, 8, 9, 11 & 14 Burnt Swamp Lane Map 56 Parcels 218, 219, 222, 279, 223, 227 & 2, Respectively to the adjacent Sewer District.

(Carl Borchert, et al)

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting and election aforesaid.

Given under our hands this 16th day of August in the year Two Thousand Twenty-three.

Dawn Hill Holdgate, Chair

Brooke Mohr, Vice Chair

Matthew G. Fee

Malcolm MacNab

Thomas Dixon

SELECT BOARD OF NANTUCKET, MA

Pursuant to Chapter 39, section 10 of the General Laws of the Commonwealth and the Warrant adopted **DATE** I have notified and warned the inhabitants of the Town of Nantucket qualified to vote in Town affairs to appear at the times and place and for the purposes within mentioned by posting said notification on _____ at the Stop & Shop on Pleasant Street, the Town and County Building at 16 Broad Street; and upon the Bulletin Boards at the corner of Main and Federal Streets, and Siasconset Square.

Sworn to under pains and penalties of perjury,

Constable