

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
OCTOBER 4, 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/6DfaQekq_Po

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_uFtrKsPyQMykpd8jUJvLoQ

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. May 7, 2024 Annual Town Meeting Warrant Open for Citizen Warrant Article Submittals through November 13, 2023 at 4:00 PM.
3. Information Sessions on November 7, 2023 Special Town Meeting Short-Term Rental Articles via Remote Participation via Zoom Webinar:
 - Thursday, October 5, 2023 at 4:30 PM (Register at https://us06web.zoom.us/webinar/register/WN_xTxL43foToSMcOdN5Zlgxw)
 - Thursday, October 12, 2023 at 5:30 PM (Register at https://us06web.zoom.us/webinar/register/WN_Vx_ygpoEQF2lwL587PxdVA)
4. Latex Paint Collection Day on Saturday, October 21, 2023 from 9:00 AM to 12:00 PM at DPW Garage, 188 Madaket Road.
5. Announce Applications Received for Committee Vacancies - Round 3: Council on Aging, Cultural Council, Real Estate Assessment Committee, Tree Advisory Committee; Appointments to be Made October 18, 2023.
6. Town Offices will be Closed Monday, October 9, 2023 in Observance of Indigenous Peoples' Day.

7. Select Board Announcements/Comments.

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

1. Follow-up on Public Comments from September 27, 2023 Select Board Meeting.

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES AND WARRANTS

1. Approval of Minutes of September 27, 2023 at 5:30 PM.
2. Approval of Payroll Warrants for October 1, 2023.
3. Approval of Treasury Warrants for October 4, 2023.
4. Approval of Pending Contracts for October 4, 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.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider Adoption of Electric Vehicle Charging Station Cost Recovery Policy Fee Structure.

X. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Appointments to Town Council Study Committee.
2. Coastal Resilience Advisory Committee: Review of Recommendations for Proposed Coastal Resilience Districts Guiding Principles.

XI. TOWN MANAGER'S REPORT

1. Update on Baxter Road Alternate Access Plan.

XII. SELECT BOARD'S REPORTS/COMMENT

1. Consideration of Request to Resubmit Notice of Intent (NOI) to Conservation Commission for Sconset Beach Erosion Control Project.
2. Review/Adoption of Select Board Comments to November 7, 2023 Special Town Meeting Warrant Articles.
3. Notice of Non-Exercise of Right of Refusal Regarding 32 Washington Street.
4. Discussion Regarding Future Agenda Items.
5. Committee Reports.

XIII. 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

LATEX PAINT COLLECTION DAY

ACCEPTING:

Latex, acrylic, or water-based paint.

NOT ACCEPTING:

**Dried paint, frozen paint, bulked paint,
paint containers smaller than 1 qt.,
paint that is more than 10 years old.**



**Scan QR code or visit
www.nantucket-ma.gov/paint and complete
form prior to the event.**

SATURDAY, OCTOBER 21

9am-12pm

DPW Garage -188 Madaket Rd.

2023 Committee Vacancy Applicants – Round 3:

Council on Aging

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

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

Applicants:

None

Cultural Council ^

2 Seats Available; 5 Applicants

2 Seats Terms End 2025

Current Committee Members:

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

Applicants:

Darcy Volpe
Kit Murphy
Olivia Vlahos
Bethany Oliver
Barbara Tibbitts

^ 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 – Round 3:

Real Estate Assessment Committee

1 Seat Available, 0 Applicants

1 Seat Term Ends 2026

Current committee Members:

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

Applicants:

None

Tree Advisory Committee

1 Seat Available, 0 Applicants

1 Seat Term Ends 2025

Current Committee Members:

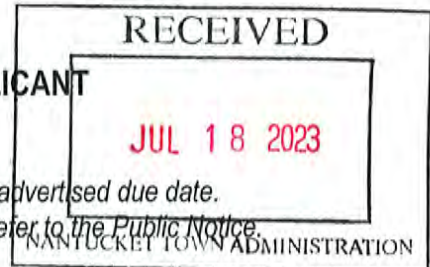
Ben Champoux	2024
Judy Deutsch	2025
VACANT	2025
Mary Longacre	2026
Whitfield C. Bourne	2026

Applicants:

None



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: Darcy Volpe

Home Phone: 917-617-6082

Mailing

Address: 311 11th Ave, 1105, NY, NY 10001

Alternate Phone: _____

Email Address: darcyv@msn.com

Date Submitted: 7/18/2023

REQUESTING APPOINTMENT TO: _____ Cultural Council _____

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? See below
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

I've been coming to Nantucket for 22 years and was able to buy a home eight years ago. I have been wanting to get more involved in the community for years but have not yet found a home for my interest. I have applied to the cultural committee in years past but not yet been selected. I'd be happy to serve on any committee for Nantucket, but the cultural committee aligns best with my personal interests. I'd enthusiastically commit to the meeting schedule and would attend some meetings in person and others virtually.

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?
- Co-head of BlackRock's culture committee for capital markets where I help create a calendar events that promote a positive, productive, inclusive and diverse work culture.
- Member of the Make-A-Wish Foundation Women's Council where we raise money through fundraising events and campaigns to support our wish granting efforts.
- Investor in a Broadway musical revival currently playing on London's west-end
- Grant reviewer for BlackRock - reviewing grant applications submitted from non-profits. That includes reviewing the board, the financials, the scope of project and reach of the funding. I am responsible for approving or declining and suggesting how much the funding request, if any, will be approved.

My experience above is indicative of my commitment to similar causes and is mission-aligned with Nantucket's cultural council. I would love to serve.

Potential Conflicts of Interest

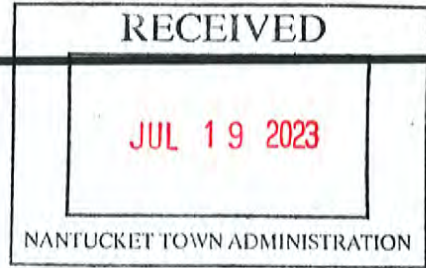
- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
NONE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NONE

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Erika Mooney

From: Kit Murphy <sconset02564@gmail.com>
Sent: Wednesday, July 19, 2023 3:21 PM
To: Erika Mooney
Subject: Re: Cultural Council vacancies



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,

Thanks for reaching out to me. I do have interest in serving on the Town's Cultural Committee.

I'm away from the island and only have my cell phone with me so I'm including the application's answers in this email  hoping you could staple them to the Committee Interest Application and that would be acceptable.

Best,

Kit Murphy

Name: Katherine (Kit) Murphy
Mailing Address: P.O. Box 814, Siasconset, MA 02564
Email Address: sconset02564@gmail.com
Home Phone: (617) 833-5103
Alternate Phone: None
Date Submitted: July 19, 2023

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? Since 1984, I've served on several Town committees as well as many of the island's NFP's Board of Directors in various capacities. I've never been involved in serving any organisation devoted to the arts and I would like to do that.
- 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? 30+ years experience of NFP Board experience. I'm organised, creative, and very appreciative of the arts...both visual and performing arts. I'm also versed in the RFP and grants process.
- What would you hope to accomplish on the committee/board/commission? I think it would be great to bring even more art created on Nantucket to Nantucket residents...as well as educating myself about these resources too.

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.

On Tue, Jul 18, 2023 at 4:11 PM Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Good afternoon,

Thank you for your Nantucket Talent Bank submission and expressing interest in serving on the Cultural Council. We currently have two vacancies on the Council with terms set to expire June 30, 2025. If you are interested in applying, I have attached an application form (in Word and PDF) to this email. For more information on the Cultural Council, please see <https://www.nantucket-ma.gov/433/Cultural-Council>. Thank you!

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.

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(617) 833-5103 Phone or Text



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: Olivia Vlahos

Home Phone: 224-489-9028

Mailing Address: 100 Sankaty Rd, PO Box 293

Siasconset, MA 02564

Alternate Phone: _____

Email Address: oliviavlahos@yahoo.com

Date Submitted: August 3, 2023

REQUESTING APPOINTMENT TO: Cultural Council

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 ever attended a meeting of the Cultural Council.

I am interested in the Cultural Committee because it is a platform to communicate all the wonderful cultural activities the island has to offer. Since moving to the island three years ago, I have done my best to get involved wherever I can and try any and all activities offered by a variety of organizations. Coworkers and friends would tell you if they wanted to know a calendar of the island each week, all they'd have to do is ask me, as I am usually out there attending every event I can and sharing with others. This ranges from trying as many restaurants as possible, to attending classes and concerts at the Atheneum, season tickets to the Dreamland and Theatre Workshop, outdoor walks and courses with the Conservation Foundation and Maria Mitchell Association including completing the Coast-to-Coast trail and Nantucket Coastal Ecology Course, community concerts at Children's Beach during the summer, local open mic nights at Pip and Anchor and comedy shows at Gaslight in the off-season, Whaler sporting events, special exhibits and events put on by the Artist's Association and Arts Council, free concerts and the Organ Crawl put on by local churches, the Sustainable Nantucket market and pop-up artisans markets, On The Isle theatre productions and yoga at Sconset Casino, town ghost tours, and free tours of the Hatchery, to name just a few. I am an active member of the NHA, having visited all their properties and participated in their first Transcribe-A-Thon, and Egan Maritime Institute as well.

In addition to enjoying all the island has to offer in my free time, I also have three jobs on the island serving a diverse set of residents. I came to the island two summers ago working for Sankaty Head Golf Club as a bartender, and have continued part-time as their Beverage Admin. I started working for Nantucket Cottage Hospital full-time in March as their Development Assistant, helping with the hospital's fundraising efforts and Boston Pops on Nantucket event. Last fall, I was given the opportunity to help part-time as a bartender at the White Heron Theatre and enjoyed it so much, I have continued to help this season.

The more I get involved, the more I want to share all the opportunities there are on this island with everyone from long-time year-round residents to first-time seasonal visitors. I have formed relationships with multi-generational islanders and learned much of the history of this island from them while being able to share opportunities they weren't previously aware of. There are so many opportunities for people of different ages, nationalities, and budgets, and I believe I would be an asset to the Cultural Council in bridging the gap between these groups to further the mindset of being one Nantucket community.

I am prepared and eager to commit to the meeting schedule and term of the Cultural Council.

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?

In addition to the above, I have a professional background in nonprofit management and hospitality, having worked everywhere from a small Habitat for Humanity affiliate to Five-Star resorts. I have interacted and formed relationships with people of diverse backgrounds from across the world. I would bring a perspective that aims to share the incredible history and culture of Nantucket with everyone, and with this background, would be able to communicate the Council's mission in a way that is received by everyone. I understand from an organization's perspective what they're looking for in terms of grants, but also understand from the community's perspective what kind of cultural opportunities we need.

My goal on the Council would be to create more of a collaboration with the island organizations to counter-promote the cultural resources available. The Community Foundation does a great job of connecting the Development teams at these organizations, so I would love to strengthen the Town's relationship with them to see how we can fill in some of the gaps. I would also hope to further promote the mission of the Cultural Council to the community in order to raise additional funds so that more grants could be given out throughout the year.

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 current committee roles

- 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: Bethany Oliver
236-9944

Home Phone: 774-

Mailing Address: 2 Equator Drive, Nantucket MA 02554

Alternate Phone: —

Email Address: oliverbethanyj@gmail.org
August 17, 2023

Date Submitted:

REQUESTING APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? I haven't

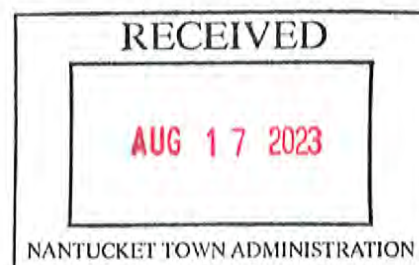
- Why are you interested in this committee/board/commission? I've worked for many years for organizations that are recipients of NCC grants and I have a good knowledge of the cultural nonprofits on the island. I'd like to be in a position to work with the island's cultural organizations more closely as they work to accomplish their varied missions.

- 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've worked for over 20 years in leadership roles in Nantucket non-profit organizations and I understand the many challenges and opportunities they are faced with. As a parent of four busy children, now aged 11-19 I've had the opportunity to experience many of the arts and cultural organizations on a personal level as my kids and I have moved through programs, lessons, classes etc. I have a very hands-on understanding of the wonderful and sometimes life changing work of our local organizations.

- What would you hope to accomplish on the committee/board/commission? The arts and culture community is a huge part of what makes Nantucket such a special community in which to live and a destination for so many people. The NCC helps support the organizations that are the cornerstones of our cultural life here on Nantucket and I'd like to help the NCC continue in its mission to promote the activities and efforts that make Nantucket so unique.



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'm currently the Executive Director of Theatre Workshop of Nantucket. I'm also on the board of the Nantucket Soccer Club, although I'll be stepping down from that role at the end of this year.
- 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 Town Manager

RECEIVED

SEP - 5 2023

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

NANTUCKET TOWN ADMINISTRATION

Name: Barbara Tibbetts

Home Phone: 978-764-5033

Mailing

Address: PO Box #3124

Alternate Phone: _____

Email Address: barbarast64@hotmail.com

Date Submitted: Sept. 2, 2023

REQUESTING APPOINTMENT TO: Nantucket Cultural Council

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 a Nantucket Cultural Council meeting. I am interested in the NCC because I am concerned about the future of Nantucket, the culture and how tourism will be perceived and enjoyed by visitors in the future.

I have been looking for an opportunity to become further involved in the town I love. I believe being a summer resident for over 20 years and a full-time resident for 3 it is time for me to give back to this island I call home!

I am prepared to commit to the meeting schedule of the 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 owned the island for over 20 years, created a business with a travel product that began based on trips to the island, (<https://thelookbookhunt.com/product/nantucket-ma-hunt/>) and moved to the island in 2020 fulltime.

I have been active on the island and have become involved in various events, creating one of my own as well "Living and Playing in a Sustainable World", (<https://www.lapsnow.com/>) which happened in August and will be available online soon.

I am also an active member of the Nantucket Chamber of Commerce.

Being a summer resident for over 20 years, running a business based on tourism and moving to the island full-time 3 years ago does give me great insight into the island from several perspectives.

I hope to add to the committee by attending the meetings, understanding the issues and getting involved further in creating a culture for visitors and islanders to enjoy.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board or the Town Manager, 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? No
-

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
October 4, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Professional Services Agreement	Assessor	RDM Consulting, LLC	\$25,000	Technical assistance for MUNIS processes including but not limited to quarterly billing, general billing, excise taxes	FY 24 Finance Dept/ Assessor Budget	Oct 1, 2023 - Sept 30, 2026
Professional Services Agreement	Human Services	Trilogy Integrated Resources, LLC	\$24,000 (Not to exceed)	Hosting & maintaining Town of Nantucket's Network of Care website	FY 24 Human Services Budget	Sept 11, 2023 - Sept 10, 2024
Professional Services Agreement	Our Island Home	Prime Time Healthcare, LLC	\$200,000 (Not to exceed)	Travel nurses	FY 24 OIH Budget	Oct 1, 2023 - Sept 30, 2025
Professional Services Agreement	Our Island Home	IntelyCare, Inc.	\$300,000 (Not to exceed)	Travel nurses	FY 24 OIH Budget	Oct 1, 2023 - Sept 30, 2026
Contract Amendment	Our Island Home	Fusion Medical Staffing, LLC	N/A	Travel nurse contract extension	N/A	Nov 2, 2022 - Sept 30, 2024
Professional Services Agreement	Our Island Home	Robert Shain	\$20,000	Saltwater fish tank service & maintenance	OIH Gift Funds Account	Oct 1, 2023 - Sept 30, 2024
Purchase Agreement	Our Island Home	Model 1 Commercial Vehicles, Inc.	197,000	Replacement of existing passenger van	Article 22 2023 ATM	Sept 1, 2023 - August 31, 2025
Professional Service Agreement	Public Works Department	Island Eye Property Management	\$150,000	Building maintenance services for up to 13 Town-owned properties; includes on-call assistance, emergency repair work, inspections services	FY 24 DPW Budget	Oct 1, 2023 - Sept 30, 2024
Grant Agreement	Town Administration	Executive Office of Elder Affairs	(\$12/elder)	Annual State Formula Grant Contract for Council on Aging for FY 24 to provide social & support services to older adults, their families & caregivers	State Grant	July 1, 2023 - June 30, 2024
Conservation & Management Permit	Select Board	Mass. Division of Fisheries & Wildlife	N/A	MA Endangered Species Act (G.L. C.131a) Conservation	N/A	Sept 22, 2023 - Sept 22, 2028

				& Management Permit for Expansion of Surfside Wastewater Treatment Facility		
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CONSENT AGENDA ITEMS FOR 10/4/2023 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Natural Resources Department for the Brant Point Shellfish Hatchery:
 - o Gift of \$2,500 from Charles and Anne Gifford
 - o Gift of \$100 from Thomas and Mary Dowling

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

131 PLEASANT STREET
NANTUCKET, MA 02554

(508) 228-7230



Select Board
16 Broad Street
Nantucket, MA 02554

September 27, 2023

Dear Board Members,

On behalf of the Natural Resources Department we are requesting that the Select Board accept a gift of \$2,500 from Charles & Anne Gifford. In addition, a gift in the amount of \$100.00 from Thomas and Mary Dowling in Memory of Mary Drew Dowling. This donation will be used in the Shellfish Propagation facility.

We will be in attendance at the upcoming meeting of the Board to answer any questions that you have in regards to this gift and program. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Carlson'.

Jeff Carlson,
Town of Nantucket
Natural Resources Coordinator



Agenda Item Summary

Agenda Item #	IX. 1.
Date	10/4/2023

Staff

Assistant Town Manager, Energy Coordinator

Subject

Adoption of Electric Vehicle (EV) Charging Station Cost Recovery Policy Fee Structure

Executive Summary

At its September 6, 2023 meeting, the Select Board heard a presentation on a proposed Electric Vehicle Charging Cost Recovery Policy. Part of that policy includes a fee structure for the Town to recover costs associated with providing electric vehicle charging station services to the Nantucket community, for Select Board adoption. The fee would be implemented at all locations where Town-owned EV charging stations are provided for public use. There is also a recommended fine for vehicles parking in charging stations that are not using the charging stations. The recommended fine is \$50. A separate hearing will be scheduled to establish that.

From October-1-Dec-1 2023 the fee structure would be:

- \$.25/kWh (collected via the ChargePoint app)
- \$5.00/hr over the posted time allowed (collected via the ChargePoint app)

The rates will then need to be adjusted in December when the Town's new electric supply rate (TBD) takes effect.

Staff Recommendation

Recommend adoption as presented.

Background/Discussion

See minutes of September 6, 2023 meeting.

Impact: Environmental ☐ Fiscal ☒ Community ☐ Other ☐

The Town will be able to recover costs associated with owning, operating and maintaining Town-owned EV charging stations that are made available to the public for the purpose of charging personal electric vehicles.

Board/Commission Recommendation

N/A



Public Outreach

Two weeks advertising in the Inky

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

Select Board Strategic Plan (Sustainability)

Attachments

Minutes of Sept 6, 2023

Sept 6, 2023 AIS

Draft Electric Vehicle Charging Station Cost Recovery Policy

Map of current EV Charging Station locations, subject to Cost Recovery Policy Guidelines



VIII. CONSENT ITEMS

1. Gift Acceptances: Human Services (Saltmarsh Senior Center). Ms. Mohr reviewed the list of gifts and the donors as contained in the Board's agenda packet. Ms. Mohr moved to accept all gifts for their designated purposes, with thanks to the donors; seconded by Mr. Fee; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Applicant Introduction/Review of Applications and Appointments to Planning Board Alternate, Pursuant to Select Board Committee Appointment Policy (Continued from August 16, 2023). Ms. Mooney read the three applicants' names: John Kitchener, Cameron Murphy and Kelly Steffen. Mr. Kitchener and Mr. Steffen introduced themselves and spoke on their applications. By paper ballot:

John Kitchener – received votes from Chair Holdgate, Mr. Dixon and Mr. Fee

Cameron Murphy – received a vote from Dr. MacNab

Kelly Steffen – received a vote from Ms. Mohr

So voted to appoint Mr. Kitchener.

2. Request for Approval of Conflict of Interest Disclosure in Connection with Council for Human Services and Human Services Contract Review Committee and Pursuant to MGL Chapter 268A, Section 19. Ms. Mooney reviewed the request on behalf of Sue Mynttinen and explained the Board is being asked to agree that when Ms. Mynttinen participates on the two Town committees, the potential financial interests of those private parties are "not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect" from Ms. Mynttinen. Ms. Mohr so moved; seconded by Mr. Fee; all in favor, so voted.

3. Request to Designate Nantucket Public Schools Coaching Positions as Special Municipal Employees. Ms. Mooney reviewed the request, noting that it has come to Town Administration's attention that there is a potential Conflict of Interest issue with paid Town employees becoming paid part-time coaches at Nantucket Public Schools. She said Town Administration consulted with Town Counsel who suggested that the Select Board consider designating all School Department coaching positions as special municipal employees (even though these are School Department employees, it still requires a Select Board vote), that would address potential conflict with MGL c. 268A, § 20 which generally prohibits a municipal employee from acquiring a financial interest in a contract with the Town, unless one of the statutory exemptions applies. The State Ethics Commission considers any part-time compensated position (such as a coaching position) to be such a contract, whether or not there is a written contract. Mr. Dixon moved to designate Nantucket Public Schools coaching positions as Special Municipal Employees; seconded by Mr. Fee; all in favor, so voted.

4. Energy Coordinator: Review of Proposed Draft Electric Vehicle Charging Pricing Policy. Energy Coordinator Lauren Sinatra reviewed the background on a need for an electric vehicle charging pricing policy, noting that a few years ago the Town received a sizable grant from the state that funded the installation of electric vehicle charging stations at various Town properties. This service has been offered at no charge, to date, but is a cost to the taxpayers. She said that in lieu of rising costs associated with increased public usage and escalating electric rates, the Town is seeking to introduce a fair and equitable fee strategy for recovering costs associated with providing electric vehicle charging station services to the Nantucket community starting in the fall/winter of 2023. The fee would be implemented at current, as well as future, locations where Town-owned EV charging stations are provided for public use. Ms. Sinatra

answered questions from Board members. The Board was in agreement to have the draft policy move forward for adoption.

5. Robert B. Our Co., Inc.: Request for Waiver of Town Noise Bylaw for 3rd Sewer Force Main Project on Sunside Road from Tashama Lane to Atlantic Avenue from September 11, 2023 to December 22, 2023, 4:00 PM to 3:00 AM, Monday through Thursday Nights. Ms. Mooney reviewed the request. Ms. Mohr moved approval as requested; seconded by Dr. MacNab; all in favor, so voted.

X. REAL ESTATE

1. Housing Office: Request for Approval and Execution of Purchase and Sale Agreement for Property Located at 19B First Way. Mr. Fee said he missed the Board's Executive Session meeting when this matter was discussed and asked questions such as who is reviewing the condominium documents, who will take care of the issues called out in the inspection report and if now is the time to switch the type of heating system in the dwelling. Mr. Holland answered Mr. Fee. Some discussion followed on the heating system. Curtis Barnes said he read the inspection report which noted that the heating system was turned off during the inspection and it should be turned back on so that the hot water heater can run. Chair Holdgate asked what the comfort level was moving forward. Mr. Holland said there is a high comfort level, that the heating system was off because of a renovation in the dwelling and the seller has agreed to replace the oil tank. Dr. MacNab asked who will manage and maintain the Town's housing properties. Chair Holdgate spoke in favor of having a professional property manager. Mr. Tivnan noted that money has been appropriated to hire a rental property manager or to contract it out. Ms. Mohr said she was confident that there will be a plan to manage the property; she doesn't want to lose this opportunity and recommended approval. Ms. Mohr moved to approve the purchase and sale agreement subject to final language from Town Counsel; seconded by Mr. Dixon. Mr. Fee acknowledged that the Town needs staff housing, but it needs to move forward intelligently and have plans for management. On the motion, so voted 4-1. Mr. Fee was opposed.

XI. TOWN MANAGER'S REPORT

1. FY 2023 Fourth Quarter/End of Year Budget Reports: General Fund; Airport Enterprise Fund; Our Island Home Enterprise Fund; Sewer Enterprise Fund; Solid Waste Enterprise Fund; Water Enterprise Fund. Finance Director Brian Turbitt reviewed the General Fund report and the Solid Waste report, as contained in the Board's agenda packet. Mr. Fee noted that some cost items are up without positions filled and asked how that will be handled once the positions are filled. Mr. Turbitt said the positions have already been budgeted so there should be no impact.

Our Island Home Administrator Peter Holden and Our Island Home Consultant Bob Eisenstein reviewed the Our Island Home report, as contained in the Board's agenda packet.

Airport Manager Noah Karberg reviewed the Airport report, as contained in the Board's agenda packet, noting continued stewardship of the fund balance is needed.

Sewer Director David Gray reviewed the Sewer report, as contained in the Board's agenda packet.

Water Director Mark Willett reviewed the Water report, as contained in the Board's agenda packet, noting this is the first time both Sconset and Nantucket numbers are shown since the two departments merged a few years ago. He noted that the Water Department pumped a record amount of water this summer with the most pumped being 4.8 million gallons on July 28.



Agenda Item Summary

Agenda Item #	IX. 4.
Date	9/6/23

Staff

Assistant Town Manager; Energy Coordinator

Subject

Electric Vehicle Charging Cost Recovery Policy

Executive Summary

This policy proposes to establish guidelines for the Town of Nantucket to recover costs associated with owning, operating, and maintaining Town-owned electric vehicle (EV) charging stations that are made available to the public for the purpose of charging personal electric vehicles.

The guidelines will allow public access to the EV charging stations for a fee strategy comprised of the following variables:

- Cost of electricity (\$/kilowatt hour)
- Cost to maintain vendor(s) network licenses and warranties
- Cost of the vendor payment processing fees
- Penalty fees associated with excessive public use of the EV charging stations and over occupancy of the associated “EV-only” parking spaces

This policy authorizes Town Administration to set and adjust fees on an ongoing basis as variable costs change.

Staff Recommendation

Approve policy guidelines to authorize Town Administration to establish a fair and reasonable EV-charging station fee strategy starting in the fall/winter ‘23

Background/Discussion

In February 2020, the Town of Nantucket was designated as a Massachusetts Green Community by the Department of Energy Resources (DOER) by demonstrating a firm commitment to reducing energy consumption and local greenhouse gas emissions, such as through the adoption of an Energy Reduction Plan, a Fuel-Efficient Vehicle Purchasing Policy, and the more stringent Energy Stretch Code for new construction projects.

In achieving this notable designation, the Town received a significant grant award from the [*Commonwealth of Massachusetts’ Green Communities Designation and Grant Program*](#) that funded the installation of electric-vehicle charging stations at various Town properties in 2020 to

support the Town’s emission reduction commitments in alignment with the Commonwealth of Massachusetts climate goals.

While the cost of EV-charging was initially offered to the public for free as an environmental incentive subsidized by the Town, public demand for the EV charging has since grown exponentially by year-round and seasonal residents and visitors alike.

In lieu of rising costs associated with increased public usage and escalating electric rates, the Town seeks to introduce a fair and equitable fee strategy for recovering costs associated with providing electric vehicle charging station services to the Nantucket community starting in the fall/winter of 2023.

The fee would be implemented at current, as well as future, locations where Town-owned EV charging stations are provided for public use (map enclosed).

Impact:	Environmental	x	Fiscal	x	Community	x	Environmental	x	Other
Other = Select Board Strategic Plan (Sustainability)									

Board/Commission Recommendation
N/A

Public Outreach
The Town shall post public notices in advance of scheduled pricing changes

- | |
|---|
| Attachments |
| <ul style="list-style-type: none">• EV Station Cost Recovery Policy DRAFT• Map of current EV Charging Station locations, subject to Cost Recovery Policy Guidelines• January 22, 2021, Press Release: <i>Town of Nantucket Utilizes Green Community Grant Funding to Expand Public EV-Charging Stations and to Increase Energy Efficiency</i> |



TOWN OF NANTUCKET

TOWN ADMINISTRATION

Electric Vehicle Charging Station Cost Recovery Policy

Effective date: TBD

To facilitate and prepare for rising electric vehicle (EV) adoption, improve local air quality, and achieve local and statewide sustainability climate goals in an accessible and inclusive manner, the Town of Nantucket provides widespread access to EV charging stations for public use at municipal properties throughout the island.

I. Purpose.

This policy establishes guidelines for the Town of Nantucket to recover costs associated with owning, operating, and maintaining Town-owned electric vehicle (EV) charging stations made available to the public for the purpose of charging personal electric vehicles.

Providing public access to EV charging stations supports the Town's environmental commitment to its residents, seasonal guests, and tourists, as well as emissions reduction targets established by Commonwealth of Massachusetts' Clean Energy and Climate Plan for 2050.

II. Background.

In February 2020, the Town of Nantucket was designated as a Massachusetts Green Community by the Department of Energy Resources (DOER) by demonstrating a firm commitment to reducing municipal energy consumption and local greenhouse gas emissions.

By achieving this notable designation, the Town received grant funds for the installation of numerous electric vehicle charging stations at municipal properties to support statewide greenhouse gas emission reduction goals.

While the cost of EV-charging was initially offered to the public for free as an environmental incentive by the Town, public demand for personal EV charging continues to grow exponentially.

This policy creates a fair and equitable fee strategy for recovering costs associated with providing electric vehicle charging station services to the Nantucket community.

III. Policy.

The Town shall allow public access to municipally-owned EV charging stations for a fee, comprised of the following variables:

1. Cost of electricity (\$/kWh)
2. Cost to maintain vendor(s) network licenses and warranties
3. Cost of the vendor payment processing fees

This policy shall authorize Town Administration to set and adjust the fee on an ongoing basis, as needed. Time-of-use and peak/off-peak pricing mechanisms may be considered. The Town shall post public notices in advance of scheduled pricing changes.

This policy shall also allow the Town to assess and collect additional parking fees and to enforce penalties for privately owned EVs that utilize the charging stations, or designated EV-only parking spots, for longer than their authorized use.

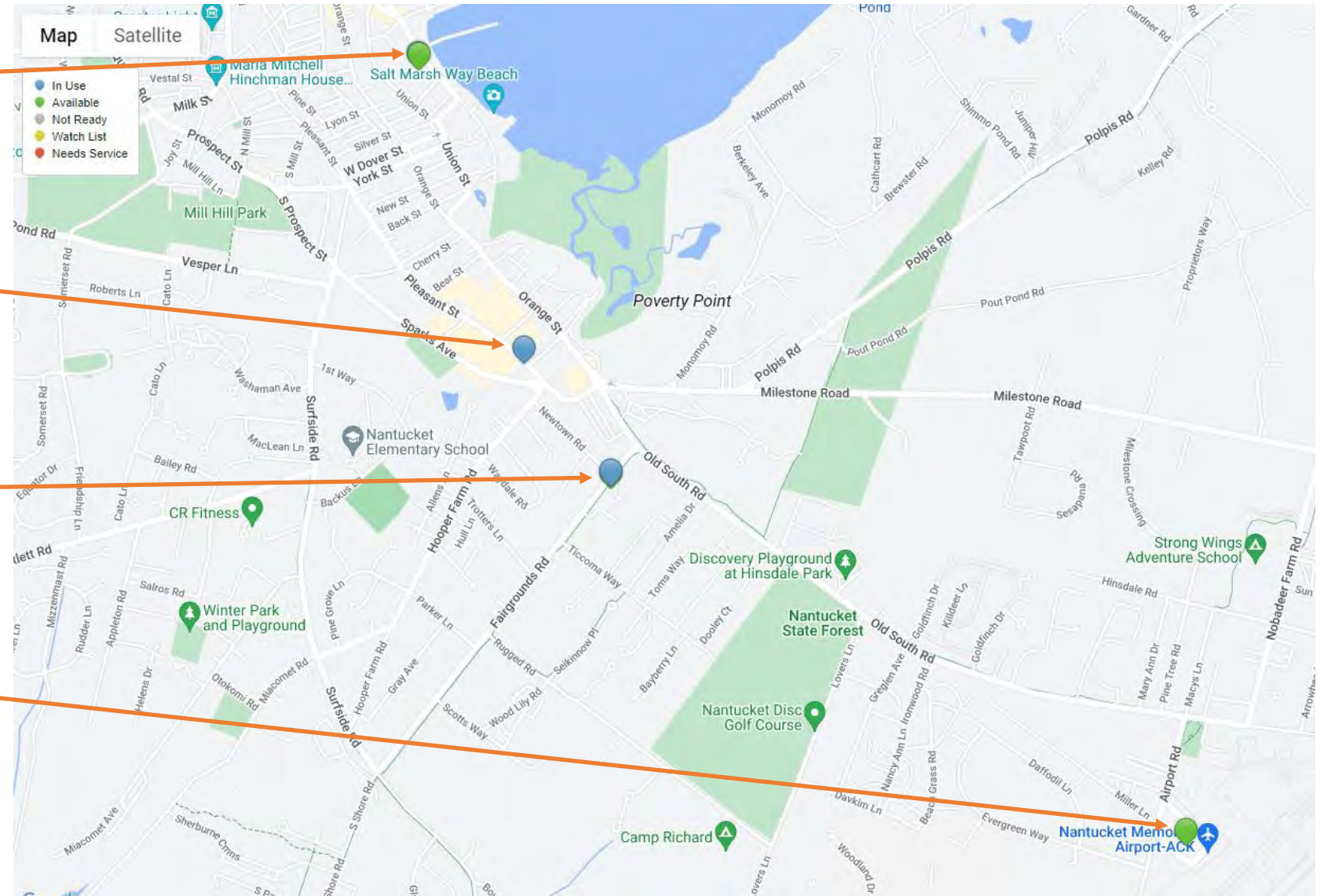
Any EV or non-EV parked in a way that interferes with access to the charging stations is subject to parking violations enforced by the Nantucket Police Department.

The Town of Nantucket will allow Town staff to charge municipally-owned electric vehicles at all public EV charging station locations when necessary.

Town-owned “Chargepoint” EV Chargers available for public use

[Map source: www.chargepoint.com](http://www.chargepoint.com)

- Washington St. Parking Lot
(Behind Finance Building)
2 Charging Stations (4 ports)
- Natural Resources/Public Health
131 Pleasant Street
1 Charging Station (2 ports)
- Public Safety Facility Parking Lot
4 Fairgrounds Road
2 Charging Stations (4 ports)
- Nantucket Memorial Airport
Terminal Parking Lot
1 Charging Station (2 ports)



New EV-charger locations planned for 2024!

Jetties Beach, Surfside Beach, PLUS, Children’s Beach, Nobadeer Farm Playing Fields

**Map does not include locations of unnetworked EV-stations installed at the Nantucket High School and Airport Hanger #2 in 2012, which cannot be programmed to collect user fees.*

Town Council Study Committee Applicants – 10/04/2023:

Town Council Study Committee

8 Seats Available, 18 Applicants

Committee Makeup:

7 members of the public

1 Select Board member, ex officio (Tom Dixon, member; Malcolm MacNab, alternate)

1 Finance Committee member, ex officio

Applicants:

Peter N. Schaeffer (current FinCom member)

Michael L. Alvarez

Jerico Mele

Beau Barber

Curtis Barnes

Donna Martino (ACNVT)

Jill Vieth (current FinCom member)

Jeff Carlson

John Riccio

Hillary Hedges Rayport

Kelly Steffen

Joseph T. Grause Jr.

Caroline Baltzer

Rachel Mandle

Adam Dread, Esq.

Jeremy Bloomer

Linda Williams

Susan Carmel



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.

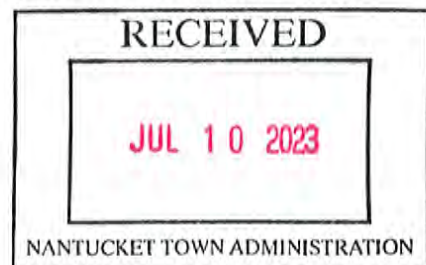
Potential Conflicts of Interest

- 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

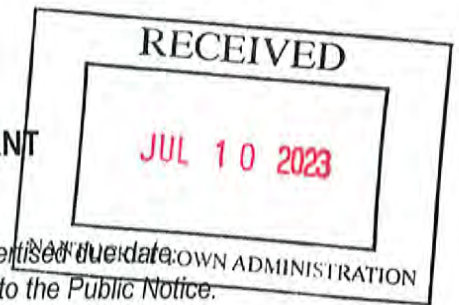
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

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.

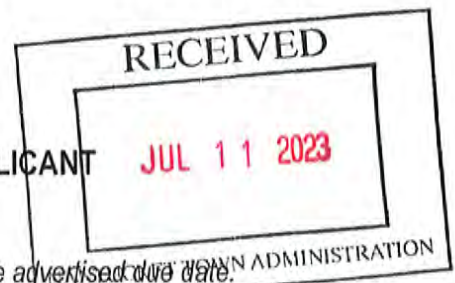
None.

- 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

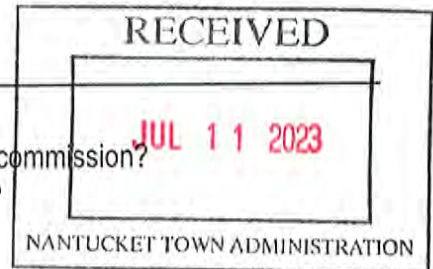
- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

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

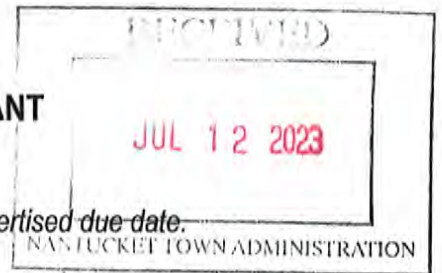
- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

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: 12 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 Notice.

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 evaluates and addresses 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

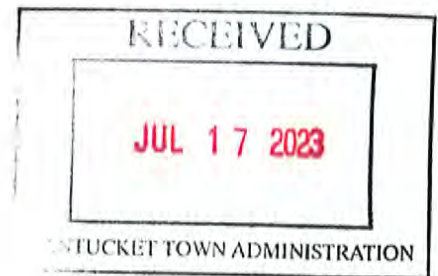
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 it's 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.
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NANTUCKET TOWN ADMINISTRATION

Name: JOHN RICCIO

Home Phone: 508.221.6409

Mailing Address: PO Box 1044, NANTUCKET MA

Alternate Phone: 508.221.6409

Email Address: jr123@gmail.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 large group of youth,
- 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 govt.

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.

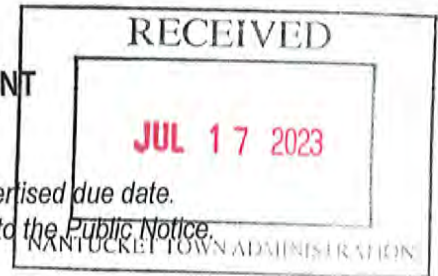
RECEIVED

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



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.
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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 Nantucket 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.



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.
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Name: CAROLINE BALTZER, Ph.D. Home Phone: 617-438-7501

Mailing: 66 HULBERT AVE

Address: NANTUCKET, MA 0254 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 SCWA meetings.
- I would like to contribute to the Town of Nantucket.
- Yes. I am currently the Secretary of the Brant 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.

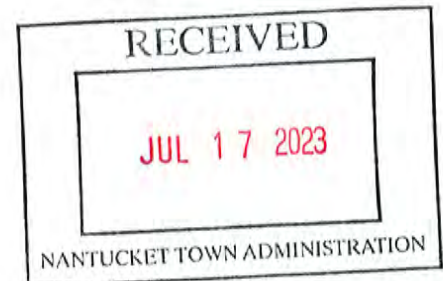
Potential Conflicts of Interest

- 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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October 2nd



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: Rachel Mandle Home Phone: 508 364 7169

Mailing Address: 18 Sherburne Commons Alternate Phone: _____

Email Address: Rach4213@yahoo.com Date Submitted: 9/26/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee, ^{or} COA

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 worked for the Town for just over 17 years and worked with several committee/boards/commissions during that time - mostly related to Human Services department. I am interested in remaining involved in government from a citizen, rather than employee, role. Some evening meetings may be a challenge to attend based on home obligations, unless Zoom.

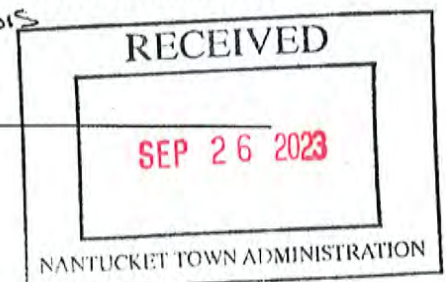
Relevant Experience

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

Having been a town employee in various roles and working within Town Admin I hope to be able to bring own knowledge of procedures and efficiencies to the conversations. Participating in the study committee or COA allows me to continue to work to better our community and contribute.

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.
OH workgroup, Sherburne Commons employee, NCEA, Rotary, CFN Advisory Committee, NCH PAC
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? Husband coaches baseball for schools





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.
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Name: Adam Dread, Esq.

Home Phone: 615-300-7666

Mailing Address: 2 Doc Ryder Drive
Nantucket MA 02554

Alternate Phone: _____

Email Address: adam@adamdread.com

Date Submitted: 9/28/23

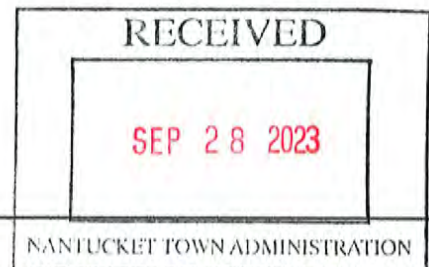
REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Not formed yet
- Why are you interested in this committee/board/commission? Please see attached
- Are you prepared to commit to the meeting schedule of the committee/board/commission? Yes
but I do spend much of the Fall and Winter off-island.
I would have to attend some meetings via Zoom.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission? See Attached
- 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. Nantucket Chamber of Commerce
Board of Directors, Nantucket Clean Team
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No

COMMITTEE INTEREST NEW APPLICANT ADDITIONAL INFORMATION

ADAM DREAD, ESQ.

Why am I interested in this committee?

Answer: I WOULD LIKE TO HELP EXPLORE THE ADVANTGS (OR DISADVANTGAES) OF APPROACHING OUR FORM OF LOCAL GOVERNMENT IN THIS CHANGING/GROWING COMMUNITY.

What experience, skills or insight would I bring?

Answer: I HAVE SERVED AS A CITY COUNCILMAN-AT-LARGE IN NASHVILLE TENNESSEE FOR TWO TERMS., SERVING OVER 600,000 CONSTITUENTS, AND 34 DISTRICTS,

DURING MY TENURE I CHAIRED THE "PUBLIC SAFETY, WHISKEY, BEER & WINE COMMITTEES" AS WELL AS WAS THE FIRST CHAIRMAN OF THE "CONVENTIONS & TOURISM COMMITTEE."

NOT UNLIKE NANTUCKET, IN NASHVILLE OUR P RIMARY SOURCE OF REVENUE IS TOURISM, AND I WORKED TO TEMPER GROWTH WITH SENSIBLE INFRASTRUCTURE.,

What would you hope to accomplish on this committee?

Answer: I WOULD HOPE TO SHARE MY EXPERIENCE AS A CITY COUNCILMAN WITH THE COMMITTEE AND SHOW THE UPS AND DOWNS OF THE CITY COUNCIL FORM OF GOVERNMENT.

Committees and other affiliations:

CURRENT BOARD MEMBER OF THE NANTUCKET CHAMBER OFF COMMERCE

CHAIR OF THE CHAMBER RESTAURANT COMMITTEE/RESTAURANT WEEK

LEADERSIP MEMBER OF THE NANTUCKET CLEAN TEAM

EMCEE OF NUMEROUS ISLAND FUNDRAISERS

CO-CHAIR OF NISHA NEW YEARS EVE GALA

2022 NANTUCKET CHAMBER "VOLUNTEER OF THE YEAR"

USHER-ST PAULS CHURC.

WEEKLY HOST OF "QUAHOG WILD" RADIO SHOW ON QUAHOG COUNTRY

AUTHOR OF "YOU'VE OBVIOUSLY SPENT TIME ON NANTUCKET IF" BOOK SERIES

A handwritten signature in blue ink, appearing to be 'ADAM DREAD', with a stylized flourish at the end.



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

RECEIVED

SEP 29 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: Jeremy Bloomer

Home Phone: 203 550 2613

Mailing

Address: 15 Gardner Street

Alternate Phone: —

Email Address: jbloomer@nantucket-ma.gov Date Submitted: 9-29-23

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? *I can provide organizational structure*
 - Are you prepared to commit to the meeting schedule of the committee/board/commission? *- YES*
- experience necessary to strategically design a new political oversight responsive to the growing needs of 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?

I have sat on over a dozen public and private boards and co-founded four large successful start up companies and one philanthropic entity. In all, creating appropriate strategic insight was critical.

Creating the right balance of governance and professional execution with a new governmental structure is critical for Nantucket as the size and requirements of government locally has outgrown the current form of government.

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

- 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 Board of Selectmen

*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.*

RECEIVED

SEP 30 2023

NANTUCKET TOWN ADMINISTRATION

Name: Linda Williams

Home Phone: 508-228-4556

Mailing

Address: PO Box 1446, Nantucket, MA 02554

Alternate Phone: 508-221-0432

Email Address: czarinalinda@comcast.net

Date Submitted: 9/29/2023

REQUESTING APPOINTMENT TO: Town Council Study Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Not relevant, 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

I am interested having been in town government for 40 years and have attended over 50 town meetings. We need to assess whether the current form is productive or needs to be changed or just tweaked. As a member of the recent Town Government Study Committee that reviewed potential changes to the Charter, and an elected member of the original Charter Committee decades ago, it became apparent that a more focused study needed to be done on just the forms of government and with even a more focused in depth review of moving to a town co

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?

Having been on numerous committees/boards/commissions both elected and appointed, I bring a wealth o knowledge to this committee. Most significantly, I was elected to the Charter Committee many years ago and was instrumental in writing sections and drafting the Charter. Thus, my familiarity with the governmental process and the document we will need to review would be helpful to the process. I would hope to bring forward positive recommendations in a well-thought out proposal, taking the time to do substantial outreach to the public. It will not be a quick process. I was a member of the recent Town Government Study Committee and am familiar with the various forms of government and I may be able to offer some guidance to those who are not as familiar with how government works. I would also provide some continuity having been on the Charter and TGSC. I have no personal or solid position on the town council forma of government versus the representative or the current form. Wide-ranging government experience is necessary on this committee.

Potential Conflicts of Interest

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

I am not a current member of any nonprofit. Please see the attached for past and current involvements.

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

No member of my family works for the town. I receive a pension.

Name: Linda Finney Williams

Children: Aryn (46), Smith College/Masters in Environmental Law Policy/Doctorate in Environmental Science, Adelaide, Australia; Colin (38) former US Marine, formerly stationed in Afghanistan, married with four children; Evan (26) graduated from Nantucket High School; had five foster children, three continue to be family members.

Years on Nantucket: 50 year-round, 18 years summers prior to that

Education: Six years girl's prep school, Memphis, TN and Montclair, NJ; One year at Connecticut College; some extension courses in early childhood development, bookkeeping, law.

Languages: Working knowledge of Spanish, can read to some extent French, Portuguese, Italian

Recent Work Experience: Former Nantucket Zoning Board of Appeals Administrator/staff member 1983-2007 (retired); Office administrator/sports and feature reporter for *Nantucket Independent* newspaper 2009-2010; independent reporter for 21 years of features and sports articles; independent land use/permit consulting business 2007-present.

Current Volunteer Experience:

Nantucket Housing Authority (elected); Community Preservation Committee vice-chairman; Conservation Commission; event organizer for the Annual Beach Volleyball Day tournament (now in 35th year) to benefit Nantucket Food Pantry; Council on Aging; Contract Review Committee; various volunteer activities – Holidays for Heroes, Summer Grove at the Boys & Girls Club, Nantucket Comedy Fest, House Manager, etc.

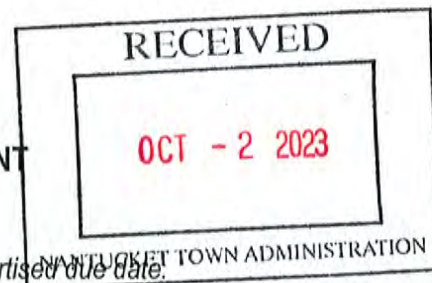
Past Volunteer Experience:

Planning Board Member-chair (elected); Town Government Study Committee; Affordable Housing Trust Fund; Nantucket Planning & Economic Development Commission; Historic District Commission - chair (elected); chairman of Surfside Area Planning Committee; chairman Naushop Crossing Area Plan Workgroup; chairman of Brant Point Area Plan Workgroup; Building Committee – new elementary school and addition to middle school; Bicycle and Pedestrian Advisory Committee; Nantucket Big Brothers Big Sisters (president); NFD EMT; volunteer for Nantucket AIDS Network/AIDS buddy; Hospice volunteer; A Safe Place volunteer/facilitator/safe house/hotline; Executive Board, coach and certified umpire for Nantucket Little League/public schools; volunteer and coach for Nantucket Boys and Girls Club basketball and their annual fund raising events; certified coach/soccer referee/Recreation Director for the Nantucket Student Soccer Association as well as Executive Board Member; 40-year volunteer in the Nantucket Public School system; Sherburne Commons Board of Directors (assisted/independent living complex); Downtown Partnership Executive Board; Board Member Habitat for Humanity; secretary for Nantucket Restaurant Association and Nantucket Lodging Association; advisory member Nantucket Human Services Center project; Special Services coordinator for Circus Flora to benefit the Atheneum, Boston Pops on Nantucket, Nantucket Air Show; general volunteer staff of Nantucket AIDS Benefit, Nantucket Comedy Festival, Nantucket Triathlon, Nantucket Boys and Girls Club Event Under the Tent, Nantucket Demolition Derby, A Safe Place, Holidays for Heroes.

Zoning Board of Appeals member 16 years (past chairman/vice-chairman); Council on Human Services; Contract Review Committee; Town Scholarship Committee (past chairman); Commission on Disability (past chairman); High School/Middle School/Elementary School Councils; School Budget Advisory Committee; Nantucket High School Drug Task Force; Traffic Safety Committee; Beach Management Committee; Capital Improvements Committee/Capital Program Committee; Nantucket Arts Lottery Committee; Surfside Area Plan Work Group; Tom Nevers Area Plan Work Group; Visitors Services Committee; Harbor Plan Work Group; Comprehensive Plan Steering Committee (elected); Nantucket Charter Commission (elected); Board of Directors for Nantucket Human Services Center; Nantucket Regional Transportation Consumer Advisory Committee (appointed, chairman); Government Study Committee; Madaket Advisory Committee;



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: Susan Carmel

Home Phone: 413-822-6900

Mailing Address: 159 Harryel St, Pittsfield MA 01201

Alternate Phone:

Email Address: scarmel@nantucket-ma.gov

Date Submitted: 9/29/23

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?

My background in municipal government brings a unique set of skills/knowledge that would be beneficial to this committee. I would absolutely be committed to the meeting schedule of the committee, however with being cognizant of any interference with my duties and responsibilities as Assistant Finance Director.

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 background in working in both town meeting and city council form of government. I started my career with the Town of Lenox as the Town Accountant, and spent 11 years with the City of Pittsfield, three years as City Accountant, and Finance Director for the last 8 years. I am very well versed in the operations of city council and can bring a unique perspective from the department head level. I would like to share my experience and knowledge with the Town.

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?

I am currently employed as the Assistant Finance Director for the Town.



Agenda Item Summary

Agenda Item #	X. 2.
Date	10/4/2023

Staff

Vincent Murphy, Sustainability Programs Manager
Leah Hill, Coastal Resilience Coordinator

Subject

CRAC recommendations for Coastal Resilience Districts guiding principles to Select Board

Executive Summary

CRAC is responding to the Select Board's request to develop guiding principles and recommendations for the development of Coastal Resilience Districts. This is the base guidance to be used in drafting the Coastal Resilience Districts for both Town bylaws and Home Rule Petitions.

Staff Recommendation

Accept these recommendations and send to Town Counsel and /or Consultants that may draft the bylaw / Home Rule Petition.

Background/Discussion

N/A

Impact: Environmental ☒ Fiscal ☒ Community ☒ Other ☒

This would be the first of its kind funding model within Massachusetts.

Board/Commission Recommendation

CRAC approved these recommendations unanimously on 6/5/2023 and recommends that SB also approve these recommendations for use by Town Counsel and/or consultants.

Public Outreach

This was the subject of 4 CRAC meetings and may need continued public outreach as the bylaw / home Rule Petition is develop.

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

Related to Coastal Resilience Plan.

Attachments

CRAC recommendations attached.



Notes and bullet point on goals and objectives for Coastal Resilience Districts

The purpose of Coastal Resilience Districts (CRD's) is for the Town of Nantucket to have a funding and regulatory model for specific island areas that benefit from coastal resilience interventions. This includes funding and regulating the planning, construction, monitoring, maintenance, and removal of any resilience projects that disproportionately benefit localized areas within the municipality.

Suggested bullet point recommendations from CRAC

- The existing betterment system can be used to progress projects with immediate need. Coastal Resilience Districts can be used in a two-tier fashion. First, as a Town bylaw to assist areas with current or imminent need. Second, gaining the ability to create Coastal Resilience Districts can be pursued at the state level through a Home Rule Petition to solidify coastal resilience district powers.
- Whole island could be a Coastal Resilience District
- Create sub-districts as needed around the island and approved by Select Board
- Create the coastal resilience districts as needed and charge to the beneficiaries in that area accordingly.
- Localized projects get charged to the people who receive benefits from the project; and charged accordingly
- Look at the possibility of both primary beneficiaries and secondary beneficiaries
- As sea levels rise, more land will be impacted. This will necessitate changing the project and betterment areas over time. Allow for redefining the betterments and areas within the district as needed.
- Need to create an airtight system for betterment collection, like tax collection.
- Operation and maintenance costs must be included.
- Consider having public access included for all intervention, where possible and safe.
- Primary Plan and a backup plan to allow for resilience planning. Betterment analysis based on both plans. Secondary plans can be anything from alternative systems, should the first fail, to removal and retreat planning.
- Yearly evaluation for impacts, feasibility to continue, and project function. Town entities undertake the review, for example Conservation Commission. Have a decommissioning plan.
- Allow for cooperation with other programs such as One Big Beach easement and others.
- Allow for additional benefits such as Hold Harmless agreements, insuring public access, donations of land to the Town.
- Educate property owners and purchasers on what the risks are and put them on notice that they may be subject to group projects and potential betterment costs over time. Include real estate community.
- Have legal understandings and agreements in place on the ownership of the interventions put in place. If on private property have a legal agreement between Town and private property owner such as a MOU. Seek to include maintenance access, public access to intervention. Understanding of the legal ramifications of Town ownership of interventions vs maintaining a MOU.
- Consider whether mapped CRD subdistrict beneficiaries should require majority approval of betterment initiatives by property owners before undertaking remediating actions and accompanying assessments.
- Have comprehensive and island wide outreach and engagement on interventions as they arise.
- CRDs shall not in any way circumvent the authority of Nantucket's regulatory bodies, most notably Conservation Commission, Planning Board, and Historic District Commission.

Municipal powers needed to implement the Coastal Resilience Plan efficiently & fairly		Within TON's current authority ¹	May require General or Zoning Bylaw	May require Home Rule Petition to establish CRD status
1.	Define geographic area/s for resilience planning purposes.	Subject to SB/CC vote		
2.	Identify properties that will benefit from a CRP project and may be subject to betterments .	Subject to SB/CC vote		
3.	Assess capital costs of CRP projects through betterments to property owners who benefit.	Subject to TM appropriation		
4.	Assess operating costs ² of CRP projects through betterments to property owners who benefit.	TBD pending Town Counsel		yes
5.	Apportion costs of CRP projects (capital & operating) thru tiered betterments to property owners who benefit.	TBD pending Town Counsel		
6.	Assess road relocation/alternative access costs (including easements/takings) to property owners who benefit.	Subject to TM appropriation		
7.	Protect TON from financial loss if property owners fail to pay betterments.	Via lien on property		
8.	Prior to construction, secure hold harmless terms from property owners who benefit from a CRP project.	TBD pending Town Counsel		
9.	Discontinue maintenance/ownership of public roads subject to erosion/inundation.	Subject to SB/CC & TM vote	landlocked properties may be owed damages.	
10.	Update zoning as prescribed in CRP re: at-risk properties, (address set-backs, transfer of development rights, etc.)		yes	
11.	Update wetlands regulations as prescribed in CRP.		yes	
12.	Ensure and expand public access where possible in all CRP projects.	yes		
13.	Own the project: directly control all CRP projects with municipal benefit(s), (incl selection/oversight of contractors).	yes		
14.	Own the data: independently manage the monitoring of CRP projects, (incl selection/oversight of monitoring firms).	yes		

¹ TON Town of Nantucket, SB Select Board, CC County Commissioners, TM Town Meeting, CRP Coastal Resilience Plan, CRD Coastal Resilience District.

² Operating costs should include maintenance, mitigation, monitoring, and escrow funds for cover future removal costs.



Agenda Item Summary

Agenda Item #	XI. 1.
Date	10/4/2023

Staff

Town Manager, Sustainability Programs Manager

Subject

Baxter Road Alternative Access – 60% Design

Executive Summary

The project is now at the 60% design phase. Together with the information in the presentation from the Arcadis team, this is part of the regular public updates to Select Board on project progress.

Staff Recommendation

Review the designs and presentation information.

Background/Discussion

The designs were sent via email to the stakeholder list and the project team is also seeking feedback from the property owners. Designs have also been sent to Town departments with interests such as DPW, Sewer, Water Company, Transportation manager, Admin and Natural Resources for review.

Impact: Environmental ☒ Fiscal ☒ Community ☒ Other ☐

Board/Commission Recommendation

Seeking feedback.

Public Outreach

Seeking feedback.

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

Has connections with coastal resiliency planning. Has connection to the Baxter Road Long Term Planning Summery Memo of Finding, October 2021.

Attachments

- Prepared presentation

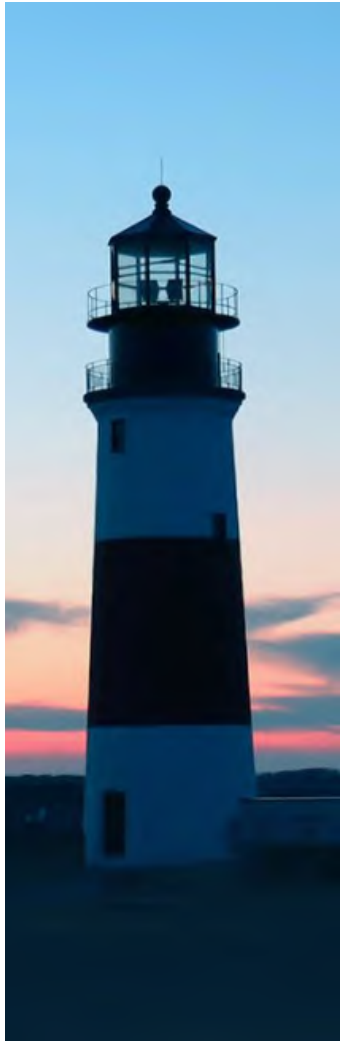


Alternative Access and Utility Relocation for Continuity of Services for Baxter Road Residents

Select Board Meeting – Project Update 60% Design

October 4, 2023

Agenda

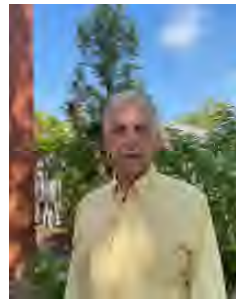


- 1 **Introductions**
- 2 **Goals for Tonight**
- 3 **Scope of Work & Project Update**
- 4 **60% Design Drawings**
- 5 **60% Cost Estimate**
- 6 **60% Schedule**
- 7 **Upcoming Work Items**
- 8 **Questions & Discussions**

Introductions – Project Team



Elizabeth C. Gibson
Town Manager



Kenneth Beaugrand
Real Estate Specialist



Vincent Murphy
Sustainability Programs Manager



William D. Casey, Jr., PE
Project Manager



**Jennifer Kelly Lachmayr, PE,
BCEE**
Project Director



Kathryn Edwards, PE
Public Outreach Lead



Andy Elderbrock, EIT
Project Engineer



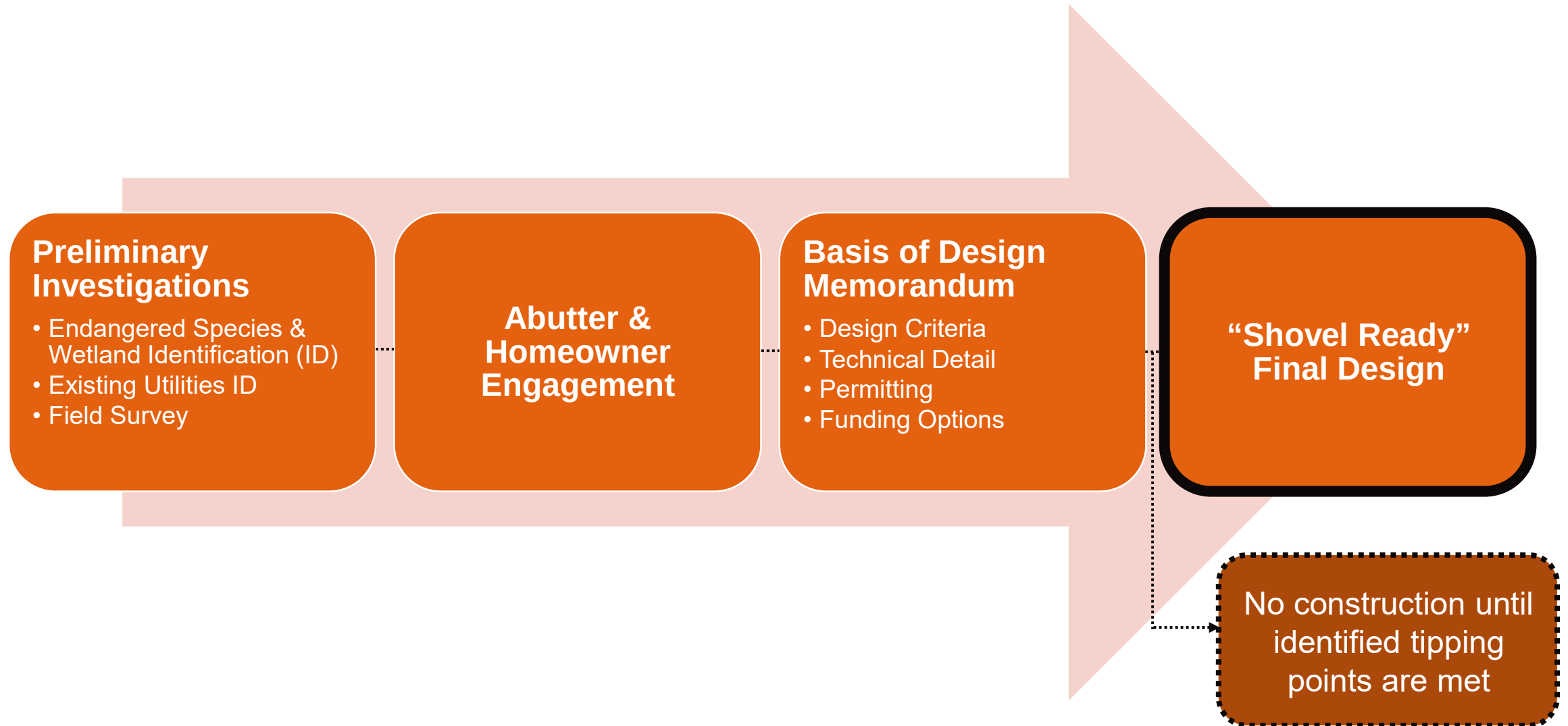
Kelly Ernst, EIT
Project Engineer

Goals for Tonight

1. Update Select Board on 60% Design Submittal
2. Update Select Board on next steps



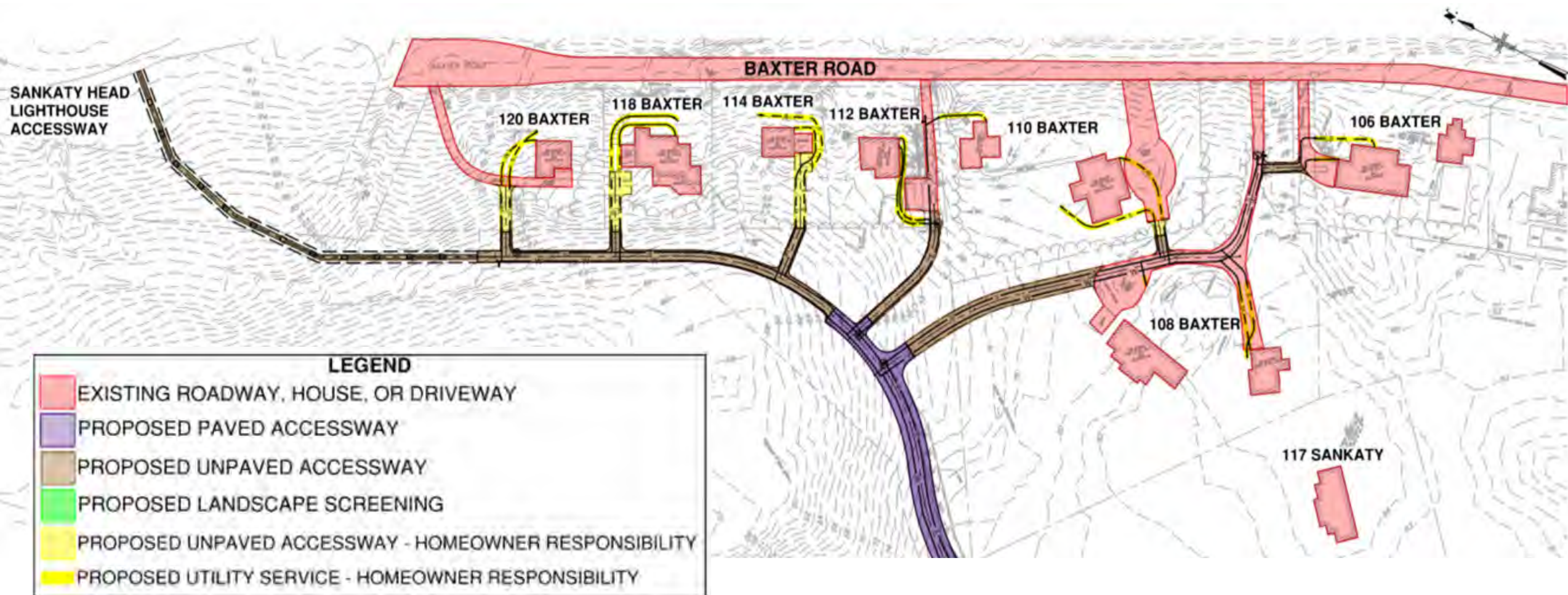
Scope of Work



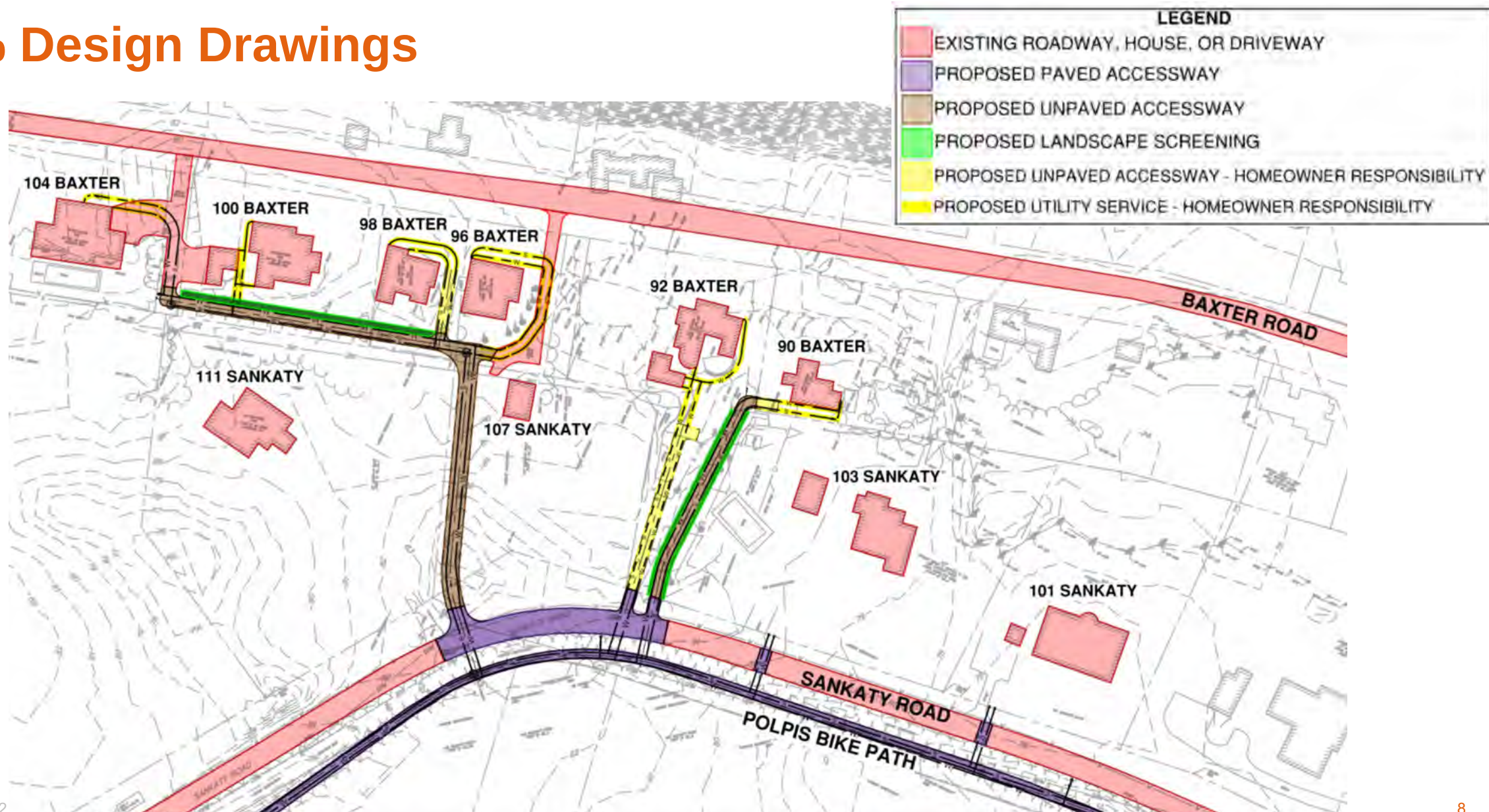
Project Update

- Since Select Board Update on April 26, 2023
 - o 60% Design Package – Submitted for Town review on September 15, 2023 and in review
 - o Permitting – ongoing, will continue throughout 2023
 - Massachusetts Environmental Policy Act (MEPA) Office – Meeting June 27, 2023 – Environmental Notification Form (ENF) filing determined not required.
 - Massachusetts Historical Commission – Archeological Survey – To be conducted October 11-19, 2023, Wed-Sat, Mon-Thurs
 - o Emergency Response Plan – Draft – Submitted for Town review on September 12, 2023 and in review

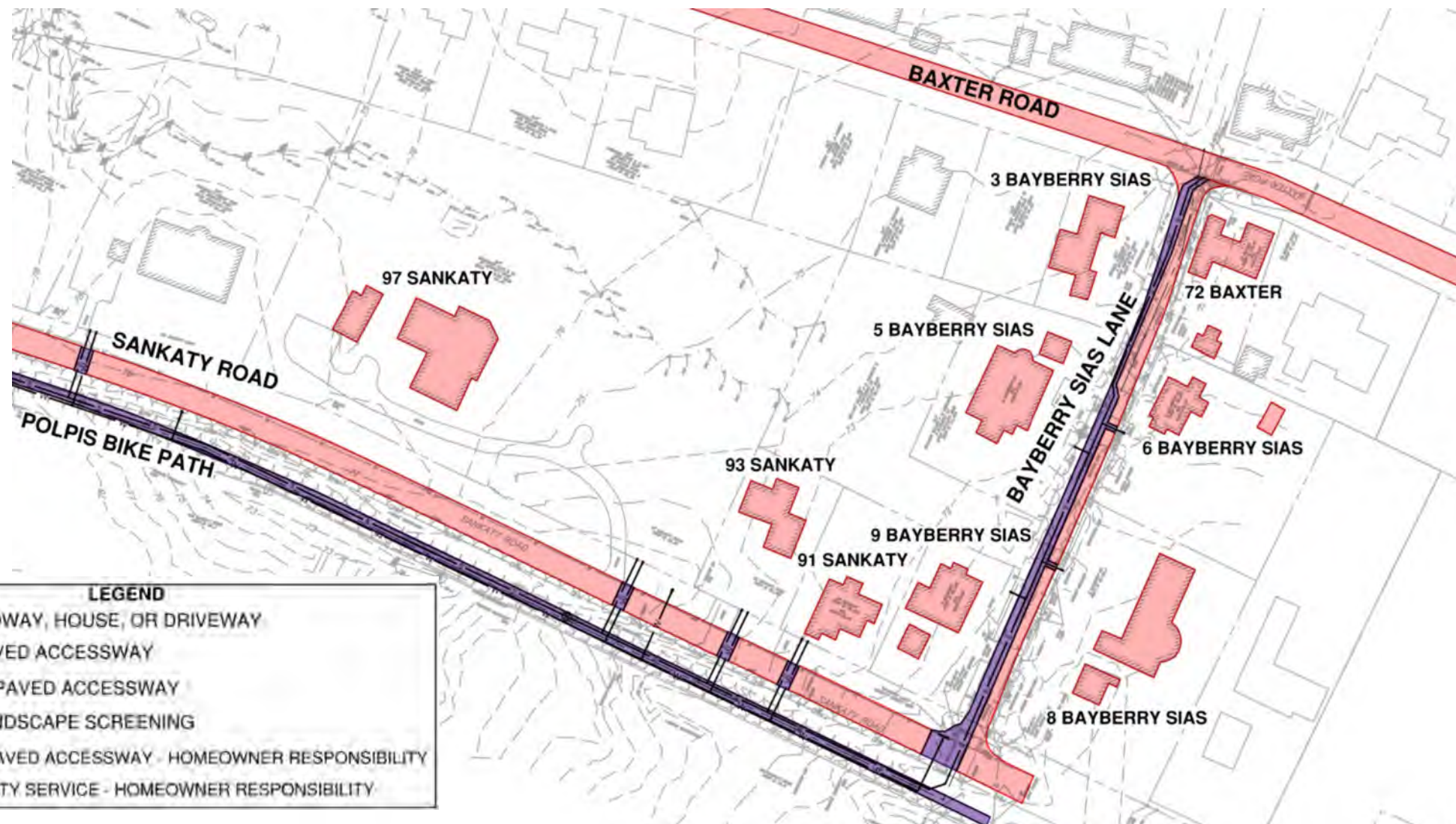
60% Design Drawings



60% Design Drawings



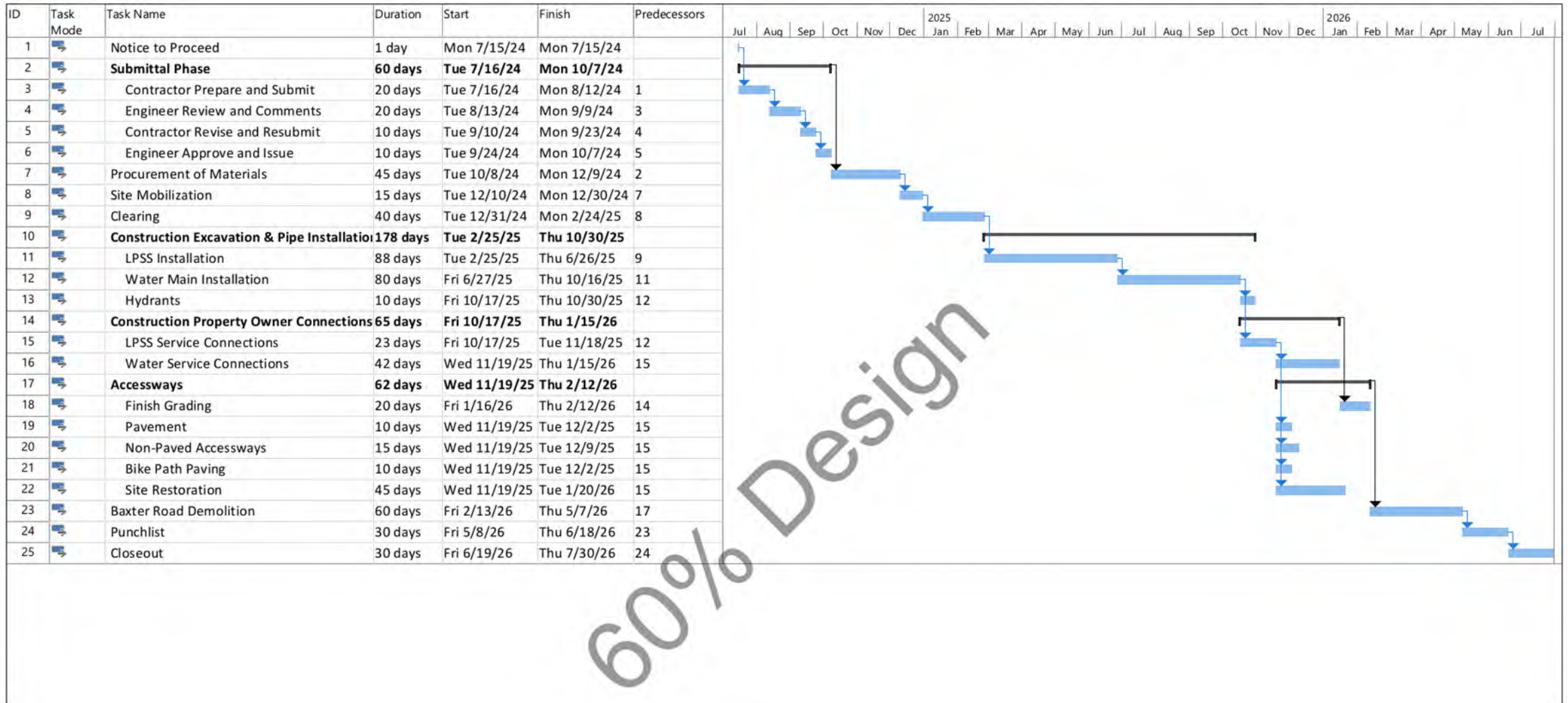
60% Design Drawings



60% Cost Estimate

Earthworks and Demolition Subtotal		\$2,398,300
Potable Water Service Subtotal		\$1,150,800
Low Pressure Sanitary Sewer Subtotal		\$ 875,700
General Requirements Subtotal		\$5,480,900
Phase 1 Construction Total		\$9,906,000
Other Phase 1 Costs (Easements, Legal, Construction Oversight, Private Grinders, Private Service Connections)		\$11,249,000
Phase 1 Project Total		\$21,155,000
Phase 2 Estimated Cost		\$11,200,000
Phases 1 and 2 Project Total		\$32,355,000
AACE Class 3 Cost Estimate	– 20% Low	\$25,890,000
AACE Class 3 Cost Estimate	+ 30% High	\$42,070,000

60% Schedule



Schedule Post Alternative Selection*

- 60% Design
 - **Submitted September 15** for Town review
- Permitting
 - **90-120 Days**, may be longer pending archaeological investigations
- 90% Design
 - **60 Days** submittal for Town review and workshop
- 100% Design/Bid Ready
 - **30 Days** address final comments
- Bidding and Award (pending funding approvals)
 - **60 Days** for Bidding only
- Construction
 - **Approximately 1-2 years from Construction Contractor Award to Project Completion**

Funding

Continue to consider alternative funding mechanisms

Note: Approximately **1-year** to develop Town Warrant Article for Town Meeting

**best case scenario*

Upcoming Work Items

1. 60% Design Comments
2. Archaeological Survey (October 11th - 19th)
3. Permitting
4. 90% Design Submittal
5. “Shovel-Ready” Construction Documents

QUESTIONS & DISCUSSION



Thank You!



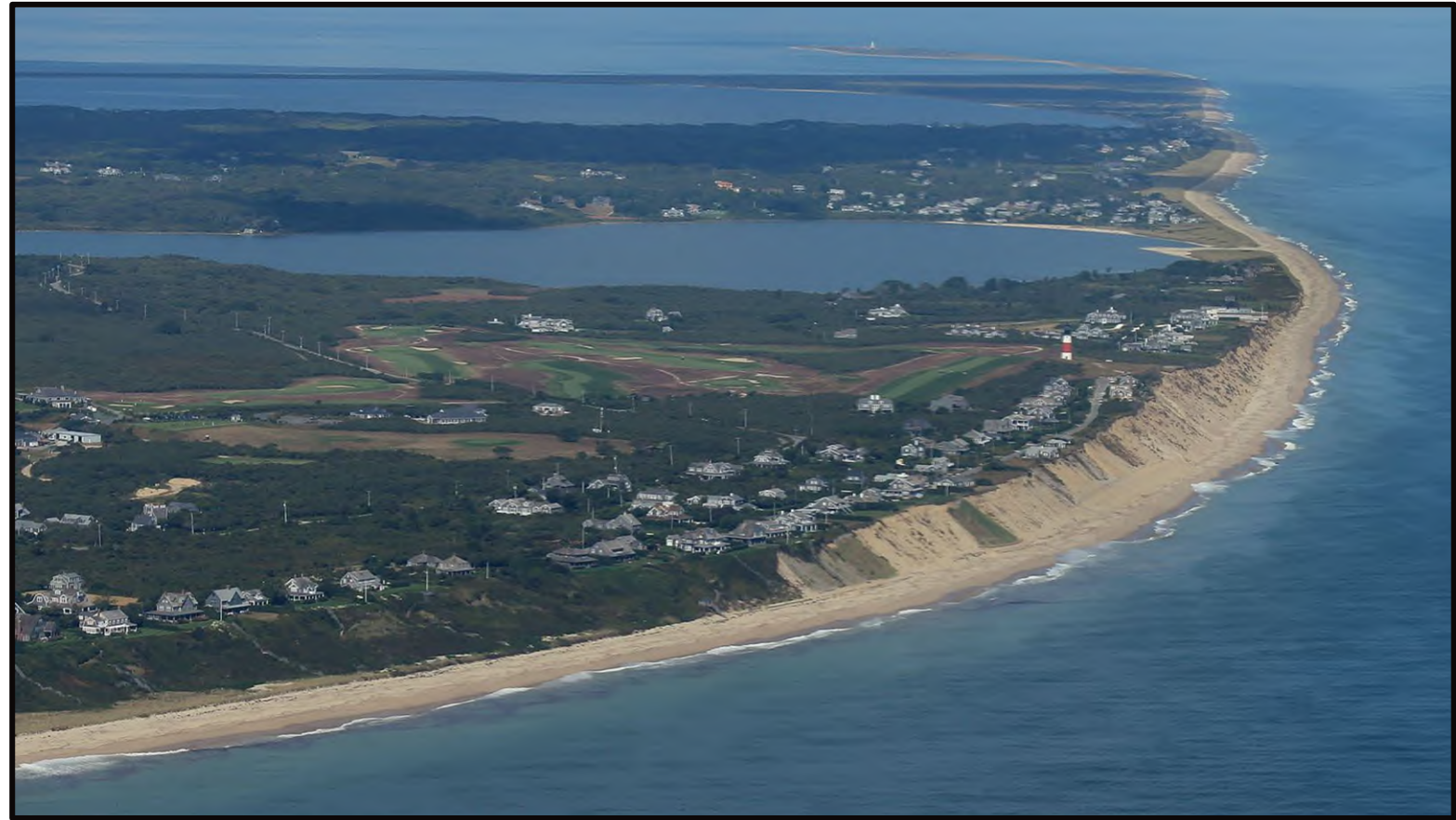
William D. Casey, Jr., PE

Project Manager



Jennifer Lachmayr, PE

Project Director



<https://www.bostonglobe.com/metro/2014/09/28/battle-over-bluff-nantucket/L41admApMtz3ZGqsO8XITl/story.html>

Arcadis. Improving quality of life.

AS OF 10/2/2023

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET**



WARRANT WITH FINANCE COMMITTEE MOTIONS

**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**

SELECT BOARD

Dawn E. Hill Holdgate, Chair
Brooke Mohr, Vice Chair
Thomas Dixon
Matthew G. Fee
Malcolm MacNab

FINANCE COMMITTEE

Denice Kronau, Chair
Stephen Maury, Vice Chair
Jeremy Bloomer
Rob Giachetti
Christopher Glowacki
Joanna Roche
Peter N. Schaeffer
Jill Vieth
Joseph Wright

PLANNING BOARD

David Iverson, Chair
Joseph Topham, Vice Chair
Nathaniel Lowell
Barry Rector
John Trudell, III

MODERATOR

Sarah F. Alger

AMERICANS WITH DISABILITIES ACT NOTICE

The Town of Nantucket advises applicants, participants and the public that it does not discriminate on the basis of disability in, admission to, access to, treatment or employment in its programs, services and activities. The Town of Nantucket will provide auxiliary aids and services to access programs upon request. Inquiries, requests and complaints should be directed to the Town Manager, 16 Broad Street, Nantucket, MA 02554, (508) 228-7255.

**IF YOU NEED A LARGE PRINT
VERSION OF THIS DOCUMENT,
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TOWN MANAGER'S OFFICE AT
(508) 228-7255**

TOWN OF NANTUCKET
November 7, 2023 Special Town Meeting

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4	Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund	
5	Zoning Map Change: LUG-3 to CI - Nantucket Airport Land in Vicinity of Sun Island Road	
6	Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank	
7	Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project	
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20	Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - Burnt Swamp Lane/Borchert	

NOTES:

1. ***PETITION ARTICLES HAVE BEEN PRINTED AS SUBMITTED BY THE PETITIONERS AND MAY CONTAIN TYPOGRAPHICAL AND OTHER ERRORS***
2. ***UNLESS OTHERWISE NOTED UNDER THE FINANCE COMMITTEE MOTION, ALL VOTES NEEDED FOR PASSAGE OF ARTICLES IS A SIMPLE MAJORITY.***

DRAFT

ARTICLE 1
(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; 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 or other legal entity 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 one 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

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.

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 or other legal entity 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 § 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 through 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 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 1 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. Any person or other legal entity who receives a certificate of registration to operate a Short-Term Rental from the Commonwealth of Massachusetts pursuant to G.L. c. 64G, § 6 prior to the November 7, 2023 Special Town Meeting, and who (1) submits proof of the state registration to the Board of Health, and (2) submits proof that the owner has collected and paid the rooms excise tax required for Short-Term Rentals under General Laws c. 64G in at least one Calendar Third Quarter between January 1, 2019, and November 7, 2023, shall be exempt from the requirements of subsections I, J, K, and L of this chapter. The provisions of subsection M shall, however, apply to such Short-Term Rentals. When a dwelling unit is transferred or conveyed, or the certificate of registration issued by the Town pursuant to § 123-3 of this chapter is not renewed, any subsequent Short-Term Rental of the dwelling unit shall be subject to all of the requirements of this chapter, except that if a dwelling unit is bequeathed to a person or other beneficiary through a will or trust, any Short-Term Rental activities shall be exempt from subsections I, J, K, and L. Any Short-Term Rental contract for a period of time in Calendar Year 2024 that is entered into prior

to the effective date of this bylaw shall be exempt from the provisions of subsections I through M.

- I. 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.
- J. 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.
- K. 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.
- L. Short-Term Rentals shall only be allowed in detached single-family dwelling units, accessory dwellings, or residential garage apartments that may be attached or detached to a single-family dwelling. The terms used in the preceding sentence shall have the same meaning as they are used in Chapter 139 of the Town Code. The Owner of a dwelling unit in a structure containing more than one dwelling unit, except for single-family dwelling units attached to residential garage apartments, or a structure containing at least one commercial unit and at least one dwelling unit 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. No dwelling unit that is subject to a lease shall be eligible to receive a certificate of registration for a Short-Term Rental.
- M. No person or other legal entity 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 four times during July and August unless that person or other legal entity complies with subsection H of this chapter in which case that person or other legal entity may engage in a Short-Term Rental of said property that has a change in occupancy up to nine times during the months of July and August. If a property is sold or transferred other than through inheritance or bequest, 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 four times during the months of July and August. After

the effective date of this bylaw, if there is any change in the members, shareholders, or partners of an LLC, Trust or S Corporation other than the addition of immediate family members, the Short-Term Rental of a dwelling unit shall be limited to a change in occupancy of not more than four 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 § 123-4 of this Bylaw.

- N. The Select Board may designate a Town Official or Town Board to grant a waiver from any of the provisions contained in Paragraphs I through M of this chapter upon a showing that such a waiver is necessary in order to prevent an undue hardship.
- O. Hosted Stays and Cottage Colonies shall be exempt from subsections I, K, L, and M 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, § 21D and the Town's non-criminal disposition bylaw (Chapter 1 of the Town Code). If noncriminal 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 \$100 for the first offense; \$200 for the second offense; and \$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 40A, § 21, or January 1, 2023, whichever is later; Or take any other action relative thereto.~~

(Select Board)

FINANCE COMMITTEE MOTION: Move that Chapter 123 of the Town Code (Short-Term Rentals) be amended as follows provided that the provisions of the amendments to Chapter 123 proposed under this article shall not take effect until and unless Chapter 139 (Zoning) of the Town Code regulating short-term rental use is adopted at the November 7, 2023 Special Town Meeting in substantially the form set forth in the Planning Board motion under Article 2 of the Warrant, and is approved by the Attorney General *(language to be inserted shown in highlight; language to be deleted shown in strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive 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 or other legal entity 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 one 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

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.

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 or other legal entity 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 § 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 through 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 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 1 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. Any person or other legal entity who owned a property and the structure(s) thereon had been issued a Certificate of Occupancy (as applicable as determined by the Building Commissioner) receives a certificate of registration to operate a Short-Term Rental from the Commonwealth of Massachusetts pursuant to G.L. c. 64G, § 6 prior to the November 7, 2023 Special Town Meeting, and who (1) submits proof of the state registration to the Board of Health, and (2) submits proof that the owner has collected and paid the rooms excise tax required for Short-Term Rentals under General Laws c. 64G in at least one Calendar Third Quarter between January 1, 2019, and November 7, 2023, shall be exempt from the requirements of subsections I, J, K, and L of this chapter. The provisions of subsection M shall, however, apply to such Short-Term Rentals. When a dwelling unit is transferred or conveyed, or the certificate of registration issued by the Town pursuant to § 123-3 of this chapter is not renewed, any subsequent Short-Term Rental of the dwelling unit shall be subject to all of the requirements of this chapter, except that if a dwelling unit is bequeathed to a person or other beneficiary through a will or trust, any Short-Term Rental activities shall be exempt from subsections I, J, K, and L. Any Short-Term Rental contract for a period of time in Calendar Year 2024 that is entered into prior to the effective date of this bylaw shall be exempt from the provisions of subsections I through M.
- I. 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.
- J. 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.

- K. 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.
- L. Short-Term Rentals shall only be allowed in detached single-family dwelling units, accessory dwellings, or residential garage apartments that may be attached or detached to a single-family dwelling. The terms used in the preceding sentence shall have the same meaning as they are used in Chapter 139 of the Town Code. The Owner of a dwelling unit in a structure containing more than one dwelling unit, except for single-family dwelling units attached to residential garage apartments, or a structure containing at least one commercial unit and at least one dwelling unit 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. No dwelling unit that is subject to a lease shall be eligible to receive a certificate of registration for a Short-Term Rental.
- M. No person or other legal entity 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 four times during July and August unless that person or other legal entity complies with subsection H of this chapter in which case that person or other legal entity may engage in a Short-Term Rental of said property that has a change in occupancy up to nine times during the months of July and August. If a property is sold or transferred other than through inheritance or bequest, 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 four times during the months of July and August. After the effective date of this bylaw, if there is any change in the members, shareholders, or partners of an LLC, Trust or S Corporation other than the addition of immediate family members, the Short-Term Rental of a dwelling unit shall be limited to a change in occupancy of not more than four 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 § 123-4 of this Bylaw.
- N. The Select Board may designate a Town Official or Town Board to grant a waiver from any of the provisions contained in Paragraphs I through M of this chapter upon a showing that such a waiver is necessary in order to prevent an undue hardship.
- O. Hosted Stays and Cottage Colonies shall be exempt from subsections I, K, L, and M 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, § 21D and the Town's non-criminal disposition bylaw (Chapter 1 of the Town Code). If noncriminal 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 \$100 for the first offense; \$200 for the second offense; and \$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 40A, § 21, or January 1, 2023, whichever is later;~~

ARTICLE 2

(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, provided that the provisions of this chapter shall take effect upon approval by Town Meeting pursuant to G.L. c. 40A, § 5 and G.L. c. 40, § 21, but in no event shall these amendments take effect unless and until Chapter 123 (General Bylaw) of the Town Code regulating short-term rentals is amended in substantially the form set forth in Article 1 of the Warrant for the November 7, 2023, Special Town Meeting and is approved by the Attorney General:

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

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.

(Select Board)

NOTE: The Use Chart to be amended is shown in the Town Code and is on file with the Town Clerk.

PLANNING BOARD MOTION: Moved that Chapter 139 (Zoning) of the Code of the Town of Nantucket be amended as follows provided that the provisions of this amendment shall not take effect unless and until Chapter 123 (General Bylaw) of the Town Code regulating short-term rentals is amended at the November 7, 2023 Special Town Meeting in substantially the form set forth in the Finance Committee printed motion under Article 1 of the Warrant and is approved by the Attorney General:

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

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.

PLANNING BOARD COMMENT: The Board notes the significant discussion of this use by the Short-Term Rental Work Group over the course of many months. Adding “short-term rental” to the use chart will remove any ambiguity regarding whether the use is an allowed use or not; and will remove the uncertainty that has recently affected property owners. Passing the regulations proposed in Article 1 is an important component of the Board’s support for this zoning amendment. As presented, even if the use is allowed in the Zoning Bylaw, it cannot take place without strict compliance with the regulations contained in Chapter 123 of the Town Code.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

Quantum of vote required for passage of the motion is 2/3

ARTICLE 3

(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 three percent (3%) on the transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as one of two 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)

FINANCE COMMITTEE MOTION: Moved that the provisions of Chapter 64G, Section 3D(a) of the General Laws, are hereby accepted.

ARTICLE 4

(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)

FINANCE COMMITTEE MOTION: Moved that pursuant to General Laws Chapter 40, Section 5B, a Special Purpose Stabilization Fund for Affordable Housing is hereby established; and, that without further appropriation, one hundred percent (100%) of any community impact fee 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 is dedicated 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 year.

Quantum of vote required for passage of the motion is 2/3.

ARTICLE 5

(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 Airport Commission)

PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket is amended 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

Quantum of vote required for passage of the motion is 2/3.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

ARTICLE 6

(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 6" dated November 2023 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the Select Board is authorized 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 that the Select Board is authorized 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 filed herewith at the Office of the Town Clerk.

Quantum of vote required for passage of the motion is 2/3.

ARTICLE 7

(Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project)

To see if the Town will vote to (a) authorize the Select Board to acquire, by purchase, gift and/or eminent domain, the fee to and/or permanent and/or temporary easements, for public way purposes, including without limitation, for the construction, alteration, installation, maintenance, improvement, repair, replacement and/or relocation of rights of way, sidewalks, drainage, utilities, driveways, guardrails, slopes, grading, rounding, construction, landscaping, and other appurtenances and/or facilities, to enable the Town to undertake the Surfside Area Transportation Enhancements Project and for any and all purposes incidental or related thereto, in, on and under certain parcels of land located on or near Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane and approximately shown on plan entitled “Surfside Area Transportation Enhancements, Lovers Lane, Okorwaw Avenue, Monohansett Road, Nantucket, MA,” dated August 9, 2023, prepared by GPI (Greenman-Pedersen, Inc.), and the drainage easements shown as D-1, D-2 and D-3 and the temporary easements shown as TE-1, TE-2, TE-3 and TE-4 on plan entitled “Plan of Easements on Lovers Lane in Nantucket, MA, Nantucket County, Prepared for the Town of Nantucket,” dated July 19, 2023, prepared by GPI (Greenman-Pedersen, Inc.), both plans on file with the Town Clerk, as said plans may be amended and/or incorporated into an easement plan; (b) raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing and any and all costs incidental or related thereto, including, without limitation, the cost of any land/easement acquisitions, appraisals, and surveys; and, (c) authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or appropriate to effectuate the foregoing purposes.

Or to take any other action related thereto.

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the Select Board is authorized to (a) acquire, by purchase, gift and/or eminent domain, the fee to and/or permanent and/or temporary easements, for public way purposes, including without limitation, for the construction, alteration, installation, maintenance, improvement, repair, replacement and/or relocation of rights of way, sidewalks, drainage, utilities, driveways, guardrails, slopes, grading, rounding, construction, landscaping, and other appurtenances and/or facilities, to enable the Town to undertake the Surfside Area Transportation Enhancements Project and for any and all purposes incidental or related thereto, in, on and under certain parcels of land located on or near Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane and approximately shown on plan entitled "Surfside Area Transportation Enhancements, Lovers Lane, Okorwaw Avenue, Monohansett Road, Nantucket, MA," dated August 9, 2023, prepared by GPI (Greenman-Pedersen, Inc.), and the drainage easements shown as D-1, D-2 and D-3 and the temporary easements shown as TE-1, TE-2, TE-3 and TE-4 on plan entitled "Plan of Easements on Lovers Lane in Nantucket, MA, Nantucket County, Prepared for the Town of Nantucket," dated July 19, 2023, prepared by GPI (Greenman-Pedersen, Inc.), both plans on file with the Town Clerk, as said plans may be amended and/or incorporated into an easement plan; (b) **raise** and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing and any and all costs incidental or related thereto, including, without limitation, the cost of any land/easement acquisitions, appraisals, and surveys; and, (c) authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or appropriate to effectuate the foregoing purposes.

ARTICLE 8

(Home Rule Petition: Acquisition of Bike Path Easement by County)

To see if the Town will vote to authorize the Select Board to petition the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the amendment of a Conservation Restriction held by the Nantucket Land Council, Inc. dated January 14, 2004 recorded with Nantucket County Registry of Deeds in Book 872, Page 91 on land owned by Bartlett Farm, LLC, by virtue of a deed recorded with Nantucket County Registry of Deeds in Book 980, Page 17, located at 15 Somerset Lane, Nantucket, Massachusetts for the use of a portion of said land for bike path purposes and temporary easement purposes shown as Permanent Easement PE-2 and Temporary Easement TE-2 on a plan of land entitled "Easement Acquisition Plan for Somerset Bike Path in Nantucket, MA, Prepared for the County of Nantucket," dated October 19, 2022, prepared by Nantucket Engineering & Survey, P.C. and shown on a map entitled "2023 Special Town Meeting Warrant Article 8" dated November 2023 and filed with the Office of the Town Clerk, and further to authorize the grant of easement over a portion of said land for bike path purposes and for temporary easement purposes to the County of Nantucket provided, however, that the General Court may with the approval of the Select Board, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage;

*AN ACT APPROVING THE AMENDMENT OF A CONSERVATION RESTRICTION
AUTHORIZING USE OF A PORTION OF CERTAIN LAND SITUATED IN THE
TOWN OF NANTUCKET FOR BIKE PATH PURPOSES AND AUTHORIZING
GRANT OF EASEMENT TO THE COUNTY OF NANTUCKET OVER A PORTION
OF SAID LAND FOR BIKE PATH PURPOSES AND TEMPORARY EASEMENT
PURPOSES*

*Be it enacted by the Senate and the House of Representatives in General Court
assembled, and by the authority of the same, as follows:*

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Conservation Restriction held by the Nantucket Land Council, Inc. on property located at 15 Somerset Lane in said Nantucket owned by Bartlett Farm, LLC, may be amended to allow the use of a portion of said land for bike path purposes and for temporary easement purposes.

Section 2. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the owner of said land situated in the Town of Nantucket, being a portion of a certain parcel of land located at 15 Somerset Lane may grant an easement to the County of Nantucket over a portion of said land for bike path purposes and for temporary easement purposes.

Section 3. This act shall take effect upon its passage.

Or to take any other action related thereto.

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the Select Board is hereby authorized to petition the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the amendment of a Conservation Restriction held by the Nantucket Land Council, Inc. dated January 14, 2004 recorded with Nantucket County Registry of Deeds in Book 872, Page 91 on land owned by Bartlett Farm, LLC, by virtue of a deed recorded with Nantucket County Registry of Deeds in Book 980, Page 17, located at 15 Somerset Lane, Nantucket, Massachusetts for the use of a portion of said land for bike path purposes and temporary easement purposes shown as Permanent Easement PE-2 and Temporary Easement TE-2 on a plan of land entitled "Easement Acquisition Plan for Somerset Bike Path in Nantucket, MA, Prepared for the County of Nantucket," dated October 19, 2022, prepared by Nantucket Engineering & Survey, P.C. and shown on a map entitled "2023 Special Town Meeting Warrant Article 8" dated November 2023 and filed with the Office of the Town Clerk, and further to authorize the grant of easement over a portion of said land for bike path purposes and for temporary easement purposes to the County of Nantucket provided, however, that the General Court may with the approval of the Select Board, make constructive changes in language as may be

necessary or advisable towards perfecting the intent of this legislation in order to secure passage:

***AN ACT APPROVING THE AMENDMENT OF A CONSERVATION
RESTRICTION AUTHORIZING USE OF A PORTION OF CERTAIN LAND
SITUATED IN THE TOWN OF NANTUCKET FOR BIKE PATH PURPOSES AND
AUTHORIZING GRANT OF EASEMENT TO THE COUNTY OF NANTUCKET
OVER A PORTION
OF SAID LAND FOR BIKE PATH PURPOSES AND TEMPORARY EASEMENT
PURPOSES***

***Be it enacted by the Senate and the House of Representatives in General Court
assembled, and by the authority of the same, as follows:***

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Conservation Restriction held by the Nantucket Land Council, Inc. on property located at 15 Somerset Lane in said Nantucket owned by Bartlett Farm, LLC, may be amended to allow the use of a portion of said land for bike path purposes and for temporary easement purposes.

Section 2. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the owner of said land situated in the Town of Nantucket, being a portion of a certain parcel of land located at 15 Somerset Lane may grant an easement to the County of Nantucket over a portion of said land for bike path purposes and for temporary easement purposes.

Section 3. This act shall take effect upon its passage.

ARTICLE 9

(Transfer of General Fund Housing Appropriations)

To see if the Town will vote to transfer the sum of \$1,000,000 (One Million Dollars) which was appropriated in the annual operating budget under Article 8 of the 2022 Annual Town Meeting from the stated purpose of “a pilot program to help ease housing expenses for Town employees to the new purpose of “developing town employee housing”.

Or to take any other action related thereto.

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the sum of \$1,000,000 (One Million Dollars) is transferred from the annual operating budget under Article 8 of the 2022 Annual Town Meeting from the stated purpose of “a pilot program to help ease housing expenses for Town employees to the new purpose of “acquiring town employee housing including all costs incidental thereto”.

ARTICLE 10

(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.

FINANCE COMMITTEE MOTION: Moved to appropriate the sum of Three Million Eight Hundred Thousand Dollars (\$3,800,000) 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; that to meet this appropriation the Treasurer with the approval of the Select Board is hereby authorized to borrow said sum and to issue bonds and notes of the Town therefor pursuant to General Laws Chapter 44, Sections 7 or 8, or any other enabling authority.

Quantum of vote required for passage of the motion is 2/3

ARTICLE 11

(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.

(Select Board)

FINANCE COMMITTEE MOTION: Moved to appropriate the sum of \$1,054,000 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; and that to meet this appropriation the Treasurer with the approval of the Select Board is hereby authorized to borrow said sum and to issue bonds and notes of the Town therefor pursuant to General Laws Chapter 44, Sections 7 or 8, or any other enabling authority.

Quantum of vote required for passage of the motion is 2/3

ARTICLE 12

(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)

The Finance Committee Motion will be provided at the Special Town Meeting.

ARTICLE 13

(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)

The Finance Committee Motion will be provided at the Special Town Meeting.

ARTICLE 14

(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)

FINANCE COMMITTEE MOTION: Moved that the prior votes under Article 32 of the 2022 Annual Town Meeting, Article 28 of the 2021 Annual Town Meeting, Article 30 of the 2018 Annual Town Meeting are hereby amended 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.

Quantum of vote required for passage of the motion is 2/3

ARTICLE 15

(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)

FINANCE COMMITTEE MOTION: Moved that 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) is amended 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.”

Quantum of vote required for passage of the motion is 2/3.

ARTICLE 16

(Real Estate Acquisition: 8 Nichols Road (Tom Nevers))

To see if the Town will vote to authorize the Select Board to acquire by eminent domain, gift or purchase for general municipal purposes and for the purpose of conveyance the fee title or lesser interests, together with any public and private rights of passage, in a certain parcel of land shown on Assessor’s Map 92.4, Parcel 199, located at 8 Nichols Road, and shown as Lot 161 on Land Court Plan No. 5004-D, Sheet 6, filed with the Nantucket Registry District of the Land Court, and to authorize the Select Board to amend the Order of Taking by Eminent Domain dated May 28, 2014, filed as Document No. 144905 with the Nantucket Registry District of the Land Court to correct the property description, and to authorize the Select Board to amend the Order of Taking to accomplish said purpose.

All as shown on a map entitled “2023 Special Town Meeting Warrant Article 16 Acquisition of 8 Nichols Road” dated November, 2023 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the Select Board is authorized to acquire by eminent domain, gift or purchase for general municipal purposes and for the purpose of conveyance the fee title or lesser interests, together with any public and private rights of passage, in a certain parcel of land shown on Assessor’s Map 92.4, Parcel 199, located at 8 Nichols Road, and shown as Lot 161 on Land Court Plan No. 5004-D, Sheet 6, filed with the Nantucket Registry District of the Land Court, and to authorize the Select Board to amend the Order of Taking by Eminent Domain dated May 28, 2014, filed as Document No. 144905 with the Nantucket Registry District of the Land Court to correct the property description, and to authorize the Select Board to amend the Order of Taking to accomplish said purpose.

ARTICLE 17

(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.*

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

(Select Board)

FINANCE COMMITTEE MOTION: Moved that the following schedule be adopted:

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.*

Pursuant to G.L. c. 41, §108, the quantum of vote for passage of this article is 2/3rds

ARTICLE 18

(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, et al)

FINANCE COMMITTEE MOTION: Moved not to adopt the Article.

NOTE: At its meeting on September 13, 2023 the Select Board acting as the Sewer Commissioners voted not to add the parcels referenced in the Article to the Siasconset Sewer District. If a positive Motion were to be brought forward at Town Meeting, a two-thirds vote would be required from Town Meeting in order for the Article to be adopted; and if so adopted, prior to any sewer extension being undertaken the owner(s) of the property must comply with any and all conditions of the Town, including but not limited

to payment for engineering, construction, condition assessment and capacity analysis of the current and potential upgrade of the force main and/or sewer line to which this property would be connected.

Quantum of vote required for passage of a positive motion is 2/3

ARTICLE 19

(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 F. Williams, et al)

FINANCE COMMITTEE MOTION: Moved that Chapter 41 (Board of Sewer Commissioners), section 41-3B (Siasconset Sewer District) of the Code of the Town of Nantucket is hereby amended by adding the following parcels to the Siasconset Sewer District:

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

NOTE: *At its meeting on September 13, 2023, the Select Board acting as the Sewer Commissioners, voted to add the parcels referenced in the Article to the Siasconset Sewer District. Further, prior to any sewer extension being undertaken the owner(s) of the property must comply with any and all conditions of the Town, including but not limited to payment for engineering, construction, condition assessment and capacity analysis of the current and potential upgrade of the force main and/or sewer line to which this property would be connected.*

ARTICLE 20

(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)

FINANCE COMMITTEE MOTION: Moved that Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of

Nantucket is hereby amended by adding the following parcels to the Town Sewer District:

Map	Lot	Number	Street
56	218	3	Burnt Swamp Lane
56	219	5	Burnt Swamp Lane
56	222	7	Burnt Swamp Lane
56	279	8	Burnt Swamp Lane
56	223	9	Burnt Swamp Lane
56	227	11	Burnt Swamp Lane
56	2	14	Burnt Swamp Lane

NOTE: At its meeting on September 13, 2023, the Select Board acting as the Sewer Commissioners, voted to add the parcels referenced in the Article to the Town Sewer District. Further, prior to any sewer extension being undertaken the owner(s) of the property must comply with any and all conditions of the Town, including but not limited to payment for engineering, construction, condition assessment and capacity analysis of the current and potential upgrade of the force main and/or sewer line to which this property would be connected.

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