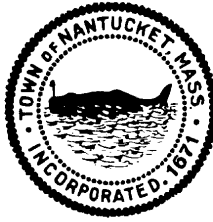


Town and County of Nantucket Select Board • County Commissioners

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 DECEMBER 6, 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://youtube.com/live/WUoV-GQUy-Q>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_mV4NhHXfT7SgAP-1_F_28Q

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS****
- VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
 1. Approval of Minutes of November 29, 2023 at 5:30 PM.
 2. Approval of Treasury Warrants for December 6, 2023.
 3. Approval of Pending Contracts for December 6, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Planning and Land Use Services (PLUS); Human Services (Saltmarsh Senior Center); Natural Resources Department.

IX. REAL ESTATE MATTERS

1. Request for Re-execution of Documents with GG Development, LLC (Previously Approved March 3, 2021):
 - a) Acceptance of Roadway Improvements on Mill Hill Court, Pursuant to December 17, 2014 License and Planning Board Subdivision Approval;
 - b) Acceptance of Third Amendment to Woodland Hill Subdivision Declaration of Protective Covenants Easements and Restrictions, and Non-Exclusive Pedestrian, Bike and Vehicular Easement as set forth therein;
 - c) Acceptance of First Amendment to Woodland Hill Subdivision Grant of Right to Enforce Restrictions.

X. PUBLIC HEARINGS

1. Public Hearing to Determine Tax Allocation by Classification (Chapter 369, Acts of 1982, as Amended); Percentage of Residential Exemption to be Granted for Fiscal Year 2024 (Continued from November 29, 2023).

XI. TOWN MANAGER'S REPORT

1. Continued Preliminary Review of Town-Sponsored Warrant Articles for 2024 Annual Town Meeting; Review of Citizen Warrant Articles.

XII. SELECT BOARD'S REPORTS/COMMENT

1. 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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 6, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Contract Amendment	Human Resources	NEOGOV	Add \$12,918.49 to original contract amount of \$51,673.97 for new contract amount of \$64,592.46	Addition of the "Perform" module for the remaining contract term	HR Operational Budget	Dec 6, 2023 - June 30, 2024
Professional Services Agreement	IT	Center for Internet Security (CIS)	\$13,980	Renewal - Server-based threat detection system	IT Professional Services	Jan 1, 2024 - Dec 31, 2024
Professional Services Agreement	IT	LCN Networks	\$40,515	Renewal - Barracuda Back-Up System	IT Professional Services	Dec 1, 2023 - Nov 30, 2024
Professional Services Agreement	Public Works	Barrett Enterprises, LLC	\$100,000 (Not to Exceed)	On-Call Snow Plowing Services FY24	Snow and Ice Budget	Dec 6, 2023 - June 30, 2024
Professional Services Agreement	Public Works	Saltine Warrior, Inc.	\$112,500	FY24 Pre-Treated Road Salt	Snow and Ice Budget	Dec 6, 2023 - Aug 31, 2024
License Agreement	Town Administration	Nantucket Community Sailing, Inc.	N/A	5-year License Renewal for Jetties Beach and Recreational Facilities	N/A	June 15, 2024 - Sept 30, 2028
Grant Agreement	Town Administration	Interfaith Council	\$40,000	One-time grant to support overnight homeless shelter for Nantucket residents	ARPA	Dec 6, 2023 - Dec 5, 2024

CONSENT AGENDA ITEMS FOR 12/7/2023 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Planning and Land Use Services (PLUS):
 - o Gift of \$8,000 from Doherty ACK LLC for Mariner Way subdivision for pedestrian and bike path in the area
- Human Services:
 - o Gift of \$130 from Marshall and Deborah Beale for Saltmarsh Senior Center
 - o Gift of \$150 from Clara Foundation, Inc. for Saltmarsh Senior Center
- Natural Resources Department:
 - o Gift of \$39,420 from Great Harbor Yacht Club Foundation for the purchase of an algae bioreactor for the Brant Point shellfish Hatchery

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.



Planning and Land Use Services

Building • Historic District Commission • Planning Board • Zoning Board of Appeals

Memo

To: Nantucket Select Board
From: William Saad, Land-Use Specialist
Date: December 1, 2023
Re: Gift Acceptance from Doherty Ack LLC

To Members of the Select Board:

Please accept check #11055 in the amount of \$8,000 as a gift to the Town of Nantucket to be utilized for bike path and pedestrian improvements in the area of Mariner Way as outlined in Condition #8 of the Approval of the Definitive AR Subdivision in Planning Board File No. 7770.

Thank you,

William Saad
Land-Use Specialist
PLUS-Town of Nantucket



MEMO

Date: November 22, 2023

TO: Dawn Hill-Holdgate, Select Board Chair

CC: Jerico Mele, Director of Human Services

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

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

From Marshal and Deborah Beale: \$130.00 gift to the Saltmarsh Senior Center

From Clara Foundation, Inc: \$150.00 gift to the Saltmarsh Senior Center

Thank you,

Laura Stewart

from the desk of.....

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

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

TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

131 PLEASANT STREET
NANTUCKET, MA 02554

(508) 228-7230



Select Board
16 Broad Street
Nantucket, MA 02554
11/29/2023

Dear Board Members,

On behalf of the Natural Resources Department, we are requesting that the Select Board accept the following gift of \$39,420.00 from the Great Harbor Yacht Club Foundation. This donation is the remaining contribution for the purchase of an algae bioreactor for the Town of Nantucket's Brant Point Shellfish Hatchery. The bioreactor will provide an automated algae delivery system that will improve algae biosecurity and improve hatchery efficiencies.

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

Sincerely,

Jeff Carlson,
Town of Nantucket
Natural Resources Director



Agenda Item Summary

Agenda Item #	IX. 1.
Date	12/6/2023

Staff

Andrew Vorce, Planning Advisor

Subject

Request for re-signing of grants of easements and gift of improvements on Town-owned land, Old Farm Road and Red Mill Lane and Old Mill Court Lane, former Egan property.

Executive Summary

Documents signed several years ago were not properly registered and are now stale.

Staff Recommendation

Approve the resigning of documents accepting easements and gifts and execute all documents.

Background/Discussion

The former Egan property was subdivided, and the new lots and private roads abut Town-owned roads, parkland and a private cemetery. Old Farm Road connects Hummock Pond Road to the west and Mill Hill Lane to the east, providing an important pedestrian/bike link. Old Mill Court intersects with Old Farm and provides access to Prospect Hill Park and a pathway to Cato Lane. A connecting sewer line also runs underneath this road, and it borders the cemetery to the west. The turnaround at the end of the roadway is partially constructed on town-owned land at an access point to Prospect Hill Park.

Impact: Environmental ☐ Fiscal ☐ Community ☐ Other ☐

Allows for valuable public access rights and some infrastructure at no cost to the town

Board/Commission Recommendation

N/A

Public Outreach

N/A

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

Fits within the plan goals of efficient County and Town operations, consistent with Planning Board approval and decision, and transportation goals.

Attachments

Assents, memo



~~seconded by Ms. Ferrantella. So voted by roll call vote. Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.~~

~~5. Town Clerk: Request for Support to Discontinue Current Voting Tabulators/ Approve Use of Newly Purchased Voting Tabulators, Pursuant to MGL Chapter 54, Section 34. Town Clerk Nancy Holmes explained the request and said that the new tabulators are anticipated to be used beginning with the 2021 annual town election. Ms. Murphy moved approval; seconded by Ms. Ferrantella. So voted by roll call vote. Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes. Mr. Fee noted a constituent concern that he referred to Ms. Holmes, who adeptly addressed it.~~

X. REAL ESTATE ITEMS

1. Request for Approval and Execution of Documents with GG Development, LLC (Tabled from February 17, 2021): a) Acceptance of Roadway Improvements on Mill Hill Court, Pursuant to December 17, 2014 License and Planning Board Subdivision Approval; b) Acceptance of Third Amendment to Woodland Hill Subdivision Declaration of Protective Covenants Easements and Restrictions, and Non-Exclusive Pedestrian, Bike and Vehicular Easement as set forth therein; c) Acceptance of First Amendment to Woodland Hill Subdivision Grant of Right to Enforce Restrictions. Real Estate Specialist Ken Beaugrand explained each item of the request. Mr. Fee asked about roadway improvements having been inspected by the Town. Mr. Beaugrand confirmed. Mr. Fee asked about the specifics of the roadway engineering inspection and expressed concern about ensuring that the roadway is constructed to specifications. Some discussion followed on this. Mr. Fee moved approval of all items; seconded by Ms. Murphy. So voted by roll call vote. Chair Holdgate – Yes; Mr. Bridges – Yes; Mr. Fee – Yes; Ms. Ferrantella – Yes; Ms. Murphy – Yes.

XI. TOWN MANAGER'S REPORT

1. Continued Review of Proposed Request for Proposals and Term Sheet for Five-year Lease Agreement (2022 – 2026) for Jetties Beach Concession, Retail Shop, Bathhouse and Beach Event Area (Continued from February 10, 2021). Town Manager Gibson introduced the item and turned the item over to Mr. Turbitt and Town Counsel John Giorgio for further explanation. Mr. Giorgio reviewed further due diligence undertaken by Town Administration staff with respect to issues that arose at the Board's prior meeting on this matter. Mr. Giorgio reviewed issues regarding the awning at the concession which was the focus of extensive discussion by the Board at its prior meeting. He noted the awning is in fact owned by the lessee and reviewed some liability and procurement issues. Mr. Giorgio reviewed cost issues with the awning, specifically with respect to repairs and a new one. He proceeded to review options available to the Town subject to the Board's approval. He also reviewed a recommendation to establish a revolving fund at the 2022 annual town meeting into which the rental proceeds from this and/or the other concessions could be deposited, and the funds used for maintenance and repairs to the facility(s). He added an additional recommendation for a work group to review the future of this facility taking into consideration use, coastal resiliency issues, costs. Chair Holdgate supported "Option 2" as outlined in the recommendation memo in the agenda packet. She supported the revolving fund and the work group recommendation. Mr. Fee said that the Town should not have paid to ever repair the awning. He said he supports the revolving fund and putting a review group together. Mr. Fee said that between grant funds and tax credits a renovation of the Jetties facility could be done with very little taxpayer funds. Ms. Ferrantella said she supports a revolving fund for all the concessions. Mr. Fee commented again about the Town not having anything to do with an awning and said he understands that might mean less revenue coming in. Chair Holdgate said she disagrees and believes the facility should be maintained by the Town, including the awning. Ms. Murphy agreed with Chair Holdgate and said that the awning is a benefit to the public. She thanked Town staff for

TOWN OF NANTUCKET

GIFT OF ROADWAY IMPROVEMENTS ON OLD MILL COURT

GG DEVELOPMENT, LLC, a Massachusetts limited liability company, having a mailing address of 50 Terminal Street, Suite 716, Charlestown, Massachusetts 02129 (“Donor”) hereby donates all of its right, title and interest in the roadway improvements constructed in Old Mill Court, Nantucket (the “Improvements”) to the **TOWN OF NANTUCKET** (the “Town”), a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554.

RECITALS

WHEREAS, the Donor was the owner of the property off Mill Hill Lane, Nantucket, shown as Lots 7- 20, inclusive, on Land Court Plan No. 12559-G (the “Subdivision Plan”) and described on Certificate of Title No. 25308 filed with the Nantucket Registry District of the Land Court;

WHEREAS, the Donor received approval of an Approval Required Subdivision for the Woodland Hill Subdivision by the Nantucket Planning Board in its Decision dated May 12, 2014, filed with the Planning Board as Planning Board File # 7661 (the “Approval”);

WHEREAS, the Approval of the Subdivision was granted subject to several conditions including Condition No. 7 which requires that the Donor offer as a gift to the Town the construction of the turn-around at the terminus of the roadway shown as Road “C” on said Subdivision Plan and shown as Old Mill Court on plan entitled “Subdivision Modification Plan of Land in Nantucket, Mass. Owned by GG Development LLC,” dated April 29, 2016, filed with said Registry District of the Land Court as Land Court Plan No. 12559-I;

WHEREAS, the Donor has completed the construction of the Improvements and the Improvements have been inspected by the Town and been approved;

NOW THEREFORE, the Donor requests that the Town accept the donation of the Improvements as being in the public interest, in order that the last lot of the Subdivision may be released from the Planning Board Covenant dated August 11, 2014, filed with said Registry District of the Land Court as Document No. 145372.

The Parties hereto agree that Condition # 7 of the Approval has been satisfied and that the Town shall accept the Improvements on Old Mill Court as being in the public interest.

Executed as a sealed instrument this _____ day of _____, 2023.

GG DEVELOPMENT, LLC

By: _____
Gregory J. Grant, Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2023, before me, the undersigned notary public, personally appeared **Gregory J. Grant**, Manager, of GG Development, LLC, who proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding instrument and acknowledged to me that he signed the foregoing instrument voluntarily for its stated purpose on behalf of GG Development, LLC

Notary Public
My commission expires:

ACCEPTANCE OF ROADWAY IMPROVEMENTS ON OLD MILL COURT

On this _____ day of _____, 2023, the Town of Nantucket, acting by and through its Select Board, hereby accepts the gift of the roadway improvements on Old Mill Court, Nantucket granted by GG Development LLC to the Town pursuant to Condition No. 7 of the Nantucket Planning Board Decision for Woodland Hill Subdivision, Planning Board File # 7661, dated May 12, 2014, as being in the public interest.

TOWN OF NANTUCKET

BY ITS SELECT BOARD:

DAWN E. HILL HOLDGATE,
CHAIR
Term Expires: 2024

BROOKE MOHR, VICE CHAIR
Term Expires: 2025

MATTHEW G. FEE
Term Expires: 2025

THOMAS M. DIXON
Term Expires: 2026

MALCOM W. MACNAB, MD, PHD
Term Expires: 2026

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss.

On this ____ day of _____ 2023, before me, the undersigned notary public, personally appeared the above-named, **Dawn E. Hill Holdgate, Malcom W. MacNab, MD, PhD, Matthew G. Fee, Thomas M. Dixon** and **Brooke Mohr**, members to the Town of Nantucket Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

Notary Public

Printed Name:

My Commission Expires:

**THIRD AMENDMENT TO
WOODLAND HILL SUBDIVISION
DECLARATION OF
PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS**

THIS AMENDMENT is made as of the ____ day of _____, 2023, to the WOODLAND HILL SUBDIVISION DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS dated August 30, 2014 and registered as Document No. 147766 at the Nantucket Registry District for the Land Court; as affected by a First Amendment dated June 24, 2015 and registered as Document No. 149010, as affected by a Second Amendment dated October 19, 2016 and registered as Document No. 153289 (hereinafter the “Protective Covenants”).

The undersigned, being the present Trustee and Developer of the Woodland Hill Homeowners Association Declaration of Trust dated August 11, 2014 and registered as Document No 147764 hereby desires to amend said Protective Covenants as follows:

Article Two: RESTRICTIONS, COVENANTS AND EASEMENTS

NON-EXCLUSIVE PEDESTRIAN, BIKE AND VEHICULAR EASEMENT, SHALL BE
INCLUDED AS FOLLOWS:

“2.04.09 Non-Exclusive Pedestrian, Bike and Vehicular Easement. The Town of Nantucket, a Massachusetts municipal corporation, acting by and through its Select Board, shall have a non-exclusive pedestrian, bike and vehicular easement on, over, across and along those portions of Woodland Hill Subdivision designated as “Old Farm Road, Old Mill Court” and “Red Mill Lane,” on the plan of land entitled “Plan of Land in Nantucket, Mass., prepared for GG Development, LLC”, dated _____, prepared by Bracken Engineering, Inc., a copy of which is attached hereto as Exhibit “A”.

[SIGNATURE PAGES AND PLAN TO FOLLOW]

GG Development, LLC, Trustee of Woodland Hill Homeowners Associations Trust u/d/t dated August 11, 2014 and registered as Document No. 147764 at the Nantucket Registry District, hereby certifies that it is the sole Trustee of said Trust; that said Trust has not been altered, amended, revoked or terminated; that pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust ,to mortgage all or any part of the Trust property, to sell or otherwise dispose of all or any part of the Trust property, and to do all things necessary and required to subdivide and manage the Trust property; that all beneficiaries of the Trust are of full age and competent; that pursuant to the provisions of the Trust, the Trustee has been authorized and directed by the beneficiaries to subdivide, manage and develop the Trust property and to sign any and all necessary documents necessary to effectuate these actions for nominal consideration.

Executed under seal this ____ day of _____ 2023.

WOODLAND HILL
HOMEOWNERS ASSOCIATION TRUST

By: GG DEVELOPMENT, LLC, Trustee

By: _____
Gregory J. Grant, duly authorized
Its Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2023

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared **Gregory J. Grant**, Manager of GG Development, LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Woodland Hill Homeowners Association Trust, as his free act and deed.

Notary Public
My Commission Expires:

CONSENT OF MORTGAGEE

ROCKLAND TRUST COMPANY, being the holder of certain mortgage from GG Development, LLC to it dated March 2, 2017 and registered as Document No. 154586, as amended by Document No. 155103, and filed with Certificate of Title 25308 at the Nantucket Registry of Deeds, for consideration paid, hereby consents to the foregoing Third Amendment to Declaration of Protective Covenants, Easements and Restrictions and agrees that said mortgage shall be held subject to and with the benefit of said Third Amendment to Declaration of Protective Covenants and Restrictions.

Executed and Sealed on _____, 2023.

ROCKLAND TRUST COMPANY

By: _____

Title:

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this _____ day of _____ 2023, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in said capacity, for its stated purpose, as his/her free act and deed.

NOTARY PUBLIC

My Commission Expires:

ACCEPTANCE OF PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Third Amendment to the Woodland Hill Subdivision Declaration of Protective Covenants Easements and Restrictions.

Dated this ____ day of _____, 2023.

John Trudell III, Chair
Term Expires: 2026

Dave Iverson, Vice Chair
Term Expires: 2024

Joseph Topham
Term Expires: 2023

Barry G. Rector
Term Expires: 2025

Nathaniel Lowell
Term Expires: 2027

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____ 2023, before me, the undersigned notary public, personally appeared **John Trudel III, Dave Iverson, Joseph Topham, Barry G. Rector, and Nathaniel Lowell**, and proved to me through satisfactory evidence of identification, which were _____ to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, in said capacity, for its stated purpose, as the free act and deed of the Nantucket Planning Board.

NOTARY PUBLIC

My Commission Expires:

ACCEPTANCE OF SELECT BOARD

The Town of Nantucket, acting by and through its Select Board, pursuant to the provisions of G.L, c. 83, §1, hereby accepts the foregoing Third Amendment to the Woodland Hill Subdivision Declaration of Protective Covenants Easements and Restrictions, on this ____ day of _____2023.

TOWN OF NANTUCKET

BY ITS SELECT BOARD:

DAWN E. HILL HOLDGATE,
CHAIR

Term Expires: 2024

BROOKE MOHR, VICE CHAIR

Term Expires: 2025

MATTHEW G. FEE

Term Expires: 2025

THOMAS M. DIXON

Term Expires: 2026

MALCOM W. MACNAB, MD, PHD

Term Expires: 2026

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss.

On this ____ day of _____ 2023, before me, the undersigned notary public, personally appeared the above-named, **Dawn E. Hill Holdgate, Malcom W. MacNab, MD, PhD, Matthew G. Fee, Thomas M. Dixon** and **Brooke Mohr**, members to the Town of Nantucket Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

Notary Public

Printed Name:

My Commission Expires:

FIRST AMENDMENT
WOODLAND HILL SUBDIVISION
GRANT OF RIGHT TO ENFORCE RESTRICTIONS

GG DEVELOPMENT, LLC, Trustee of Woodland Hill Homeowners Association Trust u/d/t dated August 11, 2014, registered as Document No. 147764, noted on Certificate of Title No. 25308 at the Nantucket Registry District for the Land Court, with a mailing address of 27 Harvard Street, Brookline, MA 02445, the Declarant of that certain Declaration of Protective Covenants, Easements and Restrictions, dated as of August 11, 2014, registered with the Nantucket Registry District as Document No. 147766, as amended by First Amendment registered as Document No. 149010, as amended by Second Amendment registered as Document No. 153289, as amended by Third Amendment registered as Document No. _____, noted on Certificate of Title No. Certificate of Title No. 25308 (the "Declaration"), encumbering those certain parcels of land being a portion of 11 Mill Hill Lane, shown as Lots 7 through 20, inclusive on the GG Development, LLC Definitive Subdivision Plan, Nantucket Planning Board File No. 7661 and Lots 7 through 20 inclusive on Land Court Plan No. 12559-G filed with Certificate of Title No. 22778 at the Nantucket Registry District (the "Plan"), hereby grants to the Town of Nantucket, a Massachusetts municipal corporation, acting by and through its Select Board, the right to enforce the following Easements, is defined in the Declaration to the fullest extent permitted under the laws of the Commonwealth of Massachusetts, in common with all others intitled to enforce such Easements:

- 2.04 Easements; General:
- 2.04.03 Sewer Easement;
- 2.04.07 Bicycle Path, Sidewalk and Pedestrian Easement; and
- 2.04.09 Non-Exclusive Pedestrian, Bike and Vehicular Easement.

SIGNATURE PAGES TO FOLLOW

GG Development, LLC, Trustee of Woodland Hill Homeowners Associations Trust u/d/t dated August 11, 2014 and registered as Document No. 147764 at the Nantucket Registry District, hereby certifies that it is the sole Trustee of said Trust; that said Trust has not been altered, amended, revoked or terminated; that pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust ,to mortgage all or any part of the Trust property, to sell or otherwise dispose of all or any part of the Trust property, and to do all things necessary and required to subdivide and manage the Trust property; that all beneficiaries of the Trust are of full age and competent; that pursuant to the provisions of the Trust, the Trustee has been authorized and directed by the beneficiaries to subdivide, manage and develop the Trust property and to sign any and all necessary documents necessary to effectuate these actions for nominal consideration.

Executed under seal this ____ day of _____ 2023.

WOODLAND HILL
HOMEOWNERS ASSOCIATION TRUST

By: GG DEVELOPMENT, LLC, Trustee

By: _____
Gregory J. Grant, duly authorized
Its Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2023

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared **Gregory J. Grant**, Manager of GG Development, LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Woodland Hill Homeowners Association Trust, as his free act and deed.

Notary Public
My Commission Expires:

CONSENT OF MORTGAGEE

ROCKLAND TRUST COMPANY, being the holder of certain mortgage from GG Development, LLC to it dated March 2, 2017 and registered as Document No. 154586, as amended by Document No. 155103, and filed with Certificate of Title 25308 at the Nantucket Registry of Deeds, for consideration paid, hereby consents to the foregoing First Amendment to Woodland Hill Subdivision Grant of Right to Enforce Restrictions and agrees that said mortgage shall be held subject to and with the benefit of said Grant of Right to Enforce Restrictions.

Executed and Sealed on _____, 2023.

ROCKLAND TRUST COMPANY

By: _____

Title:

COMMONWEALTH OF MASSACHUSETTS

_____, SS.

On this _____ day of _____ 2023, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in said capacity, for its stated purpose, as his/her free act and deed.

NOTARY PUBLIC

My Commission Expires:

ACCEPTANCE OF PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing First Amendment to Woodland Hill Subdivision Grant of Right to Enforce Restrictions.

Dated this _____ day of _____, 2023

John Trudell III, Chair
Term Expires: 2026

Dave Iverson, Vice Chair
Term Expires: 2024

Joseph Topham
Term Expires: 2023

Barry G. Rector
Term Expires: 2025

Nathaniel Lowell
Term Expires: 2027

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____ 2023, before me, the undersigned notary public, personally appeared **John Trudel III, Dave Iverson, Joseph Topham, Barry G. Rector, and Nathaniel Lowell**, and proved to me through satisfactory evidence of identification, which were _____ to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, in said capacity, for its stated purpose, as the free act and deed of the Nantucket Planning Board.

NOTARY PUBLIC

My Commission Expires:

ACCEPTANCE OF SELECT BOARD

The Town of Nantucket, acting by and through its Select Board, pursuant to the provisions of G.L., c. 83, §1, hereby accepts the foregoing First Amendment to Woodland Hill Subdivision Grant of Right to Enforce Restrictions, on this ____ day of _____ 2023.

TOWN OF NANTUCKET

BY ITS SELECT BOARD:

DAWN E. HILL HOLDGATE,
CHAIR
Term Expires: 2024

BROOKE MOHR, VICE CHAIR
Term Expires: 2025

MATTHEW G. FEE
Term Expires: 2025

THOMAS M. DIXON
Term Expires: 2026

MALCOM W. MACNAB, MD, PHD
Term Expires: 2026

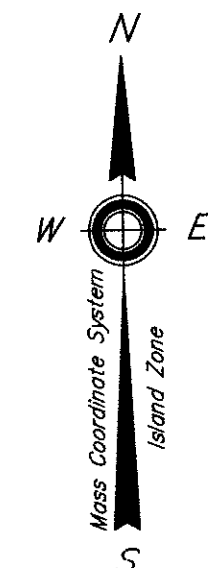
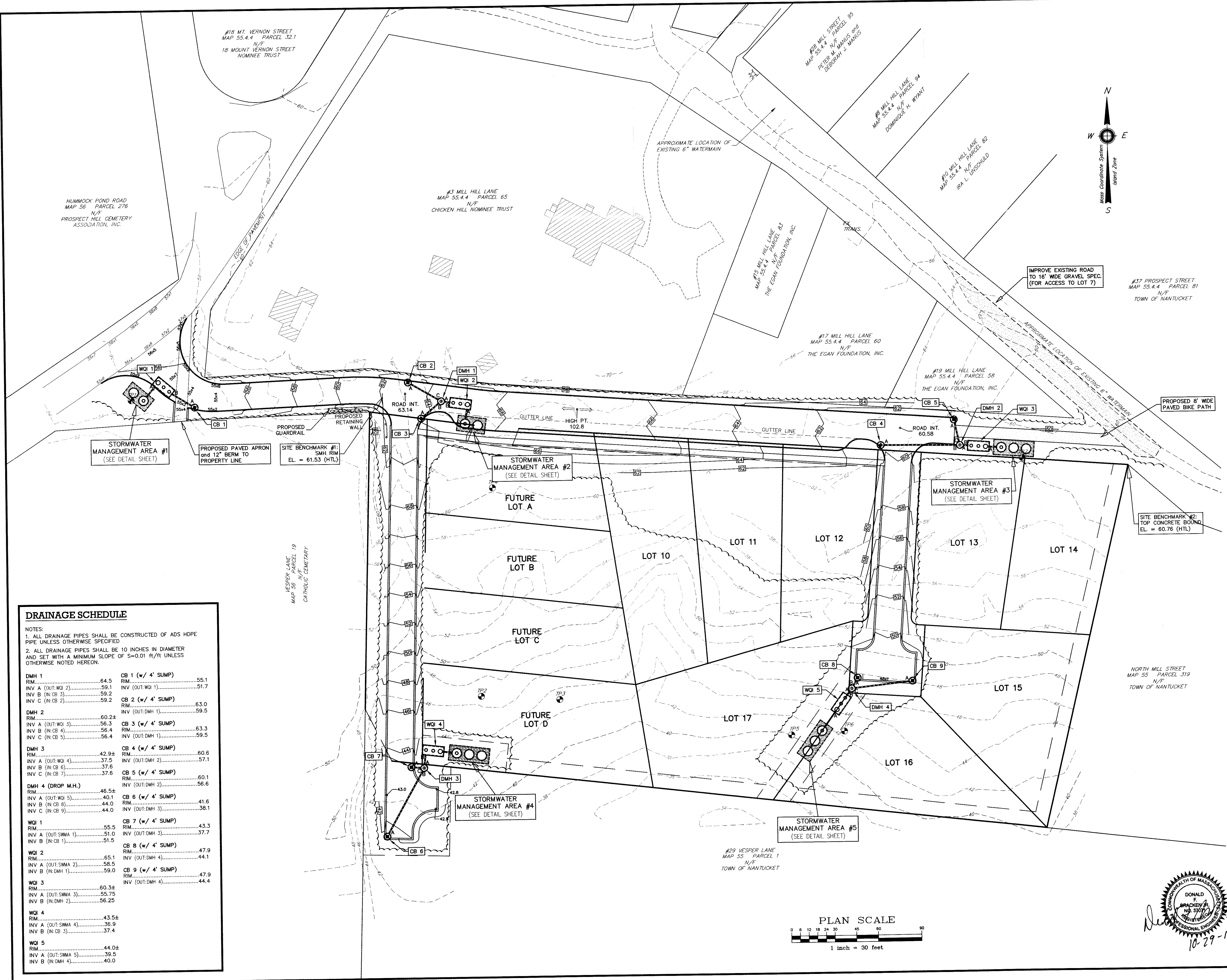
COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss.

On this ____ day of _____ 2023, before me, the undersigned notary public, personally appeared the above-named, **Dawn E. Hill Holdgate, Malcom W. MacNab, MD, PhD, Matthew G. Fee, Thomas M. Dixon** and **Brooke Mohr**, members to the Town of Nantucket Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Select Board of the Town of Nantucket.

Notary Public
Printed Name:

My Commission Expires:



- LEGEND**
- PROPOSED DRAIN LINE
 - EXISTING UTILITIES
 - EXISTING OVERHEAD WIRES
 - PROPOSED UNDERGROUND UTILITIES
 - EXISTING WATER LINES
 - PROPOSED WATER SERVICE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SEWER LINE
 - PROPOSED SEWER/SEPTIC LINE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - PROPOSED SEWER MANHOLE
 - EXISTING SEWER MANHOLE
 - PROPOSED DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED WATER VALVE
 - PROPOSED WATER SHUT OFF

DRAINAGE SCHEDULE

NOTES:
1. ALL DRAINAGE PIPES SHALL BE CONSTRUCTED OF ADS HDPE PIPE UNLESS OTHERWISE SPECIFIED
2. ALL DRAINAGE PIPES SHALL BE 10 INCHES IN DIAMETER AND SET WITH A MINIMUM SLOPE OF S=0.01 R/L UNLESS OTHERWISE NOTED HEREON.

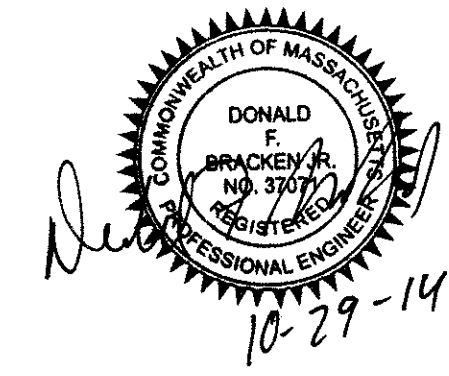
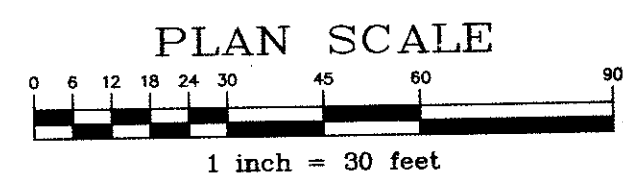
DMH 1	64.5	CB 1 (w/ 4' SUMP)	55.1
RIM	59.1	INV (OUT: WQI 1)	51.7
INV A (OUT: WQI 2)	59.2	CB 2 (w/ 4' SUMP)	63.0
INV B (IN: CB 3)	59.2	RIM	59.5
INV C (IN: CB 2)	59.2	INV (OUT: DMH 1)	59.5
DMH 2	60.2±	CB 3 (w/ 4' SUMP)	63.3
RIM	56.3	INV (OUT: DMH 1)	59.5
INV A (OUT: WQI 3)	56.4	CB 4 (w/ 4' SUMP)	60.6
INV B (IN: CB 4)	56.4	INV (OUT: DMH 2)	57.1
INV C (IN: CB 5)	56.4	CB 5 (w/ 4' SUMP)	60.1
DMH 3	42.9±	RIM	56.6
RIM	37.5	INV (OUT: DMH 2)	56.6
INV A (OUT: WQI 4)	37.6	CB 6 (w/ 4' SUMP)	41.6
INV B (IN: CB 6)	37.6	INV (OUT: DMH 3)	38.1
INV C (IN: CB 7)	37.6	CB 7 (w/ 4' SUMP)	43.3
DMH 4 (DROP M.H.)	46.5±	RIM	37.7
RIM	40.1	INV (OUT: DMH 3)	37.7
INV A (OUT: WQI 5)	44.0	CB 8 (w/ 4' SUMP)	47.9
INV B (IN: CB 8)	44.0	INV (OUT: DMH 4)	44.1
INV C (IN: CB 9)	44.0	CB 9 (w/ 4' SUMP)	47.9
WQI 1	55.5	RIM	44.4
INV A (OUT: SWMA 1)	51.0	INV (OUT: DMH 4)	44.4
INV B (IN: CB 1)	51.5	CB 10 (w/ 4' SUMP)	47.9
WQI 2	65.1	RIM	44.4
INV A (OUT: SWMA 2)	58.5	INV (OUT: DMH 4)	44.4
INV B (IN: DMH 1)	59.0	CB 11 (w/ 4' SUMP)	47.9
WQI 3	60.3±	RIM	44.4
INV A (OUT: SWMA 3)	55.75	INV (OUT: DMH 4)	44.4
INV B (IN: DMH 2)	56.25	CB 12 (w/ 4' SUMP)	47.9
WQI 4	43.5±	RIM	44.4
INV A (OUT: SWMA 4)	36.9	INV (OUT: DMH 4)	44.4
INV B (IN: CB 3)	37.4	CB 13 (w/ 4' SUMP)	47.9
WQI 5	44.0±	RIM	44.4
INV A (OUT: SWMA 5)	39.5	INV (OUT: DMH 4)	44.4
INV B (IN: DMH 4)	40.0	CB 14 (w/ 4' SUMP)	47.9

2	10-29-2014	REVISED PER ENGINEERING COMMENTS	RMM
1	08-8-2014	REVISED PER ENGINEERING and LAND COURT COMMENTS	RMM/DLH
NO.	DATE	DESCRIPTION	BY

GRADING and DRAINAGE PLAN
OF
"WOODLAND HILL"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA
Prepared For:
GG DEVELOPMENT, LLC
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED MARCH 10, 2014

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____



Preliminary Outline #5 for 2024 Annual Town Meeting Warrant

For 12/6/23 SB review

As of 12/03/23

NOTE: Numbering & Order is NOT FINAL

Annual Articles

1. Receipt of Reports
2. Appropriation: Unpaid Bills
3. Appropriation: Prior Year Articles
4. Revolving Accounts: Annual Authorization
5. Appropriation: Reserve Fund
6. FY 2024 General Fund Budget Transfers
7. Personnel Compensation Plans for FY 2025 (*add per diem dispatcher*)
8. Appropriation: FY 2025 General Fund Operating Budget
9. Appropriation: Health & Human Services
10. Appropriation: General Fund Capital Expenditures
11. Appropriation: FY 2025 Enterprise Funds Operations
12. Appropriation: Enterprise Funds Capital Expenditures
13. FY 2024 Enterprise Funds Budget Transfers
14. Appropriation: Waterways Improvement Fund
15. Appropriation: Ferry Embarkation Fee
16. Appropriation: Ambulance Reserve Fund
17. Appropriation: County Assessment
18. Appropriation: Finalizing FY 2025 County Budget
19. Rescind Unused Borrowing Authority (*if needed*)
20. Appropriation: OPEB Trust Fund
21. Appropriation: Free Cash
22. Appropriation: Stabilization Fund

Other Select Board Sponsored Articles

NOTE: most of these were reviewed/discussed by SB and/or Town Administration since the 2023 ATM

ZONING* BYLAW & GENERAL BYLAW AMENDMENTS

*Board discussion occurred in January 2018 regarding a request/directive that all zoning articles must be accompanied by a narrative explanation as to why the item is being put forward, along with any operational or financial impacts

Zoning Bylaws

See attached from Planning (includes Zoning and other)

General Bylaws

- Anything for E-bikes, E-scooters? 11/15—SB disc HRP? Would like update from BPAC—Per 11/29 SB meeting: BPAC to continue to work on recommendations to regulate e-bikes
- Noise bylaw—any changes to hours/days/summer? (brought up at NCL 2023 annual forum; 2023 Seonset Civic Assoc annual meeting) Thoughts of SB: Organizations asking will be advised that a specific recommendation should be made in the future (such initiatives need support and momentum)
- Rental car bylaw changes? Have requested recommended amendments from Town Counsel to address surplus rental vehicle medallions; and, the “Turo issue”

- STR – discussed by SB 11/15/23; MGL accepted at 11/7/23 STM also discussed – more discussion with add'l info to follow: timing of state notification requirement; inclusion of wording that the article adopted at STM cannot be rescinded; clarification on who the Community Impact Fee applies to

HOME RULE PETITIONS

Resubmittal of Pending HRP's from prior ATMs

- Community Housing Bank (Article 76/2022 ATM; Article 79/2019 ATM; Article 70/2018 ATM; Article 88/2017 ATM; Article 82/2016 ATM) **Will need to be re-voted with some language changes TBD**
- Sewer Act Amendment (Article 84/2023 ATM; Article 77/2022 ATM) **Will need to re-vote**
- Gov't Study Committee Recommendations (Article 85/2023 ATM; Article 78/2022 ATM) **Will need to re-vote**
- Fertilizer Ban (Article 86/2023 ATM) **May need to re-vote**
- Real Estate Conveyances x 2 (1 – Article 87/2023 ATM, Article 94/2022 ATM: 50 Altar Rock Rd to NCF; 2 – Article 88/2023 ATM, Article 95/2022 ATM: Portion of Ames Ave) **Will need to re-vote**

NEW:

- Amend County Charter to change “Board of Selectmen” to “Select Board”
- Coastal Resiliency Districts - ? **Waiting on draft from Town Counsel; also reviewing the parameters of betterments**
- Conveyance of paper road (W Chester St ext and Grove Ln) to Land Bank
- Year-round housing deed restriction program? (not sure if this is also bylaw) **Waiting on AHT?**

MGL ACCEPTANCES

- Accept MGL c. 44, s. 54(b)(1) – Relating to the standards of investments of Trust Funds

REAL ESTATE RELATED

- 31 Western Ave (under consideration - TBD)
- Conveyance of paper road (W Chester St ext, Grove Ln) to Land Bank
- Appropriation for acq of transfer station
- Appropriation for acq of composter
- Grant easement to NGrid for EV charging stations at Surfside Beach parking lot

OTHER

- Increase borrowing auth for Housing
- Coastal erosion structure approval in connection with SBPF/Town project at Baxter Rd?
- **Increase salary for Select Board members? (discussed by Board 10/25/23)**

BALLOT QUESTIONS

- possible debt exclusion(s) and/or capital exclusion(s) for capital projects; real estate

CITIZEN ARTICLES

Submittal deadline Mon, November 13 – to be reviewed with Town Counsel 12/6

2024 ATM Concept List as of 10/02/23

Map Changes

R-1 to R-5 or R-5L– Hooper Farm Road/Cartwright/Shady Maple/Allens/First/Second

R-10 to R-10L Nobadeer Way (Correction)

RC-2 to CTEC – Appleton (3 Properties)

RC-2 to CMI or CTEC – 43 Nobadeer Farm Road (Single Property)

RC-2 to R-5 or CN 61 Surfside Road and 2 Miacomet Ave

RC-2 to ??? Rosebud/Hinsdale/Forrest

Bylaw Changes

Flex Development – ability for PB to grant waiver of CR when there is an affordability component to development

CMI- 40ft allowed by right when 25% is affordable (get some structural schematics)

Apartments and Apartment buildings – density increase when there is a min of 25% affordable (subject to PB review and Special Permit)

Move MMD Special Permit to ZBA (discuss with ZBA on 10/12)

Prohibit large residential swimming pools in the MMD (allow small and hot tubs by special permit?)

Technical Amendments

139-2 (update apartments building(s) to be three or more units)

139-2 (change 650 to 900 to reduce confusion with conflicting numbers)

139-2 (remove R-1 and RC-2 setback difference from the definition of yard, front)

139-12 (update language that referenced incorrect Bylaw sections)

139-12G(2)(e) (update Bylaw section reference)

139-16C(3) (remove R-1 and RC-2 setback differences)

Other articles prepared by staff NOT for Planning Board

Bylaw update to Chapter 127-20A to reference the appropriate TOD and COD map

Cannabis Advisory Committee article?

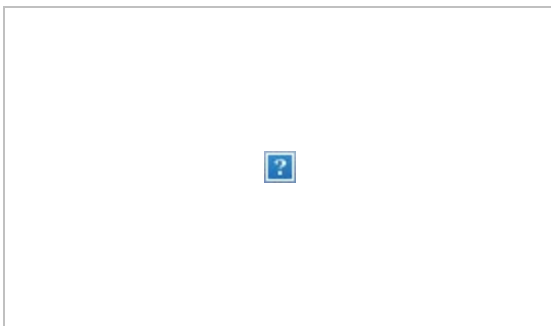
From: [Mike Burns](#)
To: [Libby Gibson](#)
Cc: [Leslie Snell](#)
Subject: RE: BPAC & E bikes/scooters - 2024 ATM?
Date: Monday, November 27, 2023 3:37:50 PM
Attachments: [General Bylaw Bicycles BPAC recommendations 122419.docx](#)
[image001.png](#)

Libby – following up on the message below, the next BPAC meeting is December 13 to discuss potential warrant articles. The attached is from 2019 regarding bike helmets. In the meeting minutes, BPAC voted to wait a year before submitting this and I can't recall the reason. I can ask BPAC to submit this at the next meeting. The timing may be good as the bike safety campaign the Chamber is developing is focused on promoting use of bike helmets.

Mike

T. Michael Burns, AICP

Transportation Program Manager
Nantucket Planning & Economic Development Commission
2 Fairgrounds Road, Nantucket, MA 02554
508-325-7587 ext. 7011



From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Wednesday, November 8, 2023 4:39 PM
To: Mike Burns <mburns@nantucket-ma.gov>
Subject: BPAC & E bikes/scooters - 2024 ATM?

Who is the chair of BPAC? Where does the above stand?

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

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.

ARTICLE

(Bylaw Amendment: Bicycles and Mopeds)

To see if the Town will vote to amend Chapter 57 (Bicycles and Mopeds), Articles I (Operation of Bicycles) and II (Miscellaneous Provisions Concerning Bicycles) as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text; non-substantive changes to the numbering of this bylaw shall be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

§ 57-1. Lights and reflectors; direction of travel; helmets required; violations and penalties.

- A. No operator of a bicycle shall permit same to be operated at night without a light on the front and red reflectors on the rear.
- B. No operator of a bicycle shall permit same to be operated on any one- way street against traffic.
- C. This section applies to bicycles with wheels that exceed 20 inches in diameter.
- D. Any person ~~over 12~~ **16** years of age **or younger** operating a bicycle or being carried as a passenger on a bicycle on a public way, bicycle path or on any other public right-of-way shall wear a helmet. Said helmet shall fit the person's head, shall be secured to the person's head by straps while the bicycle is being operated, and shall meet standards for **bicycle** helmets established by the American National Standards Institute (ANSI Z 90.4) ~~or subsequent standards or the Snell Foundation's 1984 standard~~ **US Consumer Product Safety Commission (16 CFR 1203 - Safety Standard for Bicycle Helmets)** ~~for use in bicycling or subsequent standards.~~ These requirements shall not apply to a passenger if the passenger is in an enclosed trailer or other device, which holds the passenger in place and protects the passenger's head from impact in an accident. **[Added 4-10-2002 ATM by Art. 47, approved 7-31-2002]**
- E. Violation of this section shall be punished by a fine of not ~~more than \$5~~ **less than \$20 nor more than \$50**. If the violator is a minor under 18 years of age, he or she shall surrender said bicycle with the consent of the parent or guardian for not more than 15 days to the Police Department. No violation by a minor under 18 shall be considered a criminal offense.

~~§ 57-2. Unlawful custody; violations and penalties.~~

~~Any person found taking or using a bicycle without the authority of the owner or person having lawful custody of same shall be punished by a fine of not more than \$20.~~

§ 57-~~32~~. License required; display.

All bicycles operated on the streets of Nantucket shall be licensed, and the

registration plate shall be displayed on the rear of the bicycle.

1. Editor's Note: This article also redesignated former Subsection D as Subsection E.

ARTICLE II
**Miscellaneous Provisions Concerning Bicycles [Adopted 4-5-1983 ATM by Art. 25,
approved 9-7-1983]**

§ 57-43. Conformance with statute.

This article is adopted in conformance with MGL c. 40, § 21, to establish local bicycle rules for the Town of Nantucket beyond those enumerated in Chapter 85 of the General Laws.

§ 57-54. Alternative to criminal proceedings.

Pursuant to the provisions of MGL c. 40, § 21, Clause 16B, the Nantucket Police Department may, as an alternative to initiating criminal proceedings for violations of this article, use those procedures outlined in the Bylaw for Noncriminal Disposition of Bylaw and Regulation Violations, as passed by Article 32 of the 1982 Annual Town Meeting,² and as may be hereafter amended.

§ 57-65. Registration fee.

The fee for registration of the bicycles pursuant to MGL c. 85, § 11A, shall be \$2.50.

2. Editor's Note: See Ch. 1, General Provisions, Art. II.

(Select Board)

From: [Brian Riley](#)
To: [Libby Gibson](#)
Cc: [Brian Turbitt](#); [Nancy Holmes](#); [Erika Mooney](#); [John Giorgio](#)
Subject: RE: Information on Short-Term Rental Community Impact Fee
Date: Wednesday, November 29, 2023 9:56:42 AM

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

Libby: I have been trying to track down answers to these. For the first one, the DOR regulations [830 CMR 64G.1.1] do state that a town that adopts a local room excise cannot “revoke or amend” that excise “until at least 12 months after the date the local excise was last imposed or amended.” This applies to the basic room occupancy excise at c.64G, §3A (accepted by the Town in 1988) as well as §3D(a) that was voted on November 7. It remains my opinion, however, that because the Town did not file the required notice with DOR of the STM vote, the Town has not been “imposing” the community impact fee, so the 12 month limitation does not apply. That being said, I think the most appropriate language for a warrant article at the ATM would be to see if the Town will vote to **amend** the vote on Article 3 of the November 7 STM by adding an effective date for acceptance the community impact fee of ____, 2024. Then the acceptance form can be filed with DOR. A town is permitted to place a future effective date in its vote.

Applicability: I will see if I can learn anything more from DOR (not much luck so far), but I have reviewed DOR's regulations on the room occupancy excise, which have some examples and provisions relative to the community impact fee. The regulations are here:

<https://www.mass.gov/doc/830-cmr-64g-room-occupancy-excise/download>

While DOR would be the ultimate interpreter of who the community impact fee applies to, I have the following conclusions. First, I note that the impact fee under §3D(a) applies only to “professionally managed units,” defined as *“One of two or more short-term rental units that is 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.”* Therefore, in my opinion, the community impact fee will not apply to a property owner that has their own residence and also a single short-term rental unit outside of their residence – it only applies to owners of two or more units. Therefore, it is my opinion that the impact fee would not apply to your first and third examples below – a resident with a main residence and a single cottage unit does not have “two or more” STRs, and the same answer for an owner of a main residence and a single unit as a garage apartment. For your second example, however, the owner of a residence that also owns two or more STR units will be subject to the impact fee for all such units outside the owner's residence. The Town Meeting has not accepted §3D(b), which applies the impact fee to any STR units (single or multiple) within the owner's principal residence.

I also note that there is an exemption from the impact fee for certain owners, although it may not come up often. A STR unit owner (“professionally managed units” or otherwise) may register with DOR and declare that no unit will be rented out (“transfer of occupancy”) for more than 14 days over the entire calendar year. As soon as the unit is rented out for 15 days or more, this exemption does not apply. Here are two examples from the DOR regulations regarding the 14-day exemption:

(c) *Examples. The following examples illustrate the provisions of 830 CMR 64G.1.1(3)(b).*

Example 1: Mrs. Smith owns two adjoining short-term rentals (Property 1 and Property 2). Mrs. Smith has registered as an operator and filed a declaration of her intention to transfer occupancy in Property 1 for a total of not more than 14 days in a calendar year. From August 1 through August 10 inclusive, she rents out Property 1 to an occupant. This rental is not subject to the excise on short-term rentals, because it is for less than 14 days in the calendar year, provided that Mrs. Smith does not rent Property 1 for more than four additional days in the calendar year. If Mrs. Smith does rent Property 1 for more than four additional days in the calendar year, then all subsequent rentals of Property 1, as well as the rental from August 1 through August 10 are subject to the applicable state and local excises and any local fees.

Example 2: In August, Mrs. Smith rents out Property 2 for an original term of ten days. Mrs. Smith has registered as an operator, but did not file any declaration of an intention to transfer occupancy in Property 2 for a total of not more than 14 days in a calendar year. Although the transfer of occupancy in a short-term rental for a total of not more than a total of 14 days in a calendar year is generally not subject to the excise on short term rentals, the requirements of 830 CMR 64G.1.1(3)(b)2. are not met here. The entire ten-day rental period of Property 2 is subject to the applicable state and local excise and any local fees.

In summary, in order to avoid the issues discussed in my 11/24 email below as to previously executed contracts for 2024, I recommend that we seek a vote at the ATM to amend the prior vote to add a later effective date for the acceptance. One option would be to add a date of July 2 or later. When that vote is filed with DOR, the Department would set up the community impact fee to become due beginning as of the start of the subsequent fiscal year quarter – i.e., rental payments on or after October 1, 2024. While there may well be a lot of rental contracts executed before 10/1 for later dates, at least the unit owners and/or their property managers will have plenty of notice that DOR will be looking for the payments of all applicable room occupancy excise taxes and community impact fees as of October 1.

I hope this helps – I plan to attend the SB meeting this evening via Zoom on this issue.

Brian

Brian W. Riley, Esq.

KP | LAW

101 Arch Street, 12th Floor

Boston, MA 02110

O: (617) 654 1722

F: (617) 654 1735

C: (617) 909 9084

briley@k-plaw.com

www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have

received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Monday, November 27, 2023 4:12 PM
To: Brian Riley <BRiley@k-plaw.com>
Cc: Brian Turbitt <bturbitt@nantucket-ma.gov>; Nancy Holmes <NHolmes@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>
Subject: FW: Information on Short-Term Rental Community Impact Fee

Brian - a couple more questions/clarifications:

- So, with regard to this proposed “amended vote” at the 2024 ATM to clarify when the Community Impact Fee will become effective, the actual acceptance of the statute (having already occurred at the Nov STM), *cannot* be revoked (at that Town Meeting)? Is that correct?
- Exactly who does this fee apply to? Some examples: Does it apply to a property owner who has a main residence that they live in and a cottage they rent? Does it apply to a property owner who has a main residence that they live in and more than one cottage or other dwelling unit that they rent? What about a garage apartment? We are getting questions about this and want to be very clear about the answers.

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

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

From: Brian Riley <BRiley@k-plaw.com>
Sent: Friday, November 24, 2023 11:21 AM
To: Nancy Holmes <NHolmes@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Brian Turbitt <bturbitt@nantucket-ma.gov>; John Giorgio <JGiorgio@k-plaw.com>; Lauren F. Goldberg <LGoldberg@k-plaw.com>
Subject: Information on Short-Term Rental Community Impact Fee

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

I am following up on this issue. As you recall, the November 7th STM voted to accept the provisions of

G.L. c.64G, §3D(a) and impose a 3% “community impact fee,” a separate fee on short-term rentals (STR) in “professionally managed units” that is in addition to the room occupancy tax from c.64G, §3A. At the November 15 Select Board meeting, there was consensus that, if possible, it would be preferable for this fee to not take effect as of January 1, 2024, but to hold off until a future date. As I stated at the SB meeting, it is my opinion that if notice of acceptance of §3D(a) was received by the Department of Revenue (DOR) before December 1, collection of the fee by applicable STRs would be mandatory – more specifically, DOR would require owners to pay this fee for rental payments starting January 1, regardless of whether it is collected from renters. A complicating factor is that the vast majority of these STR units for use in 2024 are already under contract for a set rental price, not including the impact fee. I was asked to review the options to resolve this issue. In addition, I verified that the Notification of Acceptance form that is required to be filed with DOR to formalize acceptance of §3D(a) has not yet been filed with the Division of Local Services; I have attached a blank form for reference.

In my opinion, the start of the applicability of the community impact fee is the fiscal quarter beginning at least 30 days after the attached Notification Form is received by DOR. Since said form has not yet been filed, I recommend that it not be filed at this time, so that a new vote to accept §3D(a) may be taken at the Annual Town Meeting and a start date can be included in the new vote as needed. As I stated at the November 15 meeting, when §3D was first enacted on 12/28/18, an outside section of the act provided that the fee would not take effect until July 1, 2019 and would not apply to any rental contracts entered into prior to January 1, 2019 (before the new law was enacted). In subsequent years, however, DOR has continued to advise that new municipal acceptances of §3D still only exempt contracts executed before 1/1/19. As a result, it is my opinion that if the Notification Form was filed now (on or before December 1st), the statute would take effect on January 1 and the applicable unit owners would be subject to the impact fee for any rent payments collected after January 1. I was asked to see if the effective date could be delayed so as not to affect all the 2024 rental agreements already executed.

In my opinion, unless and until the Notification Form is submitted by the Town Clerk and accepted by DOR, the statute does not take effect. In order to best control when the §3D(a) community impact fee will take effect, therefore, I recommend that this Form not be filed and a new warrant article be voted at the spring ATM. The new article would be substantially the same as this month's STM Article 3, but it would rescind the previous vote and, if desired, include a future effective date. For example, if the new article is approved at the May 7 ATM and the Notification Form is filed shortly thereafter, the effective date of the impact fee statute would be July 1, 2024. However, DOR advises that a future date may be specified in the Town Meeting vote as well. For example, the vote could be to accept §3D(a) but with an effective acceptance date of August 1, 2024. Under that vote, the date that the impact fee statute actually takes effect would be the next calendar quarter after August 1, i.e., October 1, 2024. We can discuss a strategy for choosing the effective date.

I would also note that §3D(a), as well as the room occupancy tax in §3A, are local acceptance statutes, and the acceptance of the majority of such statutes may only be revoked after 3 years has passed. G.L. c.4, §4B. In this case, however, §3A (which the Town accepted in 1988) states that “*the city or town, in accepting this section, shall not revoke or otherwise amend the applicable local tax rate more often than once in a 12-month period.*” In addition, a DLS advisory from April 2023 states that this same rule applies to the acceptance of §3D, so the November 7 STM vote may be amended at the 2024 ATM.

I will plan to attend the Select Board's meeting via Zoom on 11/29 – if there are further specific questions before then, please let me know.

Brian

Brian W. Riley, Esq.

KP | LAW

101 Arch Street, 12th Floor

Boston, MA 02110

O: (617) 654 1722

F: (617) 654 1735

C: (617) 909 9084
briley@k-plaw.com
www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

From: Brian Riley
Sent: Monday, November 20, 2023 3:03 PM
To: Nancy Holmes <NHolmes@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>
Cc: Brian Turbitt <bturbitt@nantucket-ma.gov>; John Giorgio <JGiorgio@k-plaw.com>
Subject: RE: Information on Community Impact Fee

Hi, Nancy. I will finish my review and circulate an opinion to all, but I recommend **not** filing with DOR at this point (it seems to be the consensus to hold off on this excise tax if possible). By not filing with DOR, that may allow us to have a new Town Meeting vote (ATM) to rescind the 11/7/23 vote and take a new one that includes an effective date – for example, effective September 1 so the “professionally managed unit” owners can factor it into their rental contracts for 2025. I will be in touch, thanks to all.

Brian

Brian W. Riley, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 654 1722
F: (617) 654 1735
C: (617) 909 9084
briley@k-plaw.com
www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

From: Nancy Holmes <NHolmes@nantucket-ma.gov>
Sent: Monday, November 20, 2023 2:57 PM
To: Libby Gibson <LGibson@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>; Brian Riley <BRiley@k-plaw.com>
Cc: Brian Turbitt <bturbitt@nantucket-ma.gov>
Subject: RE: Information on Community Impact Fee

Hi Everyone,

I have **not** contacted the DOR regarding anything from the recent STM. If/when you do need me to do something, please let me know!

Nancy L. Holmes, CMC
Town & County Clerk
Town of Nantucket
16 Broad Street
Nantucket, MA 02554
(508) 228-7216/7217



ONLINE VOTER REGISTRATION – REGISTER, CHECK or UPDATE VOTER STATUS:
<https://www.sec.state.ma.us/ovr/>

Vital Records ONLINE REQUEST & PAYMENT
<https://unipaygold.unibank.com/customerinfo.aspx>

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged 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. Most e-mails sent to and from municipal officials are considered public records.

From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Monday, November 20, 2023 2:52 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>; Brian Riley <BRiley@k-plaw.com>
Cc: Nancy Holmes <NHolmes@nantucket-ma.gov>; Brian Turbitt <bturbitt@nantucket-ma.gov>
Subject: RE: Information on Community Impact Fee

Adding Brian Turbitt to this. Before we send in notification to the state – we need answers from Brian Riley to the questions below, and those asked at the Board meeting on 11/15. Which might be similar.

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

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

and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Erika Mooney <EMooney@nantucket-ma.gov>
Sent: Monday, November 20, 2023 2:47 PM
To: Brian Riley <BRiley@k-plaw.com>
Cc: Nancy Holmes <NHolmes@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>
Subject: RE: Information on Community Impact Fee

Hi Nancy:

Please see Brian Riley's email, below. Can you please let us know if you notified the DOR after STM? And if you didn't, we might hold off.

Erika

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

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

From: Brian Riley <BRiley@k-plaw.com>
Sent: Monday, November 20, 2023 2:42 PM
To: Erika Mooney <EMooney@nantucket-ma.gov>
Subject: RE: Information on Community Impact Fee

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

Hi, Erika. I am looking into this issue. As part of DOR's procedures on this, it states that the Town Clerk shall notify DOR of the acceptance of the statute [here, G.L. c.64G, §3D(a)] "within 48 hours of acceptance" – i.e., the Town Meeting vote. While there is a deadline of December 1 in order to have DOR start collecting the excise as of January 1st, it is apparently the Town Clerk notifying DOR that triggers the timeline. Do you know if Nancy's office did this after the November 7 STM? It would actually be good if that did **not** happen, as I think it would simplify putting off the excise tax, but please let me know if the Clerk's office contacted DOR in this regard. Thank you.

Brian

Brian W. Riley, Esq.

KP | LAW

101 Arch Street, 12th Floor

Boston, MA 02110

O: (617) 654 1722

F: (617) 654 1735

C: (617) 909 9084

briley@k-plaw.com

www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

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

Sent: Thursday, November 16, 2023 3:22 PM

To: Brian Riley <BRiley@k-plaw.com>; Libby Gibson <LGibson@nantucket-ma.gov>

Subject: FW: Information on Community Impact Fee

FYI

Erika

Erika D. Mooney

Operations Administrator

Town of Nantucket

16 Broad Street, Room 113

Nantucket, MA 02554

508-228-7266

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

From: Jody Paterson <office@islandpropertiesre.com>

Sent: Wednesday, November 15, 2023 7:47 PM

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

Subject: Information on Community Impact Fee

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

Hi Erika,

I have no idea if this is an appropriate channel or not, please feel free to tell me if you would

prefer me to send this through a different avenue.

In my capacity as rental/office manager at Island Properties I have been closely researching and keeping tabs on the Community Impact Fee situation. From the Select Board meeting conversation tonight it did not seem that counsel had adequate time to research the topic to provide answers to the Board and public regarding the questions raised. It is complex and multi-faceted, I do not envy his position. I do not pretend to be an attorney or MGL expert at all, but I spend a significant amount of my professional life learning the ins and outs of things like this so I figured the document I have worked up with sited MGL and Mass.gov verbiage on the Community Impact Fee may be helpful to him. See attached. I look forward to gaining guidance from him on these matters so that we are all on the same page going forward.

Personally and professionally I would greatly be in favor of finding a way to delay the start of this community impact fee effective date as the Select Board requested he look into, but the information I have provided does not take a side on that. I would be available for any questions or comments he may have on this topic at the email or phone number below.

Questions the Real Estate Community is seeking guidance on (discussed in the SB meeting, this is just a summary)

- A definitive answer on the effective date (Counsel gave January 1, 2024, some other members of the community suggested July 1, so a definitive answer would be most helpful)
- Does this apply to contracts or leases already written or after some future date?
- Who pays the Community Impact Fee - the operator/owner or the tenant?
- What should owners or Real Estate agents do if they do not have language in already executed legal contracts regarding a change in tax rate?
- As the Select Board requested, would it even be possible to delay the implementation of this Community Impact Fee?

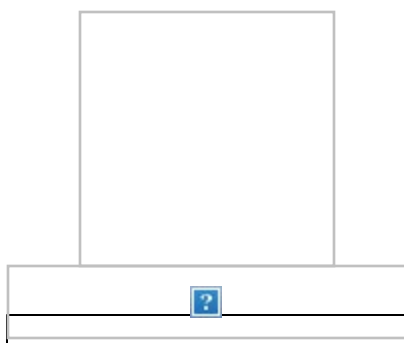
My additional questions

- Is there anyway intermediaries, such as local Real Estate offices, could gain access to a list of properties that are registered with the state and are deemed applicable to the Community Impact Fee so that we are charging the correct tax in our contracts?
- What is the technical way the Mass DOR will determine if a property is applicable? (the "professionally managed" checkbox during MassTaxConnect Registration, the fact that more than one property is registered under one MassTaxConnect user/Tax ID, or some other criteria. (this would be helpful to local Real Estate offices so that we can help guide owners/operators on their proper MassTaxConnect set up)

Best,
Jody Paterson

Jody Paterson
Office Manager

Office: [508-228-6999 x110](tel:508-228-6999)
Email: office@islandpropertiesre.com



[35A Old South Road,](#)
[Nantucket, MA 02554](#)
www.islandpropertiesre.com

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

	Lead Petitioner	Article Description	Comment
A.	Mimi Huber	Zoning Map Change – R-40 to CN – 1 Evergreen Way and 21 Airport Road	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
B.	Susan Ottison	Zoning Map Change – R-10 to CN – 3 Cobble Court	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
C.	Patricia Halsted	Real Estate Acquisition: Unnamed Way (Surfside)	This article is not in proper form but may be cured by motion. The petition did not provide a sufficient description of the parcel or a plan. The Assessors Map provided is not sufficient, but NP&EDC located a plan that may be used in the motion. This article is the acquisition portion of a Yard Sale transaction.
D.	Patricia Halsted	Real Estate Conveyance: Unnamed Way (Surfside)	Approved as to form, subject to comments on Article C. This article is the conveyance portion of a Yard Sale transaction.
E.	Meghan Glowacki	No Town funds to be used re: Surfside Crossing development	A majority vote in favor would be nonbinding. If the Affordable Housing Trust already has funds available for a proper purpose, no Town Meeting vote is required. If the AHT is approved for additional bonding authority, that vote would be

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

			effective even if this article receives a majority vote in favor.
F.	Meghan Glowacki	Charter Change – Department Heads report to Town Manager	This article is in proper legal form. It seeks to <u>authorize</u> the Select Board to request a special act of the General Court to amend Sections 4.2, 4.4 and 4.5 of the Town Charter.
G.	Rebecca McCrensky	Amend Chapter 58 of Town Code – Car Rental Agencies	The subject matter of this proposed bylaw is generally valid, but not presented in proper form for insertion into Chapter 58 (changes are presented in outline form); this could be remedied by motion. Recommend deleting reference to “unpurchased” medallions and replace with “unissued.” Recommend making licenses inactive for two years subject to cancellation after hearing, not “automatically returned.” Provision reserving certain licenses to residents would be analyzed by Attorney General on “equal protection” basis but appears valid.
H.	Anne Kuszpa	Zoning Bylaw Amendment – Middle Income Inclusionary Housing	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
I.	Cliff Williams	Authorize Select Board to appoint Madaket Landfill Committee	Approved as to legal form. This article would be nonbinding if approved; expression of voter support for an advisory committee on landfill issues.

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

J.	Cliff Williams	Request for Town Assistance with Evictions	This proposes a nonbinding vote. Any dispute between an owner of residential property and a tenant is a private legal matter. Providing Town funds or resources to benefit an individual in such circumstances would likely violate the Anti-Aid Amendment (MA Constitution, Articles of Amendment, Art. CIII).
K.	Leah Hill	Adopt M.G.L. 175M – State Family and Medical Leave Statute	This article is in proper legal form; adopting c.175M would require a majority vote. Even if adopted, however, implementing the benefits pursuant to the statute would require negotiation with unions and with nonunion employees. An appropriation of funds would be required to implement the benefits if the statute is adopted.
L.	Emily Molden	Zoning Bylaw Amendment – Chapter 139-13(C), prohibit pools/hot tubs in Moorland Management District	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
M.	Michael Kopko	General Bylaw Amendment – Chapter 123, Short-Term Rentals	This article is in proper legal form, adding text to Chapter 123. Approval will require a majority vote.
N.	Robert Sarkisian	Bylaw Amendment – Sewer District Map Change – 62 and 64 Sankaty Road	This would add two parcels on Sankaty Road to the sewer district. The article is approved as to form. Unless the Select Board recommends this article, a two-thirds vote will be required for passage.

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

O.	John Fones	Amend Bylaw - Rescind Chapter 141, Stretch Energy Code	This article is in proper legal form. General rule for rescission of previously accepted statutes or similar state requirements is that at least three years have passed since acceptance (Stretch Energy Code accepted in 2019). If approved, this may impact the Town's designation as a "Green Community."
P.	Steven Cohen	General Bylaw Amendment – Revisions to Chapter 123 of Town Code, Short-Term Rentals	This article is in proper legal form, making revisions to Chapter 123. Approval will require a majority vote.
Q.	Steven Cohen	Zoning Bylaw Amendment – Revisions to Chapter 139 of Town Code to add regulation of Short- and Long-Term Rentals	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
R.	Irean Shreiber	Zoning Map Change – LUG-2 to R-20 – 25 Rugged Road	This article is not in proper form. It seeks to rezone a "portion" of a lot, but there is no metes and bounds description, no plan provided and no definite description ("not to exceed 30,000 sf"). Nonetheless, because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation; petitioner may be able to work with the Planning Board to resolve these issues. Passage of this article by Town Meeting will require a two-thirds vote.
S.	Anne Kuszpa	Zoning Map Change – R-5 to CN – 75B Old South Road	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

			public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
T.	Gail Holdgate	Independent Investigation re: 2018 Historic African Meeting House Incident	This article is approved as to form. It would be a nonbinding vote, as Town Meeting cannot compel Town officials to take certain action or expend funds. In addition, the article states that the “article sponsors” would oversee the requested independent investigation funded by town public funds; this would violate the Anti-Aid Amendment to the MA Constitution.
U.	Arthur Reade	Bylaw Amendment – Sewer District Map Change – 16 Rabbit Run Road	This would add a parcel on Rabbit Run Road to the sewer district. The article is approved as to form. Unless the Select Board recommends this article, a two-thirds vote will be required for passage.
V.	Arthur Reade	Real Estate Acquisition: Bank Avenue	Approved as to form, except (1) motion should refer to “Select Board” rather than “Board of Selectmen,” and (2) copy of recorded plan should be filed with Town Clerk [recorded plan was viewed online and is in proper form]. This article is the acquisition portion of a Yard Sale transaction.
W.	Arthur Reade	Real Estate Conveyance: Bank Avenue	Approved as to form. This article is the conveyance portion of a Yard Sale program transaction, same comments as Article V.
X.	Vallorie Oliver	Withdraw Town from “Good Neighbor Agreement” with Vineyard Wind, LLC	This article is approved as to form. It would be a nonbinding vote, as Town Meeting cannot compel Town Administration or Select Board to take certain actions within their jurisdiction.

TOWN OF NANTUCKET
2024 Annual Town Meeting
Citizen Warrant Article Submissions
Town Counsel Comments
December 1, 2023

Y.	Vallorie Oliver	Offshore Wind Power – Require Town Meeting Vote	This article is approved as to form. It would be a nonbinding vote, as Town Meeting cannot compel Town Administration or Select Board to take certain actions within their jurisdiction, or mandate a prior Town Meeting vote if not legally required.
Z.	Kenneth Gullicksen	Real Estate Acquisition: Portion of Hamblin Road	Approved as to form, except (1) motion should refer to “Select Board” rather than “Board of Selectmen,” and (2) copy of recorded plan should be filed with Town Clerk [recorded plan was viewed online and is in proper form). This article is the acquisition portion of a Yard Sale transaction.
AA.	Kenneth Gullickson	Real Estate Conveyance: Portion of Hamblin Road	Approved as to form. This article is the conveyance portion of a Yard Sale program transaction, same comments as Article Z.
BB.	Beth Jekanowski	Zoning Bylaw Change – Add “Greenhouse” to Definition of “Ground Cover in Chapter 139	This article is approved as to form; “greenhouse” already appears in definition of “outbuilding.” Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.
CC.	David Buckley	Zoning Map Change – LUG-2 to R-40 – 71 Hummock Pond Road	This article is approved as to form. Because this is a zoning amendment, the article should be referred to the Planning Board for the required public hearing, and a report and recommendation. Passage of this article by Town Meeting will require a two-thirds vote.

891378/NANT/0275

<u>Art#</u>	<u>Sponsor Name</u>	<u>Article topic</u>
A	MIMI HUBER	ZONING MAP CHANGE - R-40 TO CN - 1 EVERGREEN & 21 AIRPORT
B	SUSAN OTTISON	ZONING MAP CHANGE - R-10 TO CN - 3 COBBLE CT
C	PATRICIA HALSTED	REAL ESTATE ACQUISITION - Unnamed Way (near Western Ave.)
D	PATRICIA HALSED	REAL ESTATE CONVEYANCE - Unnamed Way (near Western Ave.)
E	MEGHAN PERRY GLOWACKI	NO TOWN FUNDS: SURFSIDE CROSSING
F	MEGHAN PERRY GLOWACKI	CHARTER CHANGE - DEPT. HEADS REPORT TO TOWN MGR
G	REBECCA MCCRENSKY	BYLAW AMENDMENT - CH 58 - EQUAL ACCESS TO VEHICLE RENTAL MEDALLIONS
H	ANNE KUSZPA	ZONING BYLAW AMENDMENT - MIDDLE INCOME INCLUSIONARY HOUSING
I	CLIFFORD WILLIAMS	MADAKET LANDFILL COMMITTEE
J	CLIFFORD WILLIAMS	REQUEST FOR TOWN ASSISTANCE WITH EVICTIONS
K	LEAH HILL	ADOPT MGL PAID FAMILY AND MEDICAL LEAVE
L	EMILY MOLDEN	ZONING AMENDMENT - MMD - PROHIBIT SWIMMING POOLS
M	MICHAEL KOPKO	GENERAL BYLAW AMENDMENT - CH. 123 - SHORT TERM RENTALS
N	ROBERT SARKISIAN	SEWER DISTRICT MAP CHANGE - 62 & 64 SANKATY RD
O	JOHN FONES	BYLAW AMENDMENT - REPEAL CH. 141 - STRETCH ENERGY CODE
P	STEVEN COHEN	GENERAL BYLAW AMENDMENT - CH. 123 - SHORT TERM RENTALS
Q	STEVEN COHEN	ZONING BYLAW AMENDMENT - SHORT TERM RENTALS
R	IREAN SHREIBER	ZONING MAP CHANGE - LUG-2 TO R-20 - 25 RUGGED RD
S	ANNE KUSZPA	ZONING MAP CHANGE - R-5 TO CN - 75B OLD SOUTH RD
T	GAIL HOLDGATE	APPROPRIATION - AFRICAN MEETING HOUSE INVESTIGATION
U	ARTHUR READE	SEWER DISTRICT MAP CHANGE - 16 RABBIT RUN RD
V	ARTHUR READE	REAL ESTATE ACQUISITION - BANK AVENUE
W	ARTHUR READE	REAL ESTATE CONVEYANCE - BANK AVENUE
X	VALLORIE OLIVER	WITHDRAW TOWN FROM GOOD NEIGHBOR AGREEMENT
Y	VALLORIE OLIVER	OFFSHORE WIND POWER - TOWN MEETING VOTE REQUIRED
Z	KENNETH GULLICKSEN	REAL ESTATE ACQUISITION - HAMBLIN ROAD
AA	KENNETH GULLICKSEN	REAL ESATET CONVEYANCE - HAMBLIN ROAD
BB	BETH JEKANOWSKI	ZONING BYLAW AMENDMENT - GREENHOUSE
CC	DAVID J. BUCKLEY	ZONING MAP CHANGE - LUG-2 TO R-40 - 71 HUMMOCK POND RD

Citizen Warrant Article

Primary Sponsor

Name:

Nantucket Island Safe Harbor for Animals (NISHA)

Address:

11 Crooked Lane, PO Box 2844

Email:

mimi@1ccreal estate.com

Phone #:

508-325-2073

Warrant Article Title:

zoning map change R-40-CN

To see if the Town will vote to (may attach body of article on separate page):

on separate page (attached)

; or otherwise act thereon.

Article A

ARTICLE _____

(Zoning Map Change: R-40 TO CN)

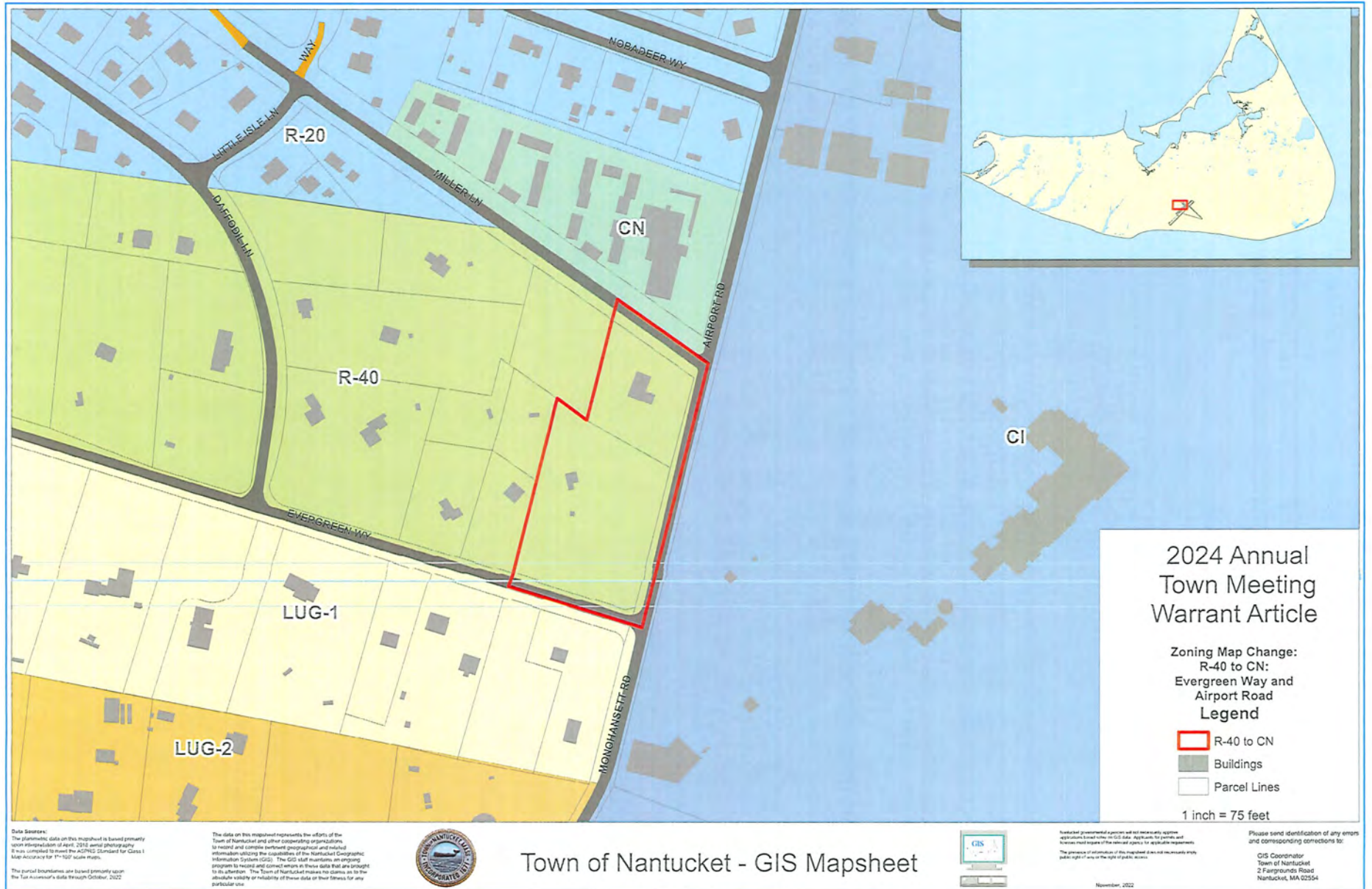
To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently in the Residential-40 (R-40) district in the Commercial Neighborhood (CN) district:

MAP	LOT	NUMBER	STREET
68	727	1	Evergreen Way
68	54	21	Airport Road

All as shown on a map entitled "2024 Annual Town Meeting Warrant Article _____ R-40 to CN" dated October 2023 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Nantucket Island Safe Harbor for Animals)



DATE and TIME this paper
received by Registrars

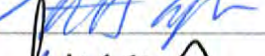
Nov. 1, 2023
2:15 LR

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I		II	III		
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e d	P r e c e d e n t	PRINTED NAME
1	✓		31 Monohansett Rd	0	1	MARY E. Huber
2	✓		12 R Hawks Circle	0	1	Kiri R. McPoland
3	✓		9 Anna Way	0	1	Jeffrey W. Lee
4	✓		10 Bartlett Rd	0	1	Peter Engen
5	✓		2 Hussey Street	0	1	Scott T O Connor
6	✓		24 Friendship Ln	0	1	Nicole Evangelista
7	✓		6 Arrowhead Dr	0	1	Julie Hynek
8	✓		13 PINE TREE ROAD	0	1	JAMES FULLER
9	✓		4 PAWD RD.	0	1	Kathy Callahan
10	✓		15 Daffodil Lane	0	1	PAMELA JOSLIN
11	N		42 SOMERSET LN	0	1	Gary Winn
12	✓		4 Shlimmo pond Rd	0	1	Sheila Carroll
13	✓		24 Somerset Lane	0	1	Lisa Winn
14	✓		50 DUKES RD	0	1	GREG MIKECANIE
15	✓		27 Cornwall St	0	1	Julie Hall

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) FOURTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

DATE and TIME this paper
received by RegistrarsNOV. 1, 2023
2:15 LR

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	III			
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e n t d i s t r i c t	P r e c e d e n t	PRINTED NAME
1		<u>Edmund Little</u>	7 Mill Street	0	1	Edmund Little
2		<u>SAM PARSONS</u>	1 MARBLE WAY	0	1	SAM PARSONS
3		<u>CARY TURNER</u>	3 TOPPING LIFT	0	1	CARY TURNER
4		<u>Robert Sabelhaus</u>	13 Widnet Road	0	1	Robert Sabelhaus
5		<u>Amy Uimer</u>	149 Orange St	0	1	Amy Uimer
6		<u>Nicole Bousquet</u>	4 Pinkham	0	1	NICOLE BOUSQUET
7		<u>Angel Frazier</u>	23 Meadow View Dr.	0	1	Angel Frazier
8		<u>J. Brent Taimmella</u>	20 Atlantic	0	1	J. Brent Taimmella
9		<u>Liza Hatton</u>	8 Meetinghouse Ln	0	1	Liza Hatton
10		<u>Sarah Holmes</u>	8 Sleepy Hollow	0	1	Sarah Holmes
11		<u>Elizabeth Finlay</u>	1A Park Cir	0	1	Elizabeth Finlay
12				0	1	
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ()
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

1 Evergreen Way
 21 Airport Road
 Zoning change from
R-40 to CN



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed:	Date Rec'd by Town Admin:
Article Title: <u>NISHA - ZONING CHANGE FROM R-40-CN</u>	
Sponsor Name:	Email:

1	At a summary level, what is the proposed purpose and objective of this Warrant Article?
Response	<u>To Change the zoning at One Evergreen Way in order to increase allowable footprint for the new animal shelter, auxiliary buildings + housing</u>
2	Does the community-at-large gain value through the article? If so, how?
Response	<u>Yes, the animal shelter + education center are much needed services for our community. We will also be providing year round employee housing</u>
3	Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.
Response	<u>We have discussed our plans with neighbors + have received their endorsement.</u>

Article A

4	What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?
Response	No cost to the town except continuation of our contract with them as the island's "dog pound." All operating + maintenance costs are funded via donors + grants.
5	Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?
Response	passage of the article will not have an impact on the town in terms of enforcement, implementation or participation.
6	Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?
Response	No

September 2019

Citizen Warrant Article

Article B

Primary Sponsor

Name: Susan Chase Ottison, Karl Ottison
Address: 170 Orange st.
Email: karlottison@comcast.net
Phone #: 508-228-9345

Warrant Article Title: Zoning Map Change

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Ottison Citizen Warrant Article

To see if the Town will vote to take the following action in regard to the property listed herewith:

Map	Parcel	Number	Street
	55	260	3 Cobble Court

(1) Amend the Zoning Map of the Town of Nantucket by placing the property noted above, currently located in the Residential 10 (R-10) district into the Commercial Neighborhood (CN) zoning district.

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

Further, the Owners agree to restrict the property from many of the commercial uses in the CN district, including the following uses:

- Supermarket
- Drive-thru takeout food
- Tavern/bar by Special Permit (a Tavern/bar that is accessory to a small restaurant is still OK)
- All formula businesses
- Laundromat/dry cleaning
- Marijuana establishment
- Alcohol sales
- Hospital (this does NOT include medical clinic, which would still be allowed)
- Storage containers
- Motor vehicle sales

- Motor vehicle rental
- Motor vehicle repair or painting
- Motor vehicle service station
- Motor vehicle parking lot or structure
- Taxicab business
- Maritime service station
- Petroleum product storage or distribution facility
- Kennel

DATE and TIME this paper
received by Registrars

NOV. 8, 2023

11:00 am

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e n t	P r e c e d e n t	PRINTED NAME
1	✓	Susan C. Ottison	170 Orange St.	0	1	Susan C. Ottison
2	✓	Karl Ottison	170 Orange St.	0	1	Karl Ottison
3	✓	Kristina Jelleme	9 Kelley Road	0	1	Kristina Jelleme
4	✓	Shane Corry	48 Hooper Farm Rd	0	1	SHANE CORRY
5	✓	Christa Willett	100A Old South Rd	0	1	Christa Willett
6	✓	Jessica Torre	53 Miacomet Ave	0	1	Jessica Torre
7	✓	Alan Smith	117 Pleasant Street	0	1	Alan Smith
8	✓	Charles H. Kilveer	4 Darling St.	0	1	Charles Kilveer
9	✓	Emily H. Kilveer	4 Darling St.	0	1	Emily H. Kilveer
10	✓	Brenda Garnett	5 Quail Lane	0	1	Brenda Garnett
11	✓	Richard Harrington	5 Peabody Ave	0	1	Richard Harrington
12	✓	Emily Molder	139.5 HUMMOCK POND RD	0	1	EMILY MOLDER
13	✓	Oona Cullen	119 Hummock Pond Rd.	0	1	Oona Cullen
14	✓	Keaton Gaddard	57 Meadow View Drive	0	1	Keaton Gaddard
15	✓	Elizabeth B. Brack	90 W. CHESTER	0	1	ELIZABETH B. BRACK

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) FIFTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Carolyn A. Gould
Judith Wodynski
Nancy Z. Holmes
Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper
received by Registrars

NOV 8, 2023

11:00 am

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	PRINTED NAME
1		11 Pond Road	0 1	Anne Kuszpa
2		1 Brindal Lane	0 1	Charlyn Puza
3		113 Cynthia Lane	0 1	Wilda Falconer
4		83 BARTLET RD.	0 1	LORNE PATERSON
5		602 Somerset Rd	0 1	Matt Lamb
6		129 Polpis Rd.	0 1	Thomas Nelson
7		129 Polpis Rd.	0 1	Annalise Nelson
8		2 THURSTON WAY	0 1	Chris Williams
9		2 Thistle Way	0 1	Dianne Williams
10		12 Gardner Street	0 1	Ronald Winters
11	Ellen Winters	12 Gardner ST.	0 1	Ellen Winters
12		6 Naning Dr.	0 1	Sunny Dailly
13		9 Cedar Circle	0 1	Tandi Hariman
14		21 Flintlock Rd	0 1	Steven Eden
15		9 Trotters Ln	0 1	Sheri Hunt

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
 S unable to identify signature or address as that of
 W wrong district or community.
 T already signed this petition.

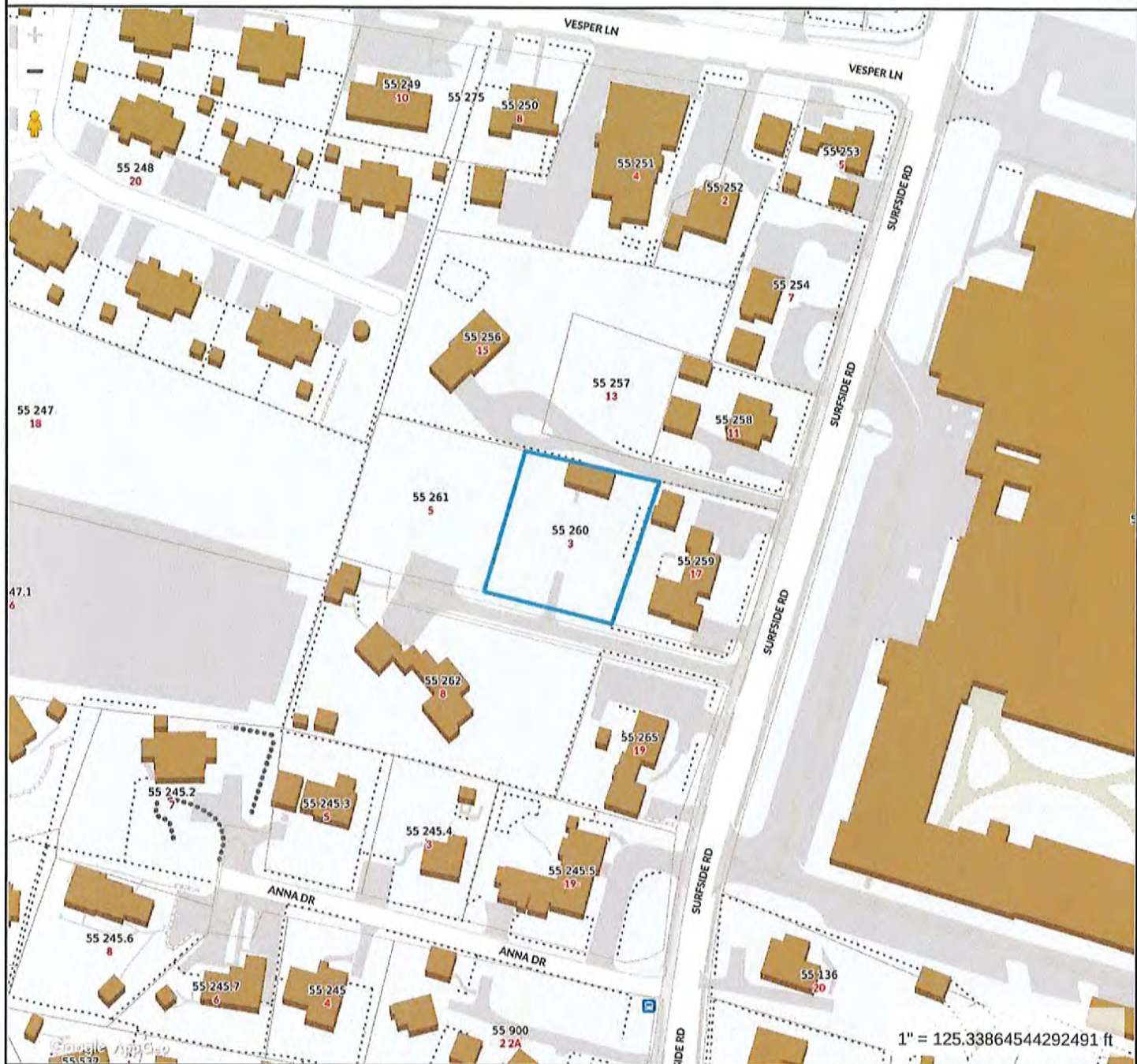
CERTIFICATION OF SIGNATURES

We certify that () _____

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

**Property Information**

Property ID 55 260
Location 3 COBBLE CT
Owner OTTISON KARL & SUSAN TRST

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed:	Date Rec'd by Town Admin:
Article Title:	
Sponsor Name:	Email:

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	<i>see attached sheet.</i>
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	<i>see attached sheet.</i>
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	<i>see attached</i>

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	<i>see attached sheet</i>
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	<i>see attached</i>
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	<i>see attached</i>

September 2019

Ottison Citizen Warrant Article Questionnaire

1. Simply put, it is an effort to change the zoning of lot 3 from R-10 to CN, and thus bring more conformity to the neighborhood. As CN is already the predominant zoning structure in that area, and it works very well in the surrounding properties.
2. This change is a meaningful step to open the property for use as residential lots; year round housing for Nantucket families in an area sorely in need of it.
3. Housing Nantucket, "Ann Kuszpa" is in full support of the idea. Nantucket Housing Trust, "Tucker Holland and Brian Sullivan" are aware of the proposal.
4. I know nothing of cost involved. There are no hard and fast plans available.
5. When the property is sold, it becomes the project of the buyer, in total.
6. I assume that in the "Master Plan" there would be ample consideration given to the housing issues of this Island.

Citizen Warrant Article

Primary Sponsor

Name: Patricia A. Halsted
Address: 25 Brewster Road, Nantucket, MA 02554
Email: patricia@halstedlaw.com
Phone #: 508-228-0444

Warrant Article Title: Real Estate Acquisition: Unnamed way(Surfside)

To see if the Town will vote to (may attach body of article on separate page):

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift or eminent domain the fee title or lesser interests together with any public and private rights of passage for public ways and/or general municipal purposes in the unnamed way from the northern side of Western Avenue to Weeweeder Pond.

; or otherwise act thereon.

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars

July 13, 2023 10:48 am
H. Holmes

Article C

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39A Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c t 0 1
1	✓	Patricia A. Halsted	25 BREWSTER ROAD	0	1
2	✓	Karen Bopp	61 LOVERS LANE	0	1
3	✓	Mary Elizabeth Adams	6 Meadow View Dr	0	1
4	✓	Jerry W. Adams	6 Meadow View Dr	0	1
5	✓	Ramela Joslin	15 Daffodil Lane	0	1
6	✓	Wendy Carson	11 BAYBERRY LANE	0	1
7	✓	Jennifer Allen	1 Austin Farm	0	1
8	✓	Brenta Pamela	20 ATLANTIC	0	1
9	✓	MJ Lydon	6 THE GROVE	0	1
10	✓	Spencer Heydt	107 Orange	0	1
11	✓	Jennifer Scatterfield	99 Surfside cottage	0	1
12	✓	John Arena	17A Washington St	0	1
13	✓	DAVID J. BUCKLEY	8 Nobska Way	0	1
14	✓	PETER HALSTED	25 BREWSTER RD	0	1
15	✓	DAYTON THEAL	24 Nantux Drive	0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

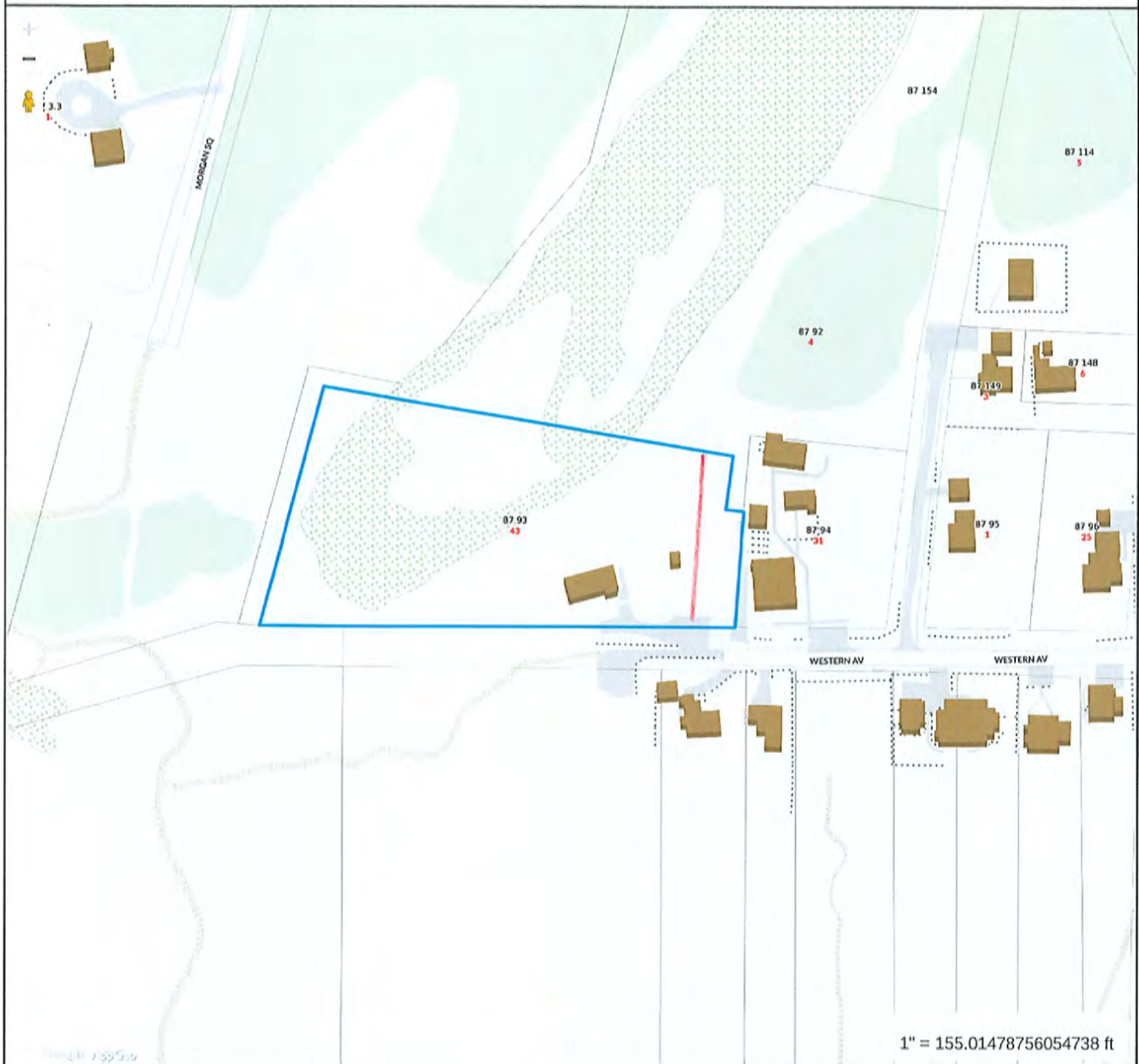
CERTIFICATION OF SIGNATURES

We certify that (15) Fifteen signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

H. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

43 Western Avenue

**Property Information**

Property ID 87 93
Location 43 WESTERN AV
Owner FARRELL ANTHONY B ETAL TRSTS

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Citizen Warrant Article

Primary Sponsor

Name: Patricia A. Halsted

Address: 25 Brewster Road, Nantucket, MA 02554

Email: patricia@halstedlaw.com

Phone #: 508-228-0444

Warrant Article Title: Real Estate Conveyance: Unnamed way(Surfside)

To see if the Town will vote to (may attach body of article on separate page):

To see if the Town will vote to authorize the Select Board to convey, sell or otherwise dispose of the fee title or lesser interests in all or any portion of the unnamed way from the northern sideline of Western Avenue to Weeweeder Pond, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Select Board's office, 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.

; or otherwise act thereon.

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

Nov. 13, 2023 10:48am
N.J. Holmes

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d	P r e c t i c e	PRINTED NAME
1	✓ Patricia A. Halsted	25 BREWSTER ROAD	0	1	PATRICIA A. HALSTED
2	✓ Karen Bopp	61 LOVERS LANE	0	1	KAREN BOPP
3	✓ Mary Elizabeth Adams	6 Meadow View Dr	0	1	MARY ELIZABETH ADAMS
4	✓ Jerry W. Adams	6 Meadow View Dr	0	1	Jerry W. Adams
5	✓ Pam	15 Daffodil Lane	0	1	Pamela Joslin
6	✓ Lucie Criston	11 BAMBURGH LANE	0	1	LUCIE CRISTON
7	✓ Jennifer Allen	1 Austin Farm	0	1	Jennifer Allen
8	✓ I. Robert Tacham	20 ATLANTIC	0	1	I. Robert Tacham
9	✓ M. Lydon	6 The Grove	0	1	M. LYDON
10	✓ Spencer Heydt	107 Orange	0	1	Spencer Heydt
11	✓ Jennifer Satterfield	99 Seaside Cottage	0	1	Jennifer Satterfield
12	✓ John Arena	17A Washington St.	0	1	John Arena
13	✓ David J. Buckley	8 Nobska Way	0	1	DAVID J BUCKLEY
14	✓ Peter Halsted	25 BREWSTER RD	0	1	PETER HALSTED
15	✓ Dayton Theall	24 Nanina Drive	0	1	DAYTON THEALL

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) Fifteen

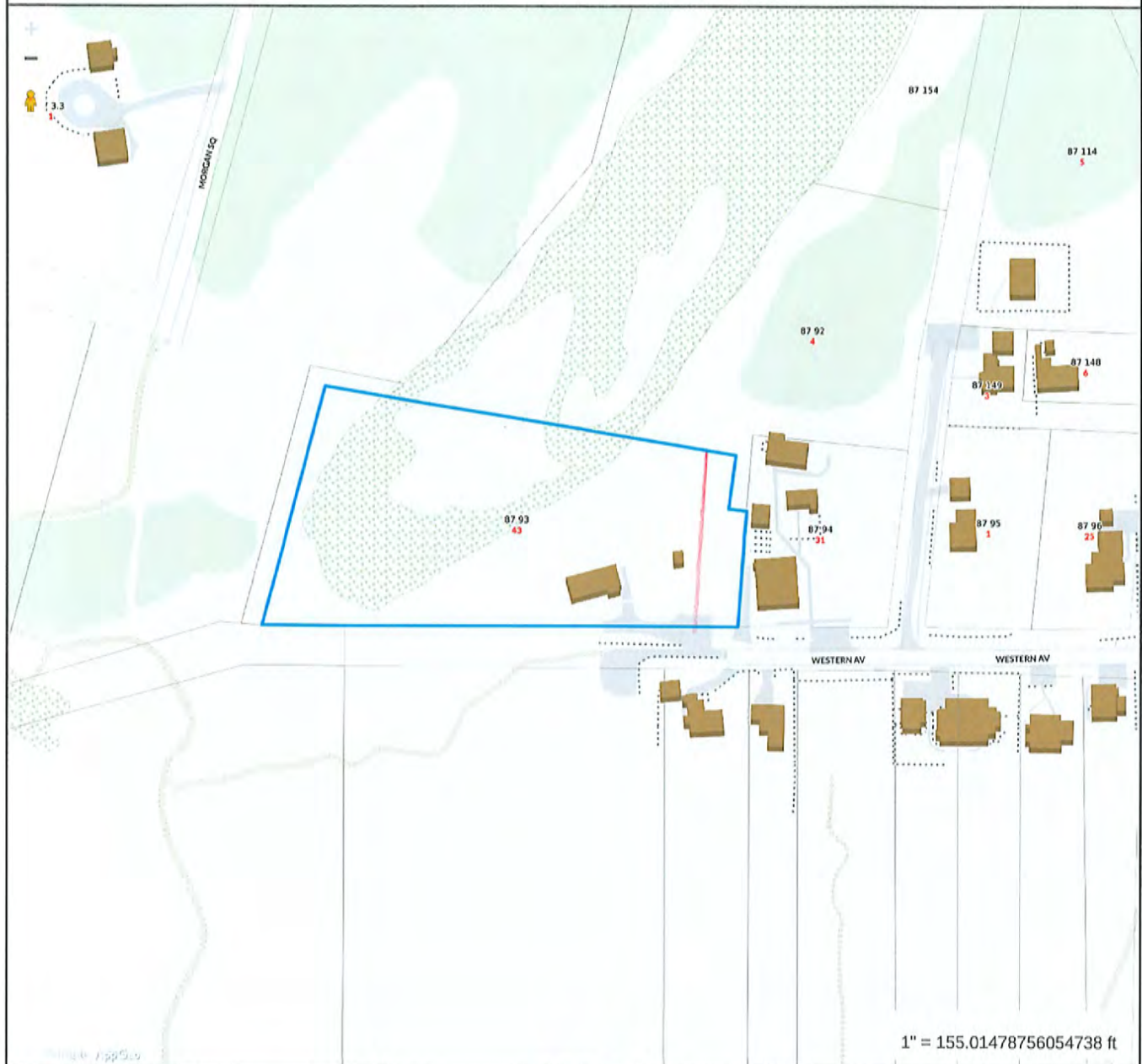
signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy J. Holmes
Carolyn A. Gould
Judith Wodyski

43 Western Avenue

**Property Information**

Property ID 87 93
 Location 43 WESTERN AV
 Owner FARRELL ANTHONY B ETAL TRSTS



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
 Data updated Jan. 2021

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

Citizen Warrant Article

Primary Sponsor

Name: Meghan Glowacki

Address: 2 Waydale Road Nantucket MA 02554

Email: MPEventing@me.com

Phone #: 508.901.1505

Warrant Article Title: NO town funds for Surfside Crossing

:

To see if the town will vote to require that no Town of Nantucket funds, or funds under the control of the Town of Nantucket, be paid to any developer involved with, or used to acquire any units or interests in, or otherwise used to support in any way, directly or indirectly, any development, project, construction, maintenance or operation thereof or the like, located at or in any way related to number 3, 5, 7, and 9 South Shore Road and/or 20 Miacomet Road in the Town of Nantucket, or take any other action related thereto.; or otherwise act thereon.

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W r o n g d i s t r i c t	P r e c e d e n t
1	✓ <i>M. Blum</i>	Luxeydale Rd	0	1
2	✓ <i>Meredith Lepore</i>	87 Skyline Drive	0	1
3	✓ <i>Cathleen E. Lepore</i>	48 Prospect St.	0	1
4	✓ <i>William A. Willaen</i>	101 Surfside Rd	0	1
5	✓ <i>Abby Wolk</i>	40 Polpis Rd	0	1
6	✓ <i>Shana Dalton</i>	11 Sandisbury Rd.	0	1
7	✓ <i>Mark Barber</i>	11 SOUTH VALLEY RD	0	1
8	✓ <i>Holly A. Barber</i>	11 South Valley Rd	0	1
9	✓ <i>Ayesha Khan</i>	11 South Valley Rd	0	1
10	✓ <i>Sandy Mitchell</i>	58 Polpis Rd.	0	1
11	✓ <i>Timothy Lepore</i>	48 PROSPECT	0	1
12	✓ <i>Karla W. Butler</i>	54 Fairgrounds Rd	0	1
13	✓ <i>Barbara G. Cohen</i>	42 Vestal Street	0	1
14	✓ <i>Stephen Butler</i>	54 Fairgrounds Rd	0	1
15	✓ <i>Emily Molden</i>	139.5 HUMMOCK POND RD	0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) Fifteen
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy J. Holmes
Carolyn A. Gould
Judith Wodyske
Registrars or Voters of the Town of Nantucket

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c t 1	PRINTED NAME
1		<i>Pamela Peran</i>	4 Robertshawe	0	1	Pamela Peran
2		<i>Charity Benz</i>	5 Mableton Crossing	0	1	CHARITY BENZ
3				0	1	
4				0	1	
5				0	1	
6				0	1	
7				0	1	
8				0	1	
9				0	1	
10				0	1	
11				0	1	
12				0	1	
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Citizen Warrant Article

Primary Sponsor

Name: Meghan Glaucci "Perry"
Address: 2 Waydale Rd.
Email: MPEventing@me.com
Phone #: 508. 901. 1505

Warrant Article Title: All Department Heads ~~will~~
. TO be under the TOWN

To see if the Town will vote to (may attach body of article on separate page):

Please see attached

; or otherwise act thereon.

Article F

Home Rule Petition: An Act Amending the Charter of the Town of Nantucket To Require Town Department Heads be Town Employees.

To see if the Town will vote to request its representatives in the General Court to introduce special legislation, the text of which is set forth below, amending sections 4.2, 4.4, and 4.5 of Chapter IV of the charter for the Town of Nantucket. **Said amendments will require that Department Heads of Town Administration Departments report to the Town Manager and are not subject to employment contracts with other boards, commissions, or agencies.**

And further to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation in order to secure passage.

AN ACT AMENDING THE CHARTER FOR THE TOWN OF NANTUCKET

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

The Home Rule Charter of the Town of Nantucket, as established by chapter 289 of the acts of 1996, as amended, which is on file in the office of the archivist of the commonwealth, as provided in section 12 of chapter 43B of the General Laws, is hereby amended by making the following changes to Article IV – Town Administration.

Section 1: In Section 4.2, Town Manager; insert the following after the text in (d) (2) “said powers shall not be delegated.”

Section 2: In Section 4.4, Town Administration Departments; make these changes to the second paragraph of section b) (additions shown in highlighted text)

All town employees in the employ of these boards, and commissions, and agencies as staff, assistants and the like shall, on the effective date of this amendment, come under the appointment, removal or other authority of the Town Manager in accordance with section 4.3 and 4.6 of the Charter and shall not be party to any employment contract with any commission, board or agency, provided, however, that the method of

appointment or election of members of such boards and commissions (which boards and commissions shall be "Department Head" within the meaning of section 4.6 of the Charter of the Town for each of their respective jurisdictions) shall not be changed by this amendment. [Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]

Section 3: In Section 4.5, Department Head Responsibilities; make the following changes (additions shown in highlighted text)

The heads of Town Administration departments shall be responsible to the Town Manager for the efficient operation of their respective departments and for the proper implementation of the laws and regulations of the Commonwealth and of Town bylaws applicable to their departmental functions. Heads of Town Administration departments shall not hold or enter employment contracts with any board, commission or agency.

Section 2: This Act shall take effect upon passage.

Or to take any other action related thereto.

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d	P r e c t o r	PRINTED NAME
1		87 Skyline Drive	0	1	Meredith Lepore
2	✓	Quincydale Rd.	0	1	Meghan Clouacke
3	✓	48 Prospect St.	0	1	Cathleen Lepore
4	✓	101 Suitside Rd	0	1	William A. Wilmer
5	✓	87 Skyline Dr	0	1	Meredith Lepore
6	✓	40 Polpis Rd.	0	1	Abigail Wollschlaeger
7	✓	11 Sandsbury Rd	0	1	Shana Dalton
8	✓	11 South Valley Rd	0	1	MARK BARBER
9	✓	11 S. Valley Rd.	0	1	Ayesha Khan
10	✓	51 Polpis Rd.	0	1	Sandy Mitchell
11	✓	48 PROSPECT	0	1	TIMOTHY LEPORE
12	✓	87 Skyline Drive	0	1	Meredith Lepore
13	✓	54 Fairgrounds Rd	0	1	Karla W. Butler
14	✓	42 Vestal Street	0	1	Barbara G Cohen
15	✓	54 FAIRGROUNDS RD	0	1	STEPHEN BUTLER

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) FOURTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars - names must be signed or stamped below)

Registrars or Voters of the Town of Nantucket

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W	P	III
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a r d e c	PRINTED NAME
1		Emily Molden	139.5 HUMMOCK POND RD	0 1	EMILY MOLDEN
2		Shirley H. Bay	5 Milestone Crossing	0 1	C. I. BAY
3		James H. Bay	4 Roberts Lane	0 1	P. Bay
4				0 1	
5				0 1	
6				0 1	
7				0 1	
8				0 1	
9				0 1	
10				0 1	
11				0 1	
12				0 1	
13				0 1	
14				0 1	
15				0 1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed:	Date Rec'd by Town Admin:
Article Title:	
Sponsor Name:	Email:

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	Please see attached
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	

Article F

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	

September 2019

Article F

1. AT a summary level, what is the proposed purpose and objective of this Warrant Article?

Response: This article requests small changes to the Town Charter that will prohibit the Town Manager from hiring subcontractors as Department Heads. This will strengthen governance of our Town.

2. Does the community-at-large gain value through the article? If so, how?

Response: Yes. The Town must control the employment contract and salary of Department Heads.

3. Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.

Response: This is a common sense charter change that should have happened long ago. Who ever thought the Town would transfer control of all of building and inspections to an individual under employment and salary control of a Commission? Department Heads should be directly employed by the Town.

4. What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?

Response: N/A

5. Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?

Response: The Town Manager would need to execute an employment contract with the Director of PLUS. The NP&EDC would need to negotiate a sub-contract with the Town, for regional planning services. The payments would all stay the same.

Yes, hundreds upon hundreds of people have signed a survey asking the Town to terminate the MOU between the Town and the NP&EDC but the Town has not taken sufficient action.

6. Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?

Response: N/A

Citizen Warrant Article

Primary Sponsor

Name: Rebecca McCrensky & James Broad
Address: 1A Yawkey Way Nantucket, MA 02554
Email: rebecca@spreadpawsitivity.com
Phone #: 978-533-9386

Warrant Article Title: Chap 58: Equal Access To RVs For New Local Small Businesses & Nantucket Resident

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Article G
Citizen Warrant Article

Chapter 58: Equal Access To Rental Vehicle Medallions For New Local Small Businesses & Nantucket Residents

- No person, business or corporation shall hold more than 20% of total available rental vehicle medallion (RVM's).
- No person, business or corporation shall acquire more than 20% of the RVM's newly available for distribution or redistribution in any calendar year. The town of Nantucket shall hold any unpurchased medallions and keep public record of these available RVM's.
- 300 additional RVM's shall be issued over the next 3 years, with 100 new RVM's to be issued in 2024 and 100 new RVM's in each of the 2 subsequent years bringing the total number of RVM's to 1000 in 2026.
- No person, business or corporation shall hold any RVM "inactively" more than two years after the initial date of purchase without assigning the RVM to a specific vehicle. Any such unutilized RVM's shall be automatically returned to the pool of available RVM's after two years.
- The town of Nantucket will keep an accounting for public record of the following:
 - RVM ownership per person, business or corporation as well as the date of issue for each RVM actively or "inactively" held
 - The total number of available RVM's
 - RVM Waitlist and date of application per applicant
- The priority of distribution and redistribution of available RVM's shall be given to Nantucket residents and Massachusetts based businesses and corporations holding less than 50 RVM's. Any remaining RVM's shall be distributed on a first come first serve basis from the waitlist.

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III		
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c 0 1	PRINTED NAME
1	✓		5 Centre St Nantucket, MA	0	1	Rebecca McCrinsky
2	✓		1A YANKEY Way Nantucket, MA	0	1	JAMES BROAD
3	✓		3a Yawkey way.	0	1	CHAD GINGRAS
4	✓		3A Yawkey way.	0	1	Katherine Gingras
5	✓		41 Nobadeer Farm Rd	0	1	Duane Jones
6	✓		41 Nobadeer Farm Rd	0	1	Helmin Jones
7	✓		41 Nobadeer Farm Rd	0	1	Lane Gray
8	N	C. Moser	61 old south rd # H8	0	1	Connor McKeon
9	✓		1 Yawkey Way Unit 1, Nantucket	0	1	LUCAS WILLIAMS
10	✓		250 MADAWKES RD NANTUCKET	0	1	BERT STHANSON
11	✓		10 Polliway Pond road	0	1	Chris Anderson
12	✓		73 Orange St	0	1	Emil Bender
13	✓		18 Hummock Pond Rd	0	1	Anne Topham
14	✓		5 Porchick Ave	0	1	Richard Harrington
15	✓		6 Roberts Ln	0	1	Laura Raimo

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) FOURTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 11/9/23	Date Rec'd by Town Admin:
Article Title: Equal Access to RVMS For New Local Small Businesses & Nantucket Residents	
Sponsor Name: Rebecca McCrensky & James Broad	Email: rebecca@spreadpawstivity.com

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	This Article seeks to limit how many RVMS one entity can control. The proposed limit would enable new market entrants to run a legally compliant business & provide a pathway for innovation in what is currently a blocked industry on island. The Article also calls for 300 additional RVMS to be rolled out over the next 3 years to account for some of the population growth and demand increase since Chapter 58 was written in 1988.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	Yes. By giving Nantucket residents interested in purchasing RVMS priority access to newly available RVMS, local people will be empowered to legally operate via additional small businesses or on the rental vehicle app Turo. Many Nantucket residents need additional sources of income to survive on island and this Article allows them to have greater access to RVMS.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	The primary objection to additional legal or "illegal" rental cars consists of traffic complaints. However, the attached research demonstrates over the past 40+ years ferry vehicle traffic increased by over 89K vehicles transported (21.6K in 1976 vs 111K vehicles transported in 2020). Traffic congestions stems from more cars and trucks being brought on island, not the est. total of about 1K rental vehicles (which includes legal & "illegal")

In fact, the 300 additional medallions we propose would enable the the currently dubbed "illegal rental cars" to be operated legally and total RVMS would still account for less than 1/2 of 1% of the vehicles transported in 2020. More rental car options could potentially reduce the number of vehicles transported on and off island and lower the overall carbon footprint associated with vehicles on Nantucket.

Article G

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	The cost implications of the Article are minimal and consist of some additional record keeping which would be offset by the additional RVM and licensing fees.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	The Nantucket Polic Department would continue to enforce Chapter 58 and the proposed Article.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	N/A

September 2019

Vehicle Ferry Data

IMG_0084.jpg

Article C

Vehicles Under 20' in Length Carried

(including automobiles, pickup trucks, vans, etc.)

	MARTHA'S VINEYARD	NANTUCKET	TOTAL
2011	446,360	80,180	526,540
2012	455,894	80,551	536,445
2013	462,148	79,928	542,076
2014	466,900	82,308	549,208
2015	475,286	84,215	559,501
2016	496,785	86,086	582,871
2017	500,154	85,418	585,572
2018	502,117	84,668	586,785
2019	502,893	84,387	587,280
2020	449,380	80,942	530,322

Vehicles 20' and Over in Length Carried

(including trucks, trailers, buses, campers, etc.)

	MARTHA'S VINEYARD	NANTUCKET	TOTAL
2011	44,037	23,524	67,561
2012	42,617	24,545	67,162
2013	45,638	26,720	72,358
2014	47,344	27,707	75,051
2015	49,069	29,588	78,657
2016	50,343	31,584	81,927
2017	52,305	32,936	85,241
2018	53,449	33,370	86,819
2019	53,366	33,672	87,038
2020	47,999	30,456	78,455

Total Vehicles Carried 2020 - 111,398 vehicles

89K additional vehicles since 1976 accounts for traffic congestion. 300 additional medallions is not the traffic problem on island.

Article G

Table 1
Passengers Carried to Nantucket

Year		April	May	June	July	August	Sept.	Oct.	Total
1976	Steamship Authority	7,186	10,968	23,223	35,959	40,363	20,186	10,451	148,336
2007	Steamship Authority	14,754	24,952	37,881	49,063	52,343	29,638	22,276	230,907
	HyLine Ferry	8,696	15,303	21,268	35,600	39,057	23,459	17,731	161,114
	Freedom Cruises	0	417	1,243	3,847	4,479	1,609	209	11,804
	Total	23,450	40,672	60,392	88,510	95,879	54,706	40,216	403,825
Percent Increase	Steamship Authority	105%	127%	63%	36%	30%	47%	113%	56%
	Total	226%	271%	160%	146%	138%	171%	285%	172%
Annual Percent Increase, 1976 - 2007									SSA Passengers 1.4%
									Total Passengers 3.3%



Vehicles Carried to Nantucket
by the Steamship Authority

Year		April	May	June	July	August	Sept.	Oct.	Total
1976	Cars	1,436	1,924	3,335	3,536	3,348	2,385	1,724	17,688
	Trucks	511	542	686	614	622	451	454	3,880
	Total	1,947	2,466	4,021	4,150	3,970	2,836	2,178	21,568
2007	Cars	2,486	3,583	5,395	5,625	5,277	2,792	2,174	27,332
	Trucks	2,155	2,850	2,452	2,366	2,115	1,988	1,988	15,714
	Total	4,641	6,233	7,847	7,991	7,392	4,780	4,162	43,046
Percent Increase	Cars	73%	86%	62%	59%	58%	17%	26%	55%
	Trucks	322%	389%	257%	285%	240%	341%	338%	305%
	Total	138%	153%	95%	93%	86%	69%	91%	100%
Annual Percent Increase, 1976 - 2007									Cars 1.4%
									Trucks 4.6%
									Total 2.3%

Bicycles Carried to Nantucket

Year		April	May	June	July	August	Sept.	Oct.	Total
1976	Steamship Authority	360	928	1,702	2,783	3,565	1,262	447	11,047
2007	Steamship Authority	146	611	1,396	1,895	2,534	1,016	434	8,032
	HyLine Ferry	50	263	674	1,217	1,580	537	198	4,397
	Total	196	874	1,970	3,112	4,094	1,553	630	12,429
Percent Increase	Steamship Authority	-59%	-34%	-18%	-32%	-29%	-19%	-3%	-27%
	Total	-46%	-6%	16%	12%	15%	23%	41%	13%
Annual Percent Increase, 1976 - 2007									Bicycles on SSA -1.0%
									Total Bicycles 0.4%

Sources: 1976 - Nantucket Central Business District Circulation and Parking Study, 1977
2007 - Ferry Operators

Rental Car Medallions Distribution (as of January 1, 2020)**The following agencies licensed by the Town of Nantucket are assigned Rental Car Medallions:**

Affordable Rentals	70	<u>RVM Control</u> 10%	Controls 44% of RVMs which we believe are not even being utilized.
Hertz Rent-A-Car	310		
Island Buggies	8**		
Nantucket Car Rental	2		
Nantucket Island Rent-A-Car	93	13%	
Nantucket Windmill Auto	187	27%	
Young's Bicycle Shop	30	4%	

Citizen Warrant Article

Primary Sponsor

Name: Anne Kuszpa

Address: 11 Pond Road Nantucket, MA 02554

Email: anne@housingnantucket.org

Phone #: 508-228-4422

Warrant Article Title: Middle Income Inclusionary Housing

To see if the Town will vote to (may attach body of article on separate page):

See attached.

; or otherwise act thereon.

Article _____. To see if the Town will vote to amend the Zoning Bylaw by CREATING NEW SECTION 139-9: Middle Income Inclusionary Housing as follows:

139-9 MIDDLE INCOME INCLUSIONARY HOUSING

A. Purpose and Intent

This Bylaw is written to promote the public health, safety and welfare of the residents of Nantucket. The purpose of this Bylaw is to outline and implement a coherent set of policies and objectives for the development of so called “middle income” housing that supports a diverse population in compliance with the Nantucket Master Plan, Housing Production Plan and ongoing housing programs and housing development efforts within the Town of Nantucket.

B. Definitions

1. Middle income housing unit. A dwelling unit for which occupancy is restricted to an eligible household and whose rent or initial sale price is available at a cost of no more than 30% of gross household income of households at or below 240% of the Nantucket County area median income as reported by the U.S. Department of Housing and Urban Development or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is the most current.
2. Eligible household. An individual or family with household incomes that do not exceed 240% of the median income, with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is the most current.

C. Applicability

1. Division of Land. Notwithstanding any regulation or bylaw to the contrary, this Bylaw shall apply to and require a special permit pursuant to §139-30 for the division or subdivision of land into five (5) or more lots whether on one or more contiguous lots or parcels held in common ownership as of the effective date of this Bylaw. Unless a special permit is otherwise required, the Planning Board’s special permit powers pursuant to Section 139-9 (C) shall be limited to enforcing the middle income housing inclusionary requirements of Section 139-9, et seq. of the Zoning Bylaw.
2. Multiple Units. In addition to the applicability of Section 139-9 (C)(1) and notwithstanding the second sentence of the term “Lot” in §139-2, this Bylaw shall apply to and require a special permit pursuant to §139-30 for the construction of five (5) or more dwelling units whether on one or more contiguous lots or parcels held in common ownership as of the effective date of this Bylaw. A Tertiary Dwelling as defined in §139-2 shall not be included in the determination of applicability of §139-9(C)(2).
3. Non Residential, Commercial Development. In addition to the applicability of Section 139-9 (C)(1) and (2) above and the inclusionary housing provisions set forth in Section 139-

11(H), with the exception of activities defined as a home occupation, this Bylaw shall apply to and require a special permit pursuant to §139-30 for new non-residential, commercial development and expansion of existing non-residential, commercial uses or structures greater than five thousand (5,000) square feet.

D. Mandatory Provision of Attainable Units

1. The Planning Board shall, as a condition of approval of a development regulated by Sections 139-9 (C)(1), (C)(2) or (C)(3) above, require that the applicant for special permit approval comply with the obligation to provide middle income dwelling units pursuant to this Bylaw and more fully described in Section 139-9 (E) below.

E. Provision of Attainable Units

1. The Planning Board shall require that development regulated by Sections 139-9 (C)(1), (C)(2) or (C)(3) comply with the following minimum requirements, in addition to those imposed pursuant to the Planning Board's authority found in Section 139-30:

(a) At least twenty (20%) percent of the lots created in a division of land shall be designated and restricted to construction as middle income housing units in any one or combination of methods provided for below:

- (1) constructed or rehabilitated on the locus subject to the special permit; or
- (2) constructed or rehabilitated on a locus different than the one subject to the special permit (see Section 139-9(I), below).

(b) At least twenty (20%) percent of the dwelling units within a multiple unit development on one or more contiguous parcels held in common ownership as of the effective date of this Bylaw shall be designated and restricted to construction as middle income housing units in any one or combination of methods provided for below:

- (1) constructed or rehabilitated on the locus subject to the special permit; or
- (2) constructed or rehabilitated on a locus different than the one subject to the special permit (see Section 139-9(I), below).

(c) At least one dwelling unit per 5,000 square feet of non-residential gross floor area approved pursuant to §139-11 shall be:

- (1) constructed or rehabilitated on the locus subject to the special permit; or
- (2) constructed or rehabilitated on a locus different than the one subject to the special permit (see Section 139-9(I), below).

The applicant may offer, and the Planning Board may accept, any combination of the options contained in Section 139-9 (E)(a-c)(1)-(2) above, provided that in no event shall the total number of middle income dwelling units provided be less than the equivalent number of middle income dwelling units required by this Bylaw. Fractions of a unit shall be rounded up to the next whole

number. Examples: (1) a proposed land division of seven lots requires the contribution of two (2) middle income housing units; (2) a proposed development of eleven dwelling units on two or more contiguous lots held in common ownership as of the effective date of this Bylaw requires the contribution of three (3) middle income housing units and (3) a proposed Major Commercial Development of 15,000 gross floor area requires the contribution of three (3) middle income housing units.

F. Provisions Applicable to Middle Income Housing Units On- and Off-Site

1. Siting of middle income housing units. All middle income housing units constructed or rehabilitated under this Bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.
2. Minimum design and construction standards for middle income housing units. Middle income housing units within market rate developments shall be integrated with the rest of the development and shall be compatible in design, appearance, construction and quality of materials with other units.
3. Timing of construction or provision of middle income housing units or lots. Where feasible, middle income housing units shall be provided coincident to the development of market-rate units, but in no event shall the development of middle income units be delayed beyond constructing the required number of middle income housing units at a ratio of one middle income housing unit per every four market rate housing units.

Fractions of units shall be rounded up to the next whole number.

G. Local Preference

The Planning Board shall require the applicant to comply with local preference requirements, if any, as established by the Select Board or if none, as established by the Nantucket Housing Authority and/or the Nantucket Affordable Housing Trust, provided that local preference requirements comply with relevant federal and state law.

H. Marketing Plan for Middle Income Housing Units

Applicants under this Bylaw shall submit a marketing plan or other method approved by the Planning Board to the Planning Board for approval, which describes how the attainable units will be marketed to potential homebuyers or tenants. This plan shall include a description of the process to be used for selecting buyers or tenants.

I. Provision of Attainable Housing Units Off-Site

1. As an alternative to the requirements of Section 139-9(E)(1)(a-c), an applicant subject to the Bylaw may develop, construct or otherwise provide middle income housing units equivalent to those required by Section 139-9(E)(1) off-site, provided that such off site dwelling units are

located within two (2) miles of the development subject to this Bylaw. All requirements of this Bylaw that apply to on-site provision of attainable units, shall apply to provision of off-site attainable units. In addition, the location of the off-site units to be provided shall be approved by the Planning Board as an element of the special permit review and approval process.

J. Maximum Incomes and Sale/Rental Price for Middle Income Housing Units

1. To ensure that only eligible households purchase or rent middle income housing units, prior to the purchase or, if the housing unit is rented, prior to the occupancy of a middle income housing unit approved pursuant to this Bylaw, the purchaser or tenant of a middle income housing unit shall certify, in writing, that his/her or their family's annual income or relevant assets does not exceed 240% of the median income, with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) and the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is more current.

K. Preservation of Affordability; Restrictions on Resale or Rental

1. Each middle income dwelling unit created in accordance with this Bylaw shall have limitations governing its resale or rental options. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for middle income households. The resale controls shall be established through the imposition on the dwelling unit(s) of either a permanent affordable housing restriction (G.L. c.184 §§31-32) or a deed restriction that constitutes a gift or devise for a public purpose pursuant to G.L. c.184 §23.

2. Middle Income Housing Units that are Rented:

(a) The gross household income of an eligible household upon initial occupancy shall be no greater than two hundred and forty percent (240%) of the area median income as determined by United States Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) whichever is more current.

(b) Rent, including utilities and any other fees to be charged to tenants shall not exceed thirty (30) percent of the gross household income of the eligible household occupying the middle income housing unit.

(c) After initial occupancy, the gross household income of an eligible household shall be verified annually to determine continued eligibility and rent all as set forth in the special permit issued by the Planning Board.

(d) The lease agreement shall specify that should an eligible household's gross income exceed 240% of the area median after the first year of occupancy, the tenant will have until the expiration of the lease to vacate the dwelling unit. Notwithstanding, said dwelling unit will not qualify as a middle income housing until the dwelling unit is vacated and rented to a new eligible household.

3. Middle Income Housing Units that are Sold:

(a) The gross household income of an eligible household upon initial purchase and occupancy and all subsequent purchases and occupancy shall be no greater than two hundred and forty percent (240%) of the area median income as determined by United States Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) whichever is more current.

4. The Planning Board shall require, as a condition for the issuance of a special permit under this Bylaw, that the applicant comply with the mandatory set-asides of middle income housing units and accompanying restrictions on affordability, including the execution of an affordable housing restriction or deed restrictions as set forth above. The Building Commissioner shall not issue an occupancy permit for any middle income dwelling unit required by this Bylaw until said affordable housing or deed restriction is recorded at the Nantucket County Registry of Deeds.

L. Severability

The provisions of this Section 139-9 et seq. are severable and if any such provision shall be held invalid by any decision of a court of competent jurisdiction, such decision shall not impair or otherwise affect any other provisions of this Section.

Middle Income Inclusionary Housing

Article H

DATE and TIME this paper
received by Registrars

Nov. 13, 2023 12:50

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	III			
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c e d e n t 0 1	PRINTED NAME
1	✓	Anne Kuszpa	11 Pond Road	0	1	Anne KUSZPA
2	✓	Stacy Monter	9 Brinda Lane	0	1	Stacy Monter
3	✓	Peter T. Kaizer	18 Tom's Way	0	1	Peter T. Kaizer
4	✓	Caleb Harrison-Kuster	1 Wendell Street	0	1	Caleb Harrison-Kuster
5	✓	Paul A Wolf Jr	6 WAMASQUID PL	0	1	PAUL A WOLF JR
6	✓	Charlyn Puza	1 Brinda Ln	0	1	Charlyn Puza
7	✓	Edwin Kern	35 MILBROOK	0	1	Edwin Kern
8	✓	Joao Coutinho	14 MERRILL LANE	0	1	Joao Coutinho
9	✓	Alicia E. Graziadei	22 Nanina Drive	0	1	Alicia E. Graziadei
10	✓	Lindsay Pykosz	88 Waydale Road	0	1	Lindsay Pykosz
11	✓	Joel Gorzabza	6 Madelon Ln	0	1	Joel Gorzabza
12	✓	James Perchuk	65 A Milestone	0	1	James Perchuk
13	✓	Rachel Harrington	5 Pochunk Ave	0	1	Rachel Harrington
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Stacy Z. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

Middle Income Inclusionary Housing Bylaw ^{Article H}

DATE and TIME this paper
received by Registrars

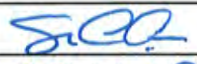
Nov. 13, 2023 12:50 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c t 1
1			5 Gloucester St	0	1
2			15 Commercial St	0	1
3			22 Broad St.	0	1
4				0	1
5				0	1
6				0	1
7				0	1
8				0	1
9				0	1
10				0	1
11				0	1
12				0	1
13				0	1
14				0	1
15				0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nov. 13, 2023 12:50 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7th, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e n t	P r e s e n t
1	Leon Wursten	1 Kendrick	0	1
2	Maria Harbison	1 Kendrick St	0	1
3	Charlyn Piza	+ Brinda Ln	0	1
4			0	1
5			0	1
6			0	1
7			0	1
8			0	1
9			0	1
10			0	1
11			0	1
12			0	1
13			0	1
14			0	1
15			0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

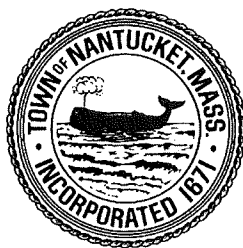
CERTIFICATION OF SIGNATURES

We certify that () _____

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 11/9/2023	Date Rec'd by Town Admin:
Article Title: Middle Income Inclusionary Housing	
Sponsor Name: Anne Kuszpa	Email: anne@housingnantucket.org

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	See attached.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	See attached.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	See attached.

Article H

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	See attached.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	See attached.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	See attached.

September 2019

Citizen Warrant Article Questionnaire

Date Form Completed: 11/8/2023	Date Rec'd by Town Admin:
Article Title: Middle Income Inclusionary Housing	
Sponsor Name: Anne Kuszpa	Email: anne@housingnantucket.org

1) At a summary level, what is the proposed purpose and objective of this Warrant Article?

The purpose of the Middle Income Inclusionary Housing Zoning By-law is to increase the supply of housing that is attainable for Nantucket's middle income households. A middle income household is an individual or family with an annual income less than or equal to 240% of Nantucket's Area Median Income (AMI).

Inclusionary zoning gives the Town the ability to produce affordable housing through private development already happening on Nantucket. This will be handled as part of the Planning Board's Special Permit granting process. Developers will be required to create middle-income housing opportunities as part of an application to:

- 1. Subdivide land into five (5) or more lots**
- 2. Construct five (5) or more dwelling units**
- 3. Develop commercial space greater than 5,000 sqft**

In the development of residential property, at least twenty percent (20%) of the new lots or units created shall be established as middle income housing units. When developing commercial space, one unit of middle income housing will be created for every 5,000 sqft.

(continued)

- 2) Does the community at large gain value through this article? If so, how?

The creation of housing permanently restricted for occupancy by middle-income households supports the island's economic infrastructure and prevents further displacement of Nantucket's workforce. The community gains from new inventory created by private developers, contributing towards the housing stock available for current and future generations of year-round residents.

- 3) Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.

Inclusionary zoning is prolific across Massachusetts, adopted by more than [237 communities across the Commonwealth](#). Massachusetts General Law, Section 9 of the Zoning Act, authorizes communities to adopt bylaws that require a developer to provide a portion of affordable units within an overall development.

A workgroup of local housing stakeholders including members of the Planning Board, conservation advocates, and affordable housing experts have developed this bylaw. This is a part of a comprehensive affordable housing strategy that relies on a variety of programs and mechanisms to achieve our community's affordable housing goals.

- 4) What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?

For a moderate investment, Inclusionary Zoning creates a much-needed, primarily privately-funded community benefit. The Nantucket community has already voted to contribute significant funds to support affordable housing. This incorporates an additional private funding source, relieving some of the burden of addressing the affordable housing crisis on the taxpayers, and is part of a larger strategy to address Nantucket's long term housing needs.

Inclusionary zoning programs require monitoring and administration. These costs could be captured on homeownership units through initial sale and resale fees, and for rental units through a yearly registration fee.

(continued)

- 5) Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts been made to involve the necessary participants as to the impacts of executing the article?

Executing the outcome of this article will be handled through the Planning Board's Special Permit process. The Town could outsource the ongoing monitoring of deed restrictions to a private professional monitoring agent. The monitoring agent would be paid through fees as outlined in Question 4 above.

- 6) Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?

The topic of this article is contained within the [Town's Master Plan](#), 2023 [Strategic Plan](#), and 2021 [Housing Production Plan](#). It also fulfills the recommendations of the 2015 Nantucket [Housing Needs Assessment](#), Housing Nantucket's [2023 Nantucket Affordable Housing Summit](#), as well as ongoing housing programs and housing development efforts within the Town of Nantucket.

According to the Master Plan, "Nantucket has attempted to encourage private production of affordable and moderate income housing through zoning incentives, but these have yet to yield an amount of units in accordance with their intent." This article *requires* developers to include middle income housing production alongside market-rate production, which will guarantee that attainable housing is part of the overall mix of new housing stock.

NOV. 13, 2023
12:15pm

Citizen Warrant Article

Primary Sponsor

Name: Cliff Williams

Address: 11 Somerset Rd

Email: cliffack@yahoo.com

Phone #: 508 360 5165

Warrant Article Title: Madaket landfill

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Madaket Landfill

To see if the Town will vote to authorize the Select Board to form a committee of like-minded individuals, local contractors and business owners, to form a working partnership with the Town of Nantucket, for the purpose of operating the Madaket Landfill.

Nov. 13, 2023
12:15 PM

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c 0 1	PRINTED NAME
1		11 Somerset Rd	0	1	Clifford Williams
2		24 Beacon Dr.	0	1	Robert Henry
3		193 PARK CIR	0	1	Kevin McArthur
4		1 Goose Pond Lane	0	1	Gale Valero
5		1 Goose Pond Lane	0	1	RICHARD A VALERO
6		8 Spruce St	0	1	Shane R Valero
7		23 Hummock Rd	0	1	Stephen M. Connolly Jr
8		61 Polpis Rd	0	1	HAROLD E Williams Jr
9		2 Surfside Dr.	0	1	Ellen Mayo
10		8A Windy Way	0	1	Dan Almodovar
11		145 Orange St	0	1	J. Fox
12		61 Polpis Rd.	0	1	MARGARET R. WILLIAMS
13		33 NANTUCKET RD.	0	1	VALERIE O'NEIL
14		65 S. Shore Rd.	0	1	Melissa O. Patterson
15			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) FOURTEEN

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nov 13, 2023

12:15pm

Citizen Warrant Article

Primary Sponsor

Name:

Cliff Williams

Address:

11 Somerset Rd

Email:

cliffack@yahoo.com

Phone #:

508 360 5165

Warrant Article Title:

Jeff Allen Squatter Article

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Jeff Allen Squatter Article

To see if the Town will vote to authorize the Select Board to aid individual home owner that have rented for less than fair market value and then have the tenant squat in the property once the owner starts the eviction process.

Nov. 13, 2023
12:15pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c 0 1	PRINTED NAME
1	✓	Clifford Wilbur	11 Somerset Rd	0	1	Clifford Wilbur
2	✓	Kevin MacArthur	198 Park Ave	0	1	Kevin MacArthur
3	✓	Gale Valero	1 Goose Pond	0	1	Gale Valero
4	✓	Richard A Valero	1 Goose Pond Lane	0	1	Richard A Valero
5	✓	Shane R Weber	8 Spruce St	0	1	Shane R Weber
6	✓	Stephen M. Comar	23 Hornbeck Pk Rd	0	1	Stephen M. Comar
7	✓	Harold F. Williams, Jr	61 Polpis Rd	0	1	Harold F. Williams, Jr
8	✓	Ellen Mayo	2 Surfside Dr.	0	1	Ellen Mayo
9	✓	Don Almodovar	84 Windyway	0	1	Don Almodovar
10	✓	J. Fox	145 Orange St	0	1	J. L. Fox
11	✓	Margaret R. Williams	61 Polpis Rd.	0	1	MARGARET R. Williams
12	✓	Vanessa Ouse	33 NANTUCKET RD	0	1	VANESSA OUSE
13	✓	Melissa O. Peterson	65 S. Shore Rd.	0	1	Melissa O. Peterson
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

NOV 13, 2023
8:30am

Article K

Citizen Warrant Article

Primary Sponsor

Name: Leah Hill
Address: 7 Marble Way Nantucket, MA
Email: leahkcabral@gmail.com
Phone #: 508-789-8806

Warrant Article Title: Massachusetts Chapter 175M Paid Family and Medical Leave

To see if the Town will vote to (may attach body of article on separate page):

Move that pursuant to M.G.L.c 4 §4 and M.G.L.c 175m §10, the Town adopt the following Massachusetts General Laws pertaining to Paid Family And Medical Leave (PFML): M.G.L.c 175M for employees of the Town; and further, that Annual Town Meeting authorizes up to \$500,000 of Fiscal Year 2025 (FY25) budget adjustment(s) and transfer(s) for the purpose of funding FY25 PFML Town contributions and related expenses; the funds shall be allocated from the Town of Nantucket General Fund or another fund as recommended by the Town of Nantucket Finance Committee such as certified free cash; or to take any other action relative thereto.

; or otherwise act thereon.

DATE and TIME this paper
received by Registrars

Nov. 13, 2023
8:30 am

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III			
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d e d	P r e c e d e n t	PRINTED NAME
1	✓	Leah Hill	7 Marble Way	0	1	Leah Hill
2	✓	Cathy Flynn	149 Gladlands Ave	0	1	Cathy Flynn
3	✓	Sara D Johnson	7 Daffodil lane	0	1	Sara D. Johnson
4	✓	STEPHEN WELCH	13 WINDY RD	0	1	STEPHEN WELCH
5	✓	LISA GRAVES	6 Gold Star Dr.	0	1	LISA GRAVES
6	✓	Vincent Murphy	44 WEST CHURCH ST.	0	1	VINCENT MURPHY.
7	✓	Jeffrey Carlson	40 Polpi's Rd.	0	1	Jeffrey Carlson
8	✓	Erin Schrader	10B Thirty Acres Ln	0	1	Erin Schrader
9	✓	Heather Nardone	43 Nonderey Farm Rd	0	1	Heather Nardone
10	✓	Roberto Santamaria	10B Thirty Acres Ln	0	1	Roberto Santamaria
11	✓	Jerico Mele	3A WILKESPOON DRIVE	0	1	Jerico Mele
12	✓	Emerald Gray	3 Allens Lane Apt A	0	1	Emerald Gray
13	✓	Jahe Visco	6 Rachel Drive	0	1	Jahe Visco
14	✓	Sam Reid	13A Cedar Circle	0	1	Sam Reid
15	✓	Matthew Hill	7 Marble Way	0	1	Matthew Hill

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) Fourteen
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Marcy Z. Holmes
Carolyn A. Gould
Judith Wodyski
Registrars of Voters of the Town of Nantucket

DATE and TIME this paper
received by Registrars

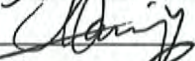
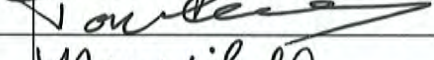
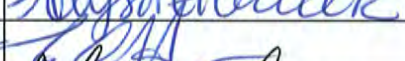
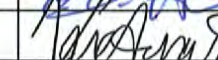
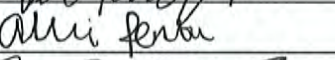
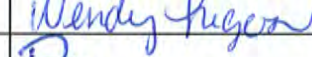
NOV. 13, 2023 8:30am

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III			
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d e d	P r e c e d e n t	PRINTED NAME
1	✓		9 Alexandria drive	0	1	Will Dell'Erba
2			4 Aster Court	0	1	Megan Trudel
3			16 Monohansett Rd.	0	1	Claire Winship
4			16 Monohansett rd.	0	1	Tom Geras
5			173 Folger Ave	0	1	Merrill McCluskey
6			18 Nanina Drive	0	1	Alyson Herrick
7			18 NANINA DRIVE	0	1	TYLER HERRICK
8			19 Columbus Ave	0	1	Victoria Hlope
9			55A Pochuck Ave	0	1	Alexandra Penta
10			5 Catherine Ln	0	1	Seth Cabral
11			7 Sleepy Hollow Rd	0	1	Wendy Lugosch
12			7 Sleepy Hollow Rd	0	1	Ryan Lugosch
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

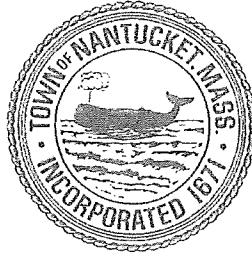
- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 11/9/2023	Date Rec'd by Town Admin:
Article Title: Massachusetts Chapter 175M Paid Family and Medical Leave	
Sponsor Name: Leah Hill	Email: Leahkcabral@gmail.com

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	To offer the State's Paid Family Medical Leave (PFML) to all Town employees, both union and non-union. The Town follows the Federal Family and Medical Leave Act which is unpaid and if an employee would like to get paid they have to use all their sick or vacation time, which means they do not have any paid time off when they arrive back at work until it accrues, which is particularly problematic for new employees. In the last 5 years, around 227 FMLA files have been generated for employees, which is about half of the Town's employees (not counting the schools) if one file corresponds per employee.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	Yes, the Town is the largest employer on Island and employee retention is below average for the State. According to the Select Board, employee turnover costs the Town (and taxpayers) a lot of money. This is one way to incentivize quality, long-term employees to continue to work for the Town in addition to potentially increasing workforce moral. It will attract new, long-term employees and have economic stabilization factors to retain locals on the Island to stay and make a living. In addition, it will benefit the overall Island's public health by easing the stress and economic burden when caring for a new or sick family member.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	Visit the Massachusetts' government website: https://www.mass.gov/info-details/paid-family-and-medical-leave-pfml-overview-and-benefits

Article K

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	The Town will contribute 0.42%, the employee will contribute 0.46% and the State will contribute the remaining amount of the paid family and medical leave. For every \$100 an employee makes, the Town is contributing 42 cents and the employee is contributing 46 cents. If an employee makes \$100,000 a year, they will contribute \$460/year, the Town will contribute \$420/year and the State will contribute \$27,867.50/year (~97% contribution by State) if all 26 weeks of leave are taken. According to FY25 projections for salaries it would cost the Town \$252,932 which is only zero point twenty one percent (0.21%) of the Town's general fund operating expenses or zero point seventeen percent (0.17%) of FY25 revenue projections. This is a small investment for a large return. It will come from the general fund or different funding source deemed appropriate by the Finance Committee.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	Human Resources will execute this and no new staff will need to be hired as it will fall under employee benefits, which HR already oversees.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	This is part of the Select Board's Strategic Plan "Implementing the goals of the Strategic Plan and the day-to-day operations of the Town depend upon the strength of the Town's staff and the ability to recruit and retain them." This will bring the Town into accordance of State standards and guidelines

September 2019

Citizen Warrant Article

Primary Sponsor

Name: Emily Molden

Address: 139.5 Hummock Pond Road

Email: emily@nantucketlandwater.org

Phone #: (508) 901-1901

Warrant Article Title: Moorlands Management District Pool Prohibition

To see if the Town will vote to (may attach body of article on separate page):

Please see attached.

; or otherwise act thereon.

Article L

To see if the Town will vote to amend Chapter 139 of the Code of the Town of Nantucket (Zoning Bylaw) by making the following changes [note: language to be deleted is shown by strikeout and language to be added is shown as highlighted; this method to denote changes is not meant to become part of the final text]:

Amend Section 139 Attachment 2, Town of Nantucket Use Chart (See Section 139-7A) as follows on attached Use Chart.

And

Amend Section 139-13 (C) as follows:

C. Uses allowed by special permit with site plan review. The Planning Board is hereby designated the sole special permit granting authority for all uses, structures and extension or alteration of uses or structures within the Moorlands Management District, including, but not limited to the following: **[Amended 5-5-1992 ATM by Art. 40, AG approval 8-3-1992; 4-14-1997 ATM by Art. 49, AG approval 8-5-1997; 4-10-2002 ATM by Art. 36, AG approval 7-31-2002; 4-1-2017 ATM by Art. 73, AG approval 5-31-2017]**

(1) One single-family dwelling unit exceeding 800 square feet of ground coverage, including structures and uses normally considered accessory thereto, may be allowed, provided that each special permit granted shall include conditions requiring the siting of structures and uses in a manner which minimizes potentially adverse effects on the moorlands environment and its scenic integrity.

(2) Subdivision of properties located within the Moorlands Management District shall require a special permit.

(a) The issuance of a special permit for subdivision in the Moorlands Management District shall include conditions as to the layout of lots, the design and location of public improvements, and the establishment of permitted building envelopes, so as to minimize potentially adverse effects on the moorlands environment and its scenic integrity.

(b) The Planning Board shall have the authority to require clustering of lots as a condition for the issuance of the special permit in order to accomplish the above-stated objectives.

(3) **Swimming Pools (Residential and Commercial) and outdoor Hot Tub/Spas are prohibited from the Moorlands Management District.**

Article L

ZONING

139 Attachment 2

Town of Nantucket Use Chart (See § 139-7A.)

[Amended 4-6-2009 ATM by Art. 27, AG approval 8-10-2009; 4-4-2011 ATM by Arts. 58 and 61, AG approval 9-15-2011; 3-31-2012 ATM by Art. 47, AG approval 7-12-2012; 4-2-2013 ATM by Art. 30, AG approval 7-26-2013; 4-5-2014 ATM by Art. 67, AG approval 5-7-2014; 4-6-2015 ATM by Arts. 44, 47, 61, 62, 64, AG approval 8-5-2015; 11-9-2015 STM by Art. 2, AG approval 12-29-2015; 4-2-2016 ATM by Art. 36, 52, AG approval 7-12-2016; 4-1-2017 ATM by Art. 69, AG approval 5-31-2017; 11-6-2017 STM by Arts. 2, 19, 21, AG approval 2-26-2018; 10-10-2018 STM by Art. 2, AG approval 5-8-2019; 4-1-2019 ATM by Art. 49, AG approval 8-6-2019; 6-5-2021 ATM by Art. 48, AG approval 10-7-2021; 5-2-2022 ATM by Art. 54, AG approval 10-31-2022]

A = Accessory Use as defined in § 139-15

FBED = Formula Business Exclusion District

N = No

SP = Special Permit issued by Zoning Board of Appeals, unless the Planning Board is designated as the special permit granting authority pursuant to another section of this chapter.

Y = Yes

Use	Town Residential Districts						Town Commercial Districts						Country Residential Districts						Country Commercial Districts	
	R-1 SR-1	ROH SOH	R-5 R-5L	R-10 R-10L SR-10	R-20 SR-20	R-40	CDT	CMI	CN	CTEC	CI	RC	RC-2	V-R	LUG-1	LUG-2	LUG-3	MMD	VN	VTEC
Primary dwelling	Y	Y	Y	Y	Y	Y	A	A	A	Y	N	Y	Y	Y	Y	Y	Y	Y	A	A
Secondary dwelling	Y	Y	Y SP R-5L	Y SP R-10L	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N
Accessory dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tertiary dwelling	N	N	Y R-5 N R-5L	Y R-10 N R-10L N SR-10	Y R-20 N SR-20	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
Apartment	N	N	N	N	N	N	Y	Y	Y	Y	SP	N	N	N	N	N	N	N	N	N
Apartment building	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	N	SP	N
Tiny house unit	N	N	Y R-5 N R-5L	Y R-10 N R-10L N SR-10	Y R-20 N SR-20	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
Garage apartment	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Duplex	Y R-1 N SR-1	N	Y R-5 N R-5L	Y R-10 N R-10L N SR-10	N	N	Y	Y	A	Y	N	Y	Y	N	N	N	N	N	N	N
Workforce rental community	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Elder housing facilities	SP	SP	SP	SP	SP	SP	N	SP	SP	N	N	SP	SP	SP	SP	SP	SP	N	N	N
Studio	A	A	A	A	A	A	Y	Y	Y	Y	Y	Y	Y	A	A	A	A	A	Y	Y
Garage – residential	A/SP	A/SP	A/SP	A/SP	A/SP	A/SP	N	N	A	A	N	A	A	A/SP	A	A	A/SP	A	A	A
Shed	A	A	A	A	A	A	N	N	A	A	A	A	A	A	A	A	A/SP	A	A	A
Outbuildings – other	A	A	Y	Y	A	A	N	N	A	A	A	A	A	A	A	A	A/SP	A	A	A
Swimming pool - residential	A	N	A	A	A	A	A	A	A	A	N	A	A	SP	A	A	A	SP N	A	A
Hot tub/spa	A	N	A	A	A	A	A	A	A	A	N	A	A	SP	A	A	A	SP N	A	A

DATE and TIME this paper received by Registrars

Nov. 13, 2023 1:50 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W	P	PRINTED NAME
h			a	r	
e			r	e	
c			d	c	
k			0	1	
1	✓ Emily Molden	139.5 HUMMOCK POND RD	0	1	EMILY MOLDEN
2	✓ Michelle Whelan	133. MARY ANN DR.	0	1	MICHELLE WHELAN
3	✓ Anna Day	77B Skyline Dr.	0	1	Anna Day
4	✓ William A. Wilcox	101 Suitside Rd	0	1	William A. Wilcox
5	✓ Brian J. Barkin	10 Scotts Way	0	1	Brian J. Barkin
6	✓ Sam Baber	30 Hussey St	0	1	Sam Baber
7	✓ Meghan Giovanni	2 Waydale Rd.	0	1	Meghan Giovanni
8	✓ Verne Gonzalez	19 WARRENSETT Circle	0	1	VERNE GONZALEZ
9			0	1	
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (8) EIGHT
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy J. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

DATE and TIME this paper
received by Registrars

Nov. 13, 2023 1:50 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e d	P r e c e d e n t
1	✓	<i>SCA</i>	5 Gloucester St	0	1
2	✓	<i>M. Wilson</i>	15 Commercial St.	0	1
3	✓	<i>Richard Schraft</i>	22 Broad St	0	1
4				0	1
5				0	1
6				0	1
7				0	1
8				0	1
9				0	1
10				0	1
11				0	1
12				0	1
13				0	1
14				0	1
15				0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (3) THREE
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy L. Holmes
Carolyn A. Gould
Judith Woodynski

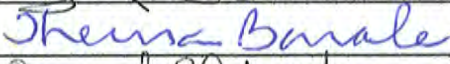
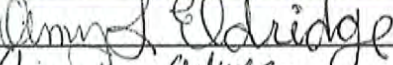
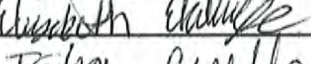
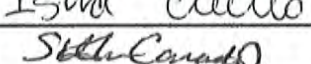
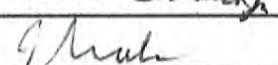
ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

Nov. 13, 2023

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on MAY 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c t 0 1	PRINTED NAME
1		14 Tashana Lane	0	1	Thomas Barada
2		14 Tashana Lane	0	1	Theresa Barada
3		56 Sankaty Rd	0	1	Amy L. Eldridge
4		56 Sankaty Rd	0	1	Elizabeth M. Eldridge
5		13A 1st way	0	1	Isha Cuello
6		23 Hummock Pk Rd	0	1	Stephen M. Conatis Jr.
7		7 Newtown Rd	0	1	Jerome Mock
8			0	1	
9			0	1	
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	

Instructions to Registrars

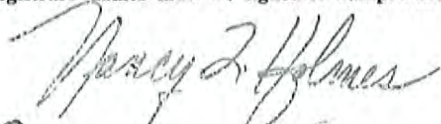
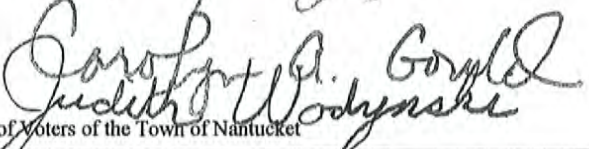
You must time-stamp or write in date and time these papers are received.
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (4) FOUR
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 11/10/23	Date Rec'd by Town Admin:
Article Title: Moorlands Management District Pool Prohibition	
Sponsor Name: Emily Molden	Email: emily@nantucketlandwater.org

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	The purpose of this article is to eliminate the ability to construct a pool, hot tub, or spa by special permit within the Moorlands Management District.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	The community-at-large does gain value through this article because it will further the original purpose of the Moorlands Management District, which was established to protect the extremely fragile and unique characteristics of our moorlands.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	The sandplain grasslands found within the established MMD on Nantucket are some of the best examples of this vegetation community in our region and, in fact, the world. Pools threaten the public's scenic views as well as the ecological integrity of these sensitive habitats.

Article L

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	This zoning change will not result in any cost implications for the Town.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	The special permit granting authority for pools in the MMD has been the Planning Board. This will simply remove one special permit requirement from their review.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	The Master Plan and Open Space and Recreation Plans prioritize the protection of sensitive endangered species habitat such as our sandplain grasslands and moorlands, and as identified as the purpose of the Moorlands Management District.

September 2019

Citizen Warrant Article

Primary Sponsor

Name: Michael Kopko

Address: 5 N Water St, Nantucket, MA 02554

Email: mobk2174@gmail.com

Phone #: 508.325.2174

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

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

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):

Chapter 123. Short-Term Rentals

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 5-2-2022 by Art. 39, approved 11-3-2022. Amendments noted where applicable.]

§ 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 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.

§ 123-2. Definitions.

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

OPERATOR

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

SHORT-TERM RENTAL

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 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.

TRANSIENT RESIDENTIAL FACILITY

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

§ 123-3. Registration, permitting, inspection and fees.

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

- Article M
- 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.
- 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. Short-Term Rentals are prohibited in dwelling units owned by a corporation. Short Term Rentals are permitted in dwelling units owned by an LLC or Trust only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.
- I. An Owner may register to operate only two dwelling units as a Short-Term Rentals. If a person owns three or more properties, or owns two and is listed as a manager or agent for a third or more that is or are owned by an LLC, for example, that person must choose two to be registered as a Short-Term Rental. No person shall have more than two legal or equitable titles or beneficial interests in any dwelling unit used for a Short-Term Rental except as provided for above. An Owner may hire a property management company to list and manage Short-Term Rentals, but the registration must be in the Owner's name.

§ 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. Events that include tents or amplified music or which would

customarily require a license or permit are not allowed in Short-Term rentals.

Article M

§ 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 noncriminal 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 take effect on the day this bylaw becomes effective pursuant to General Laws Chapter **40**, § 21, or January 1, 2023, whichever is later.

; or otherwise act thereon.

Nov. 13, 2023 2:10 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e n t d i s t r i c t	P r e c e d e n t	PRINTED NAME
1	✓	S. N. WATER ST.	0	1	M. KOPKO
2	✓	7 Sesapana Rd.	0	1	Kevin Pale
3	✓	14 Dennis Dr	0	1	Barrie Sanders
4	✓	14 DENNIS DR.	0	1	GRANT SANDERS
5	✓	4 Jengifer Ln.	0	1	Cary Hazlegrove
6	✓	67 AMILESTONE	0	1	PETER B. BRACE
7	✓	44 HOOPER FARM RD	0	1	STEPHEN SHEPPARD
8	✓	44 Hooper Farm Rd.	0	1	KARIN SHEPPARD
9	N	4 Shell St.	0	1	Lynne Bolton
10	✓	10 LILYST SCOUSET	0	1	GORDON BRAINE
11	✓	10 Lily St Scousect	0	1	JUDITH IREY
12	✓	100 Skyline Dr	0	1	ERIKA MOONEY
13	✓	13 North Water	0	1	MALCOLM MACNAB
14	✓	13 N. Water St	0	1	Karen MacNab
15	N	PO Box 1133	0	1	SCOTT CORAN

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed:	Date Rec'd by Town Admin:
Article Title: General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals	
Sponsor Name: Michael Kopko	Email: mobk2174@gmail.com

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	To prohibit corporate ownership of short-term rentals, limit the number of short-term rentals allowed per owner, and limit potential nuisances.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	Yes, by protecting the character and peaceful enjoyment of residential neighborhoods.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	Yes. The Attorney General has approved similar bylaws in the Commonwealth, including the Town of Great Barrington. (See attached)

Article M

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	None.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	Enforcement by the existing agency, the Heath Department.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	No.

September 2019

Citizen Warrant Article

Primary Sponsor

Name: ROBERT SARKISIAN
Address: 24 MACY LANE.
Email: ROBERT.MANTUCKET@GMAIL.COM
Phone #: 508-292-0665

Warrant Article Title: By LAW AMENDMENT - SANKATY ROAD

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Nov 13, 2023
2:10 pm

ARTICLE

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

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

(15) CERTIFIED

Or to take any other action related thereto.

(Robert Sarkisian)

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

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
1. M. ROBERT SARKISIAN	Robert Sarkisian	24 MACYS LN
2. LINDA WILLIAMS	Linda Williams	6 S. PASTURE LN
3. EVAN GERARDI	Evan Gerardi	6 S. PASTURE LN
4. IREAN SCHREIBER	Irean Schreiber	25. Rugged Rd.
5. JOHN FOMER	John Fomer	126 Somerset Rd.
6. SUSAN BELLING	Susan Belling	66 Fairgrounds RD
7. ANDREW V. VANCE	ANDREW V. VANCE	40 ESSEX ROAD
8. ANNA VALDEZ	Anna Valdez	110 Pleasant St. Apt A
9. KEVIN F. DALE	Kevin F. Dale	7 Sesayona Rd
10. BRYAN SWAN	Bryan Swan	19 Friendship Lane
11. ELIZABETH RHODESBAR	Elizabeth Rhodesbar	4 Atlantic Ave

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
12. Rebecca Devine	Rebecca Devine	18 York St.
13. Kray Catrona	Kray Catrona	4 Park Road
14. Pamela Joslin	Pamela Joslin	15 Daffodil Lane
15. Holly Friga	Holly Friga	202 Madaket Rd.
N 16. Gary Winn	Gary Winn	42 Somerset Ln
17. Chandra Miller	Chandra Miller	13 W Dover St.
18. John F. Trudel	John F. Trudel	26 Peguot St.
19. STEPHEN MAHER	Stephen Maher	28 RUGGED RD
20. Rebecca Burke	Rebecca Burke	35 Tzshzmz LN
21. James Edward Gillman Jr	James Edward Gillman Jr	56 N. Liberty St.
22. Kalina Pansheva	Kalina Pansheva	70 Surfside Rd
23. Kimberley Gueshi	Kimberley Gueshi	15 B Pine Tree Rd.
24. NIGEL DON	Nigel Don	41 Somerset Ln
25. Alexandra Lefolia	Alexandra Lefolia	5a Atlantic Ave.
26. Cindy Ruvera	Cindy Ruvera	2 Third Ave Ln
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		

CERTIFICATION OF SIGNATURES

We certify that (15) FIFTEEN

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski

Citizen Warrant Article

Primary Sponsor

Name: JOHN FONES
Address: 126 SOMERSET ROAD
Email: FONESJC @GMAIL.COM.
Phone #: 203-767-9889

Warrant Article Title: STRETCH ^{SURVEY} CODE (CHD/14)

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

ARTICLE ____

(Chapter 141 Stretch Energy Code)

To see if the Town will vote to repeal its approval of Article 72 at the 2019 Annual Town Meeting held on April 1, 2019 in its entirety. Chapter 141 reads as follows:

Chapter 141 Stretch Energy Code

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 4-1-2019 by Art. 72, approved 8-6-2019. Amendments noted where applicable.]

§ 141-1 Purpose.

§ 141-2 Definitions.

§ 141-3 Applicability.

§ 141-4 Authority.

§ 141-5 Stretch Code.

§ 141-1 Purpose.

The purpose of 780 CMR 115, Appendix AA, is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the Building Code for new buildings.

§ 141-2 Definitions.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency and is updated on a three-year cycle. The baseline energy conservation requirements of the Massachusetts State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.

STRETCH ENERGY CODE

Codified by the Board of Building Regulations and Standards as 780 CMR 115, Appendix AA, of the Massachusetts Building Code, the Stretch Energy Code is an appendix to the Massachusetts Building Code, based on further amendments to the International Energy Conservation Code (IECC) to improve the energy efficiency of buildings built to this code.

§ 141-3 **Applicability.**

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 115, Appendix AA, as indicated.

§ 141-4 **Authority.**

A municipality seeking to ensure that construction within its boundaries is designed and built above the energy efficiency requirements of 780 CMR may mandate adherence to this appendix. 780 CMR 115; Appendix AA, may be adopted or rescinded by any municipality in the commonwealth in the manner prescribed by law.

§ 141-5 **Stretch Code.**

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR 115, Appendix AA, including any future editions, amendments or modifications, is herein incorporated by reference into the Code of the Town of Nantucket under the General Bylaws, Chapter 141, of the Town Code. The Stretch Code is enforceable by the Building Inspector and effective as of September 1, 2019.

(John Fones)

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
1. John Fones	[Signature]	126 Somerset Pl.
2. Linda Williams	[Signature]	6 S. PASTURE LN
3. Evan Gerardi	Evan Gerardi	6 S. PASTURE LN
4. Ilean Schreiber	[Signature]	25 Rugged Rd.
5. Susan Belling	[Signature]	66 Fairgrove Rd
6. Anna Valdez	[Signature]	110 Pleasant Apt A
7. M. ROBERT SAKISIAN	[Signature]	24 NAYS LN
8. Kevin F. Dale	[Signature]	7 Sesayana Rd
Kevin F. Dale		

9. Bryan Swan [Signature] 19 Friendship Ave
10. Elizabeth Almodovar [Signature] 4 Atlantic Ave
11. Rebecca Devine Rebecca Devine 18 York St.
12. Kay Mullen Kay Mullen 4 Pond Road
13. [Signature] Pamela Joslin 15 Daffodil Lane
14. [Signature] Harry Finigh 282 Madaket Rd.
15. [Signature] Gary Winn 42 Somerset St.
16. [Signature] John F. Trudel 26 Regent St.
17. [Signature] STEPHEN MALEY 28 RUGG RD
18. Rebecca Baker Rebecca Baker 35 Tishman Ln
19. James Edward Gillingham [Signature] 56 N. Liberty St
20. Kaline Danosheva Kaline Danosheva 70 Sunside Rd
21. Kimberly Gertin [Signature] 15 B Pine Tree Rd.
22. [Signature] [Signature] 41 Somerset W
23. Alexandra LaPaglia Alexandra LaPaglia See Atlantic Ave
24. [Signature] Sindy Ruera 2 Thirty Arden
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____

CERTIFICATION OF SIGNATURES

We certify that (14) FOURTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy Z. Holmes
Carolyn A. Gould
Registrars of Voters of the Town of Nantucket
Judith Wodynski

Citizen Warrant Article

Primary Sponsor

Name: STEVEN COHEN

Address: 34 MAIN ST

Email: STEVEN@COHENLEGAL.NET

Phone #: 508-228-0337

Warrant Article Title: STR - TOWN CODE - GENERAL BYLAW

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

ARTICLE _____

(General Bylaw – Short Term Rentals)

To see if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Rentals) and further to authorize the Town Clerk to make non-substantive, ministerial revisions to the numbering of this bylaw in order that it be in compliance with the numbering format of the Code of the Town of Nantucket; or to take any other action relative thereto:

Town of Nantucket, MA / Division 1: Bylaws / Part II: General Legislation
Chapter 123 Short-Term Rentals

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 5-2-2022 by Art. 39, approved 11-3-2022. Amendments noted where applicable.]

§ 123-1 Purpose and intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in Massachusetts 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) prevent the further growth of residential dwellings owned by corporations and used for the purpose of Short Term Rentals.
- (3) continue to permit the operation of Short Term Rentals by natural persons.
- (4) allow the Town to implement the Short Term Rental (STR) registration process and to collect sufficient data to accurately assess the practice of STRs, including the impact (if any) this practice may have on affordable/attainable housing and to subsequently develop additional regulations, if such data demonstrates additional regulation is necessary.

§ 123-2 Definitions.

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

CORPORATIONS.

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

NATURAL PERSON.

A natural person is a title used to identify an individual human being.

OPERATOR

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

SHORT-TERM RENTAL

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 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.

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 M.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.

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 corporation, who owned a property and the structure(s) thereon and has been issued a Certificate of Occupancy (as applicable as determined by the Building Commissioner), unless a Certificate of Occupancy was not required for a dwelling unit prior to the adoption of the State Building Code as determined by the Building Commissioner, prior to the May 2024 Annual Town Meeting, shall be allowed to short term rent such property as has been customary in Nantucket, and shall be exempt from Subsection I of this Section 123-3. 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, including Section I, except that if a dwelling unit is transferred to a person or other beneficiary by will, inheritance or gift, any Short-Term Rental activities shall be exempt from subsection I. 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 amendment shall be exempt from the provisions of subsection I.

I. Short-Term Rentals are prohibited in dwelling units owned by a corporation and shall not be eligible to receive a certificate of registration. Short-Term Rentals are permitted and eligible to receive a certificate of registration in dwelling units owned by an LLC or Trust or a solely family-owned 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. This registration documentation shall include an attestation that the operator(s) are not a corporation and are all natural persons.

§ 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 noncriminal 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.

Nov. 13, 2023 2:10 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W r o n g	P r e c e d e n t	PRINTED NAME
1	✓ <u>Steven Chen</u>	<u>21 Flintlock Rd</u>	0	1	<u>Steven Chen</u>
2	✓ <u>[Signature]</u>	<u>41 SOMERSET LN</u>	0	1	<u>RS GIBSON</u>
3	✓ <u>A Jafar</u>	<u>50 Atlantic Ave</u>	0	1	<u>Alexander Jafar</u>
4	✓ <u>[Signature]</u>	<u>2 Thirty Acres Ln</u>	0	1	<u>Sindy Rwey</u>
5			0	1	
6			0	1	
7			0	1	
8			0	1	
9			0	1	
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (4) FOURsignatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Nancy L. Holmes
Carolyn A. Gould
Judith W. Walsky
 Registrars of Voters of the Town of Nantucket

§ 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 take effect on the day this bylaw becomes effective pursuant to General Laws Chapter 40, § 21, or January 1, 2023, whichever is later

Or to take any other action related thereto.

(Steven Cohen)

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
1. (See othersheet)		
2. LIANA WILLIAMS	<i>[Signature]</i>	6 S. PASTURE LN.
3. Evan Gerardi	Evan Gerardi	6 S. PASTURE LN.
4. Ilean Schreiber	<i>[Signature]</i>	25 Rugged Rd.
5. John Fower	<i>[Signature]</i>	126 Somerset Rd.
6. Susan Balling	<i>[Signature]</i>	46 Fairgrounds Rd.
7. Anna Valdez	<i>[Signature]</i>	110 Pleasant St. Apt A
8. ROBERT SARKISIAN	<i>[Signature]</i>	24 MACYS LN
9. Kevin F. Dale	<i>[Signature]</i>	7 Sesayona Rd
10. Bryan Swan	<i>[Signature]</i>	19 Friendship Ave
11. Elizabeth Almolebar	<i>[Signature]</i>	4 Atlantic Ave
12. Rebecca Devine	Rebecca Devine	18 York St.
13. Mary Jo H. Gibson	<i>[Signature]</i>	4 Gelfrey Dr.
14. Chandra Miller	Chandra Miller	13 W Dover St
15. Kay Gallam	Katy Gallam	4 Paul Road

CERTIFICATION OF SIGNATURES

We certify that (12) Twelve
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski

16. Pamela Joslin ~~Pam~~ 15 Daffodil Lane
17. Harry Rhine ~~Wyr R~~ 202 Modest Rd.
18. Gary Wynn ~~[Signature]~~ 42 Somerset Ln
19. ~~STEVEN HUBERT~~ ~~[Signature]~~ 28 RUGGED TRO
20. ~~[Signature]~~ JPT Co. 35 Tashmz Ln
21. James Edward Gillum, Jr. ~~[Signature]~~ 56 N Liberty St.
22. Kalina Pansheva ~~Kritzy~~ 7 D Surfside Rd
23. Kimberly Guehn ~~[Signature]~~ 15B Pine Tree Rd.
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____

Citizen Warrant Article

Primary Sponsor

Name: STEVE COHEN
Address: 34 MAW ST.
Email: STEVE@COHENLEGAL.NET
Phone #: 508 228-0337

Warrant Article Title: STR ZONING By LAW

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

ARTICLE ____

(Zoning Bylaw Amendment Regulating Residential 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, and subsequent approval by the Attorney General.

1. Amend § 139-2 (Definitions and Word Usage) by inserting or revising the following terms and definitions and inserting them in alphabetical order.

COMMERCIAL As in a trade, occupation, or business, including a transient residential facility or corporation, but excluding governmental, religious or private residential uses, which includes rental of dwelling units or parts thereof.

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

LONG 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) change in occupancy is in excess of 31 calendar days.

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.

2. Amend § 139-7A (Use Chart) by inserting Short Term Rental and Long Term Rental between Tertiary Dwelling and Apartment Building in the Use column and

Nov. 13, 2023 2:10 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e d	P r e c e d e n t	PRINTED NAME
1	✓		21 Flintlock Rd	0	1	Steven Cohen
2	✓		28 RUGGED RD	0	1	STEPHEN MAURY
3	✓		35 TASHAMA LN	0	1	Rebecca Becker
4	✓		56 N. Liberty St	0	1	
5	✓		7D Surfside	0	1	Kaling Pansheva
6	✓		15 B Pine Tree Rd.	0	1	
7	✓		41 SOMERSET LN	0	1	ALEXANDRA LA PAGLIA
8	✓	Alexandra LaPaglia	5a Atlantic ave	0	1	Alexandra LaPaglia
9	✓	Sindy Rivera	2 Thirty Acres Ln	0	1	Sindy Rivera
10				0	1	
11				0	1	
12				0	1	
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (9) NINE

signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

inserting the designation Y in all district columns except the Commercial Industrial (CI) district, where the designation N shall be inserted.

3. Amend § 139-7B by inserting (8) notwithstanding the permission to engage in the Short Term Rental of a dwelling granted in the Use Chart, no person or entity shall engage in the activity of Short Term Renting unless that activity is in strict compliance with all present and future regulations contained in Chapter 123 of the Town Code.

Or to take any other action related thereto.

(Steven Cohen)

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
1. <i>(See others sheet)</i>		
2. LINDA Williams	<i>[Signature]</i>	6 S PASTURE LN
3. EVAN Gerardi	Evan Gerardi	6 S PASTURE LN
4. Degan Schreiber	<i>[Signature]</i>	25 Rugged Rd.
5. John Fox	John Fox	126 Somerset Rd.
6. Susan Balling	<i>[Signature]</i>	66 Fairgrounds Rd.
7. Anna Valdez	<i>[Signature]</i>	110 Pleasant Apt A
8. M. ROBERT SACKISIAN	<i>[Signature]</i>	24 MACYS LN
9. Kevin F. Dak	<i>[Signature]</i>	7 Sesayann Rd
10. Bryan Swain	<i>[Signature]</i>	17 Friendship Ave
11. Elizabeth Almodovar	<i>[Signature]</i>	4 Atlantic Ave
12. Rebecca Devine	Rebecca Devine	18 York St
13. Marybeth Gibson	<i>[Signature]</i>	4 Golfview Dr
14. Chandra Miller	Chandra Miller	13 W Dora St

CERTIFICATION OF SIGNATURES

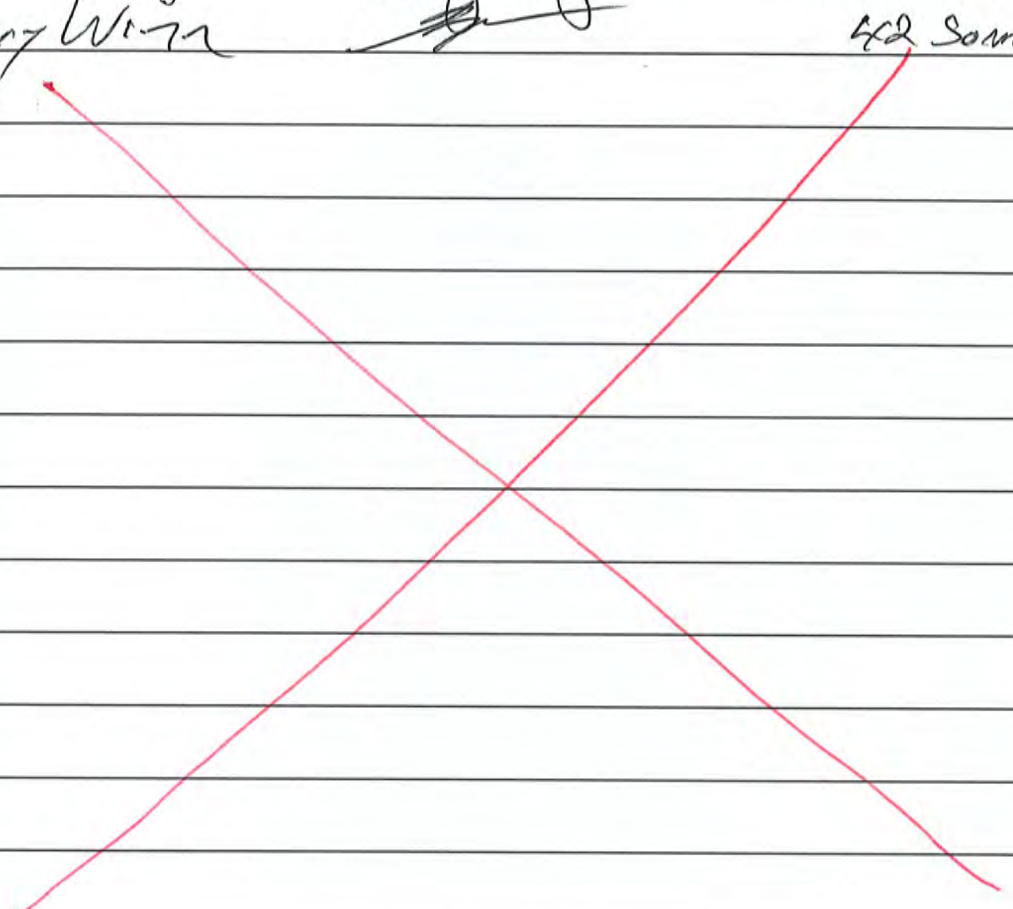
Article Q

We certify that (10) Ten
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Harry Z. Holmes
Carolyn A. Gould
Judith Wodynski

15. Kay Bellane Kathy Collamore 4 Sand Road -
16. ~~Prunella~~ Pamela Joslin 15 Daffodil Lane
17. Horey Ringman Horey Fingers 202 Madaket Rd.
18. Gary Wynn ~~[Signature]~~ 442 Somerset St.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.
- 

Citizen Warrant Article

Primary Sponsor

Name: IRBAN SCHREIBER
Address: 25 RUGGED RD
Email: IRBAN SCHREIBER@MAC.COM
Phone #: 508-221-0762

Warrant Article Title: ZONING MAP CHANGE - RUGGED ROAD

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

Thirteen (13) certified

Article R

Nov. 13, 2023

2:10 pm

ARTICLE

(Zoning Map Change: LUG-2 to R-20 - Rugged Road)

To see if the Town will vote to take the following actions in regard to the following property:

Map	Lot	Number	Street
67	166	25	Rugged Road

- (1) Amend the Zoning Map of the Town of Nantucket by placing a portion of the foregoing property, not to exceed 30,000 SF, currently located in the Limited Use General - 2 (LUG-2) district, to the Residential-20 (R-20) zoning district:

All as shown on the attached map.

Or to take any other action related thereto.

(Ilean Schreiber)

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
1. Ilean Schreiber	Ilean Schreiber	25 Rugged Rd.
2. Linda Williams	Linda Williams	6 S. PASTURE LN
3. Evan Gerardi	Evan Gerardi	6 S. PASTURE LN
4. John Fones	John Fones	126 Somerset St.
5. Susan Belling	Susan Belling	66 Fairgrounds Rd.
6. Anna Valdez	Anna Valdez	110 Pleasant Apt A
7. M. Robert Sackman	Robert Sackman	24 MAYES LN
8. Kevin F. Dale	Kevin F. Dale	7 Sesquena Rd
9. Brynn	Brynn	19 Friendship Ave
10. Elizabeth Amodeo	Elizabeth Amodeo	4 ATLANTIC AVE
11. Rebecca Devine	Rebecca Devine	18 York St.
12. Marybeth Gibbs	Marybeth Gibbs	4 GOLFVIEW DR
13. Katy Calkins	Katy Calkins	4 PINE ROAD

CERTIFICATION OF SIGNATURES

We certify that (15) FIFTEEN

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski

DATE and TIME this paper
received by Registrars

NOV 13, 2023 2:10

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 3, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0 1	P r e c t 0 1
1	✓ James Lewis	234 Madaket Rd	0	1
2	✓ Thomas C. Lewis	234 Madaket Rd	0	1
3	Vanessa Lewis	234 Madaket Rd	0	1
4	Keribury Albright	33 Antapscot Circle	0	1
5	Karen Palmer	1 Bracken Way	0	1
6	Therese M. Robishaw	47 Ruggad Rd	0	1
7	Hany Robishaw	47 Ruggad Rd	0	1
8	Jane M. Hardy	37 Ashama Ln.	0	1
9	Pam Markon	7 Bailey	0	1
10	Stephen Mailloy	13 Hawthorne	0	1
11	Diane H. Cabral	8 South Shore Rd	0	1
12			0	1
13			0	1
14			0	1
15			0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

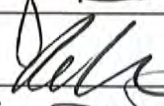
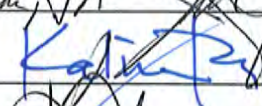
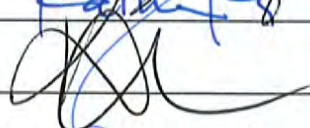
N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (2) TWO
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Tracey L. Holmes
Carolyn A. Gould
Judith Wodyski
Registrars of Voters of the Town of Nantucket

	NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
14.	Pamela Joslin		15 Daffodil Lane
15.	Harry Finer	Harry 1	282 Modest Rd.
16.	Rebecca Becker		35 Tashme Ln
17.	James Edward Gillum Jr		56 N Liberty St
18.	Kalina Parnshava		7D Surfside Rd
19.	Kimberly Guertin		15B Pine Tree Rd.
20.	NS Gibson		41 Somerset Ln
21.	Alexandra LaPaglia		5a Atlantic Ave
22.	Sindy Rivera		2 Thirty Acres Ln
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			



Property Information

Property ID 67 166
Location 25 RUGGED RD
Owner SCHREIBER HERBERT & IREAN O



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
 Data updated Jan. 2021

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

Citizen Warrant Article

Primary Sponsor

Name: Anne Kuszpa

Address: 11 Pond Road Nantucket, MA 02554

Email: Anne@housingnantucket.org

Phone #: (508) 228-4422

Warrant Article Title: Zoning Map Change: 75B Old South Road from R-5 to CN

To see if the Town will vote to (may attach body of article on separate page):

To see if the Town will vote amend the Zoning Map of the Town of Nantucket by placing the following lot, now in both Residential-5 (R-5) and Commercial Neighborhood (CN) zoning districts, to solely the Commercial Neighborhood (CN) zoning district.

Map	Parcel	Lot	Number	Street
68	999.1	795 (a portion of)	75B	Old South Road

; or otherwise act thereon.

Nov. 13, 2023 12:50pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7th, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II	III		
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c e d e n t 1	PRINTED NAME
1	✓	Anne Kuszpa	11 Pond Rd	0	1	Anne Kuszpa
2	✓	Stacy Montes	9 Brinda Lane	0	1	Stacy Montes
3	✓	Peter T. Knizer	18 Tams Way	0	1	Peter T. Knizer
4	✓	Caleb Wursten	1 Kendra Street	0	1	Caleb Wursten
5	✓	Paul A. Wolf Jr	6 WAMASQUID PL	0	1	PAUL A. WOLF JR
6	✓	Charlyn Puz	1 Brinda Lane	0	1	Charlyn Puz
7	✓	Kevin W. Con	35 MURBROOK	0	1	KEVIN W. CON
8	✓	Alicia E. Graziadei	22 Nanina Drive	0	1	Alicia E. Graziadei
9	✓	Lindsay Pykosz	8B Waydare Road	0	1	Lindsay Pykosz
10	✓	Joel Gonzalez	6 Maclean Ln	0	1	JOEL GONZALEZ
11	✓	James F. B. L...	65A Miesian...	0	1	JAMES F. B. L...
12	✓	Richard Harrington	5 Pockuck Ave	0	1	Richard Harrington
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (12) Twelve
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Stacy L. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

Nov. 13, 2023 12:50pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7th, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c 1
1	Leon Webster	1 Kendrick St.	0	1
2	Maia Harbison	1 Kendrick St.	0	1
3	Charlyn Paza	+	0	1
4			0	1
5			0	1
6			0	1
7			0	1
8			0	1
9			0	1
10			0	1
11			0	1
12			0	1
13			0	1
14			0	1
15			0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 11/13/23	Date Rec'd by Town Admin:
Article Title: Zoning Map Change: 75B Old South Road from R-5 to CN	
Sponsor Name: Anne Kuszpa	Email: anne@housingnantucket.org

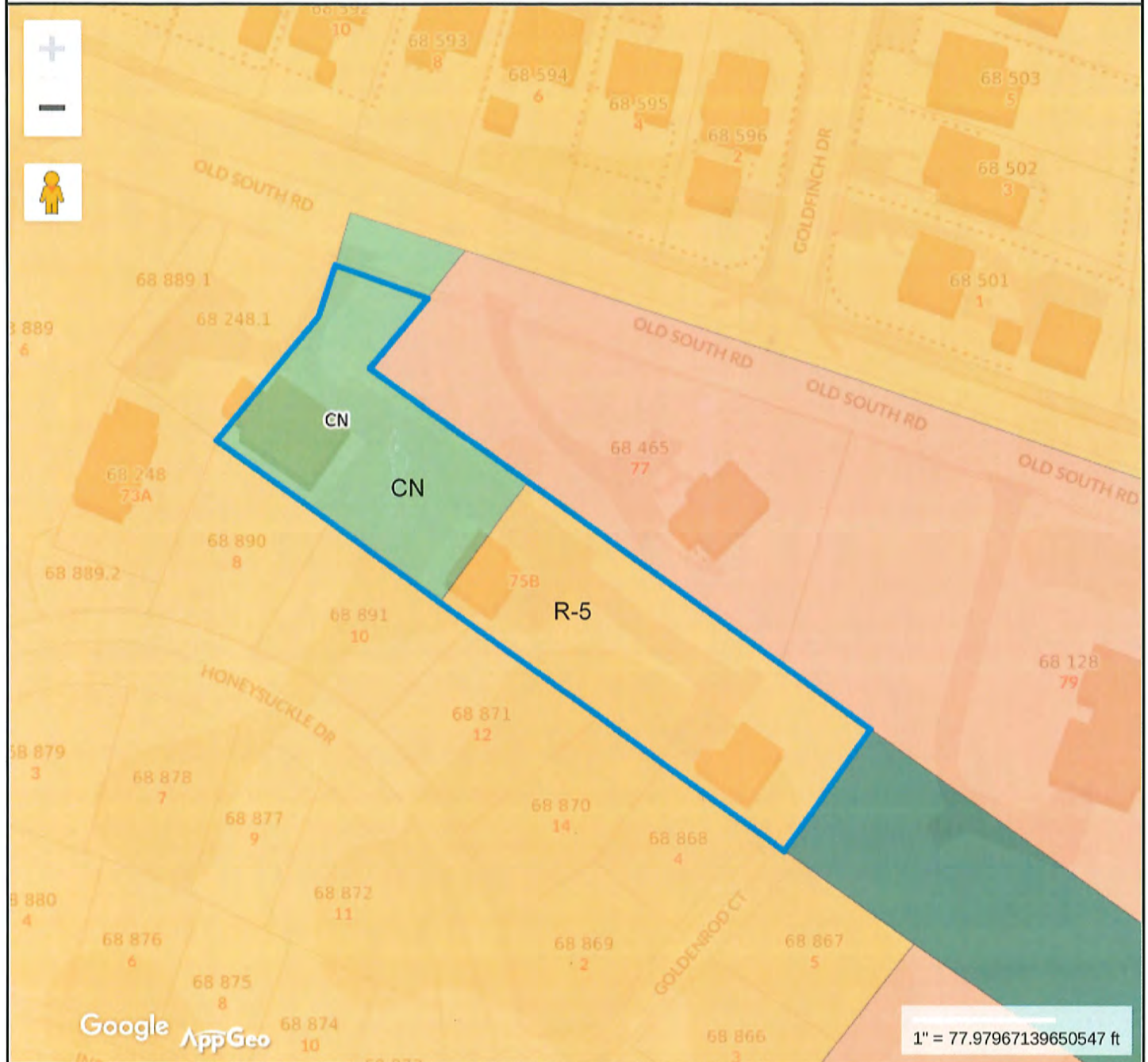
1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	The purpose of this Article is to make the zoning of the lot located at 75B Old South Road consistent within the lot. This will expand the ability to develop the lot for affordable housing to the extent allowable under zone CN.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	The community benefits by capturing additional development capability provided within CN zone. All dwelling units created as a result of this zoning change will be permanently restricted for community housing purposes.
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	The CN zone allows for the development of more dwelling units than is capable under the R-5 zone.

Article S

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	Our understanding is that there are no discernible expenses for the Town of Nantucket involved in the zoning change.
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	Housing Nantucket, as the property owner, will execute the efforts necessary to develop the additional affordable housing unit(s) allowable under this zoning map change.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	The topic of this article is contained within the Town's Master Plan, 2023 Strategic Plan, and the 2021 Housing Production Plan. It fulfills the recommendations of the 2015 Nantucket Housing Needs Assessment, Housing Nantucket's 2023 Nantucket Affordable Housing Summit, as well as ongoing housing programs and housing development efforts within the Town of Nantucket.

September 2019

Zoning Map Change: R-5 to CN – 75B Old South Road



Property Information

Property ID 68 999.1
 Location 75B OLD SOUTH RD
 Owner NHA PROPERTIES INC



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
 Data updated Jan. 2021

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

Citizen Warrant Article

Primary Sponsor

Name: Gail Holdgate

Address: 6A FOLGER AVE.

Email: _____

Phone #: 508-325-2529

Warrant Article Title: AFRICAN Mtg House INVESTIGATION

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

AFM House Investigation

To see if the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent for the purpose of funding to undertake an investigation into, but not limited to, the hate crime at the Historic African Meeting House committed in 2018. Moreover, to review the investigation conducted by Town Administration the Select Board, Nantucket Police Department, Cape and Islands DA and the Attorney Generals Office. This would be conducted by a professional team of independent investigators, given all the rights and privileges to communications, documents and be allowed interviews of Town and State Officials. The results would be released as a public document and the investigation would have the oversight of the articles sponsors.

NOV-13, 2023 1:45p

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on MAY 7, 2024

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c e d e n t 1	PRINTED NAME
1	✓	<i>Gail</i>	6A Folger Ave	0	1	Gail Holdgate
2	✓	<i>Linda Roberts</i>	13 Milestone Crossing	0	1	Linda Roberts
3	✓	<i>Shelby Campbell</i>	13 WYOMING	0	1	Shelby Campbell
4	✓	<i>SUSAN L. ROBINSON</i>	144 ORANGE ST	0	1	SUSAN L. ROBINSON
5	✓	<i>Darlene T. Hull</i>	41 Miacomet Ave	0	1	Darlene T. Hull
6	✓	<i>Kathryn J. Holdgate</i>	144 Orange St	0	1	Kathryn J. Holdgate
7	✓	<i>Judith Hutchinson</i>	4 Cynthia Lane	0	1	Judith Hutchinson
8	✓	<i>Kathryn D. Geddes</i>	20 Gardner St	0	1	Kathryn D. Geddes
9	✓	<i>Christine P. Iler</i>	65 Hammock Road	0	1	Christine P. Iler
10	✓	<i>Marco Navarero</i>	24 MACY'S LN	0	1	MARCO NAVARERO
11	✓	<i>Sylvester Baptiste</i>	8 Baynton Lane	0	1	Sylvester R Baptiste
12	✓	<i>John Fee</i>	15 Joshua Ln	0	1	John Fee
13	✓	<i>Robert J. McDonald</i>	9 RAMOS CT	0	1	ROBERT J McDONALD
14	✓	<i>Christopher M. Roberts</i>	13 Milestone Crossing	0	1	Christopher M. Roberts
15	✓	<i>Meghan Glowinski</i>	Swaydale Rd.	0	1	Meghan Glowinski

Instructions to Registrars

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) FIFTEENsignatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Judith Woodynske
Carolyn A. Gould
Registrars of Voters of the Town of Nantucket

NOV 13, 2023 1145p

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on May 7, 2024

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e d 0	P r e c e d e n t 1	PRINTED NAME
1	N	Jet Ballinger	39 Millbrook Rd	0	1	Jet Ballinger
2	✓	Don Polvere	83 Hummock Ln	0	1	Don Polvere
3	✓	Lindell Davis	108 SURFSIDE ROAD	0	1	LINDA M. DAVIS
4	N	Harmony Collins	27 Macys Ln	0	1	Harmony Collins
5	✓	Steve Armstrong	7 GREGLEN AVE	0	1	STEVE ARMSTRONG
6	✓	Kevin Huyser	15 Bartlett Rd	0	1	Kevin Huyser
7	N	Denise Allen	5 Clover Place	0	1	Denise Allen
8	✓	Daniel	8 Blue bay Ln	0	1	Daniel
9	✓	Daniel Almodobar	8 A Windyway	0	1	Daniel Almodobar
10	N	Georgia Fowler	21 Old South Road	0	1	Georgia Fowler
11				0	1	
12				0	1	
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

(at least three Registrars names must be signed or stamped below)

CERTIFICATION OF SIGNATURES

We certify that (6) SIX

signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

Carolyn A. Gould
 Judith Wodynski
 Registrars of Voters of the Town of Nantucket

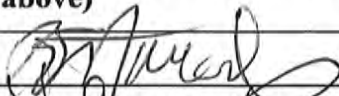
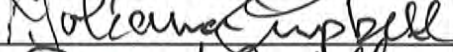
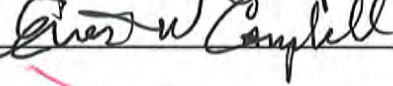
NOV-13, 2023 1:45pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on MAY 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I			II		III	
	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c e d e n t e d 1	PRINTED NAME
1			34 VESTAL ST	0	1	RICHARD ARNOLD
2			5 W. York	0	1	Johanna Campbell
3			5 W YORK LN.	0	1	Ernest W Campbell
4				0	1	
5				0	1	
6				0	1	
7				0	1	
8				0	1	
9				0	1	
10				0	1	
11				0	1	
12				0	1	
13				0	1	
14				0	1	
15				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

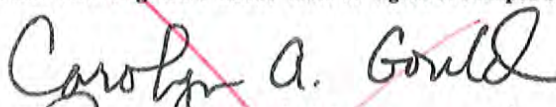
Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

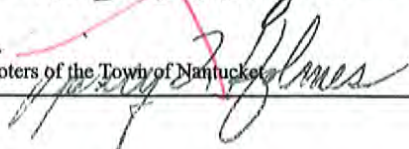
- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ()
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)



Registrars of Voters of the Town of Nantucket


Nov. 13, 2023 1:45

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.

Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on MAY 7, 2024.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II		III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c t 1	PRINTED NAME
1	Dana Howard	126 Orange St.	0	1	DANA HOWARD
2	David N. Barrett	28 York St	0	1	DAVID N. BARRETT
3	Edward J. Metcalf	61 Hammock Rd	0	1	EDWARD J. METCALF
4	Michael Maselli	9 HUNTINGTON	0	1	MICHAEL MASELLI
5	K. May - d.	123 MAIN STREET	0	1	JOHN MAYNARD
6	Bartholomew Cosgrove	40 St Albans	0	1	BARTHOLOMEW COSGROVE
7	Thomas Korn	COMONS/203	0	1	THOMAS KORN
8	Jane E. Ellsworth	3 Dennis St	0	1	JANE E. ELLSWORTH
9	E Dwyer	313 Beachgrove Rd	0	1	EVELYN DWYER
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

(Inclusion of 16 Rabbit Run Road in Sewer District)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to place the real property ;known and numbered as 16 Rabbit Run Road (Map 43, Parcel 4) in the Town Sewer District pursuant to Nantucket Code, §41-3.A;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Arthur I. Reddy Jr.	41 Indi St.
	Carrie Phillip	1 Sheep Commons Lane
	Yvette R. St. Jean	33 First Way
	Kenneth G. McKen	18 Pond View Dr.
	Barbara A. Reis	27 Equator Dr.
	Natalie Kaufman	32 Milk Street
	Leigh M. Ramos	20 Hummock Pond Road
	Bryan Surin	19 Friendship Ln.
	Dayton Theod	24 Nading Drive
	Edy Petersen	30 Quaise Rd
	Jacques Savin	11 Surfside DR
	Ashlee Baskam	48 Angeline
	Whitnie Clark	52 Somerset Rd.
	Anna Nagys	16 Somerset Rd
	Kiri McPoland	12R Hawks Circle
	Pamela Joslin	15 Daffodil Lane
	Sheila Carroll	4 Shummo pond Rd
	Luke Carter	11 Bauberry Ln
	Mark Pett Gibson	4 Golfview Dr

W2 Holmes
Nov. 13 2023
3:22pm

(Inclusion of 16 Rabbit Run Road in Sewer District)

To see if the Town will vote to place the real property ;known and numbered as 16 Rabbit Run Road (Map 43, Parcel 4) in the Town Sewer District pursuant to Nantucket Code, §41-3.A;

[illegible]

CERTIFICATION OF SIGNATURES

We certify that (16) SIXTEEN

signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Harris
Carolyn A. Gould
Judith Wodzynski

(Acquisition of Bank Avenue and Adjacent Way)

WJ Holmes
Nov 13, 2023
3:22 pm

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in the unconstructed private way called Bank Avenue, as shown upon Land Court Plans 8178-A and 14733-A, and in so much of the Way running to the northeast from Bank Avenue between Lots A and C on Land Court Plan 8178-A as is southwest of the extended northeasterly line of Lot C;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Arthur I. Readley	41 India St
	Carrie Phillip	1 Sheep Commons Lane
	Yvette St Jean	33 First Way
	Kenneth H. G. Hession	18 Pond View Dr.
	Barbara A. Reis	27 Equator Dr.
	Natalie Kaufman	32 Milk Street
	Leigh M. Ramos	20 Hummock Pond Road
	Dayton Theel	24 Narine Dr.
	Jody Paterson	30 Quaise Rd
	Jacques Gaurin	11 Surfside Dr
	Barbara	48 Skyline
	Whitney Clancey	52 Somerset Rd.
	Anna Nagys	16 Somerset Rd
	Kiri McPoland	12R Hawks Circle
	Pamela Joslin	15 Daffodil Lane
	Sheila Carroll	4 Shimmer pond Rd
	Wade Cassner	11 BARBERY LN

(Acquisition of Bank Avenue and Adjacent Way)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in the unconstructed private way called Bank Avenue, as shown upon Land Court Plans 8178-A and 14733-A, and in so much of the Way running to the northeast from Bank Avenue between Lots A and C on Land Court Plan 8178-A as is southwest of the extended northeasterly line of Lot C;

[illegible]

CERTIFICATION OF SIGNATURES

We certify that (16) SIXTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy L. Holmes
Carolyn A. Gould
Judith Wodynski

Registrars of Voters of the Town of Nantucket

(Disposition of Bank Avenue and Adjacent Way)

112 Holmes
Nov 13, 2023
3:22 PM

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in the unconstructed private way called Bank Avenue, as shown upon Land Court Plans 8178-A and 14733-A, and in so much of the Way running to the northeast from Bank Avenue between Lots A and C on Land Court Plan 8178-A as is southwest of the extended northeasterly line of Lot C;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Arthur I. Read, Jr.	41 India St.
	Carrie Phillip	1 Sheep Commers Lane
	Kette St. Jean	33 First Way
	Kenneth G. McCain	18 Pondview Dr.
	Barbara A. Reis	27 Equator Dr.
	Natalie Kauffman	32 Milk Street
	Leigh M. Ramos	20 Hummock Pond Road
	Dayton Theau	24 Anna Drive
	Jody Paterson	30 Quaise Rd
	Jacques Garrin	11 Sur Side DR
	Arthur Brasbarn	48 Skypine
	Whitney Clarke	92 Somerset Rd.
	Anna Napys	16 Somerset Rd
	Kiri McPoland	12R Hawks Circle

Article W

(Disposition of Bank Avenue and Adjacent Way)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in the unconstructed private way called Bank Avenue, as shown upon Land Court Plans 8178-A and 14733-A, and in so much of the Way running to the northeast from Bank Avenue between Lots A and C on Land Court Plan 8178-A as is southwest of the extended northeasterly line of Lot C;

or take other action with regard thereto.

Signature

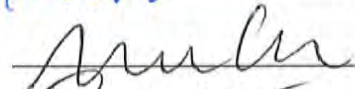
Printed Name

Street Address



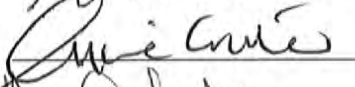
Pamela Joslin

15 Daffodil Lane



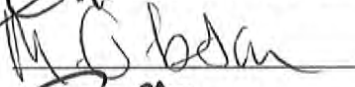
Sheila Carroll

4 Shimmer pond Rd



W. E. Custer

11 DANDY RD



Maybelle Gibson

4 Golfview Dr.



Susan Johnson

5 CST



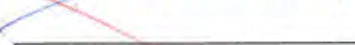
Steven Phillip

1 Sheep Commons & 1 Sheep Commons Lane



Edmund J. Ramos

20 Hommock Pond Rd.























CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski

(Withdraw from "Good Neighbor Agreement")

N2 Holmes
Nov. 13, 2023
3:22 pm

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

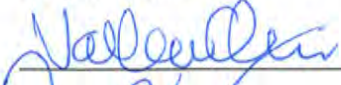
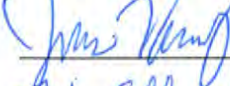
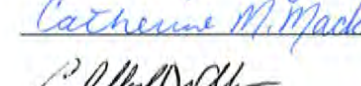
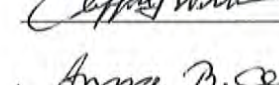
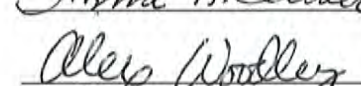
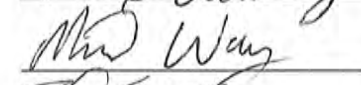
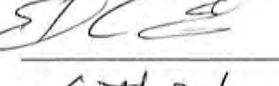
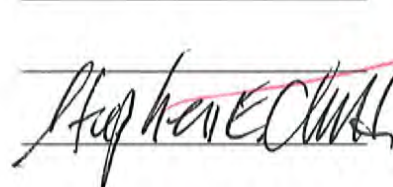
Signature	Printed Name	Street Address
<i>Valleri</i>	<i>VANDER OUB</i>	<i>3B NEWTON RD</i>
<i>Robert R. DeCosta</i>	Robert R. DeCosta	22 Sapanan Rd. Nantucket
<i>Robert J. McDonald</i>	ROBERT J MCDONALD	9 RAMOS COURT
<i>Denise Conson</i>	Denise Conson	65 1/2 Sunside Rd
<i>Kenneth M. Kelley</i>	Kenneth M. Kelley	20 Birch Swamp Lane
<i>Joan K. Skar</i>	Joan K. SKAR	1 Sleepy Hollow / 9 Harborway unit 1
<i>William F. Pudel</i>	WILLIAM F PUDER	14 GRAY AVE
<i>John Cranston</i>	John Cranston	12 Tashama Ln
<i>Jeffrey A. Turner</i>	Jeffrey A. Turner	3 Topping Lift
<i>C. David Beaumont IV</i>	C. David Beaumont IV	35 Waverly Laundry Rd
<i>Isabel Medeiros</i>	Isabel Medeiros	8 - Dennis St.
<i>Usher Cranston</i>	Usher Cranston	12 Tashama
<i>Emu Coffin</i>	Emu Coffin	3 Arrowhead
<i>Nathaniel Skerritt</i>	Nathaniel Skerritt	19 Allens Lane
<i>Raymond D. DeCosta</i>	Raymond D. DeCosta	4 Waylate Road.
<i>Kate W. Weld</i>	Kate W. Weld	15 Goldsmith Drive
<i>Peter Haizer</i>	Peter Haizer	18 Tom's Way

(Withdraw from "Good Neighbor Agreement")

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

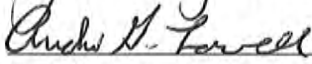
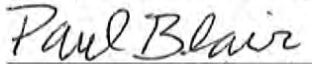
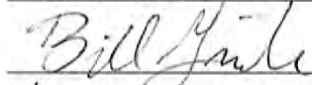
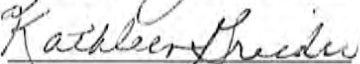
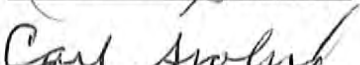
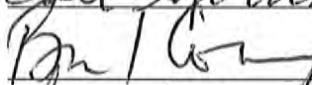
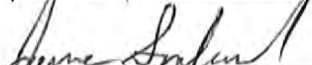
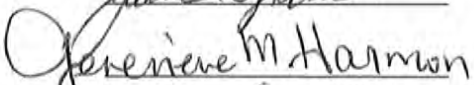
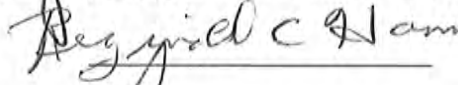
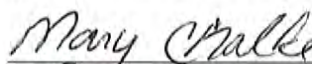
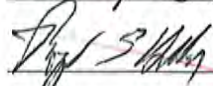
Signature	Printed Name	Street Address
	VANESSA OLIVER	33 NEWTOWN RD
	THOMAS HIRON	193 HANMORRIS DR RD
	M. Ellen Mayo	2 Surfside Dr.
	Catherine M. Mack	3 Newtown Rd
	CLIFFORD J. WILLIAMS	11 Somerset Rd
	ANNA B. OLIVER	55 Hooper Farm Rd.
	Alexander Woodley	22 Mizenmast Rd.
	Mike Woodley	22 MIZENMAST RD.
	Erik Evans	18 Sessapawa
	SCOTT HERRMANN	2 WAMSQUID RD
	Galen Gardner	1 Rainbows End
	Kelly Jackson	109 Old South rd
	STEPHEN CITINETTI	33 NEWTOWN RD

(Withdraw from "Good Neighbor Agreement")

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Valerius Oliva	33 NANTOWN RD.
	John Logan	5 market Rd
	Andrew G Lowell	5 Ackermuck Way
	PAUL BLAIR	54 HUMMOCK POND ROAD
	BILL GRIEDER	10 F STREET
	Kathleen Grieder	10 F St.
	CARL SJOLAND	1 new Hampt/Cit
	BRUCE COWAN	8 SOMERSET RD
	JAMES SJOLAND	6 PARKER LN
	Genevieve M Harmon	13 Meadowview Dr.
	Reginald Harmon	13 Meadowview Dr.
	Danny Packer	40 Vesper Ln
	Mary Chalke	7 D Street
	Roger Hoffman	16 Kelly Rd

(Withdraw from "Good Neighbor Agreement")

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

[illegible]

(Withdraw from "Good Neighbor Agreement")

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

[illegible]

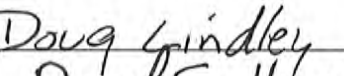
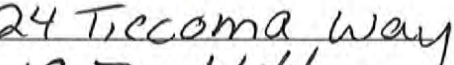
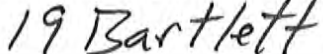
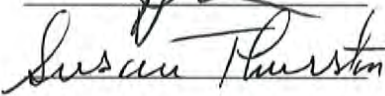
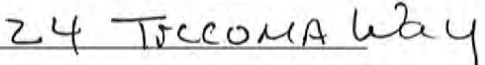
Article X

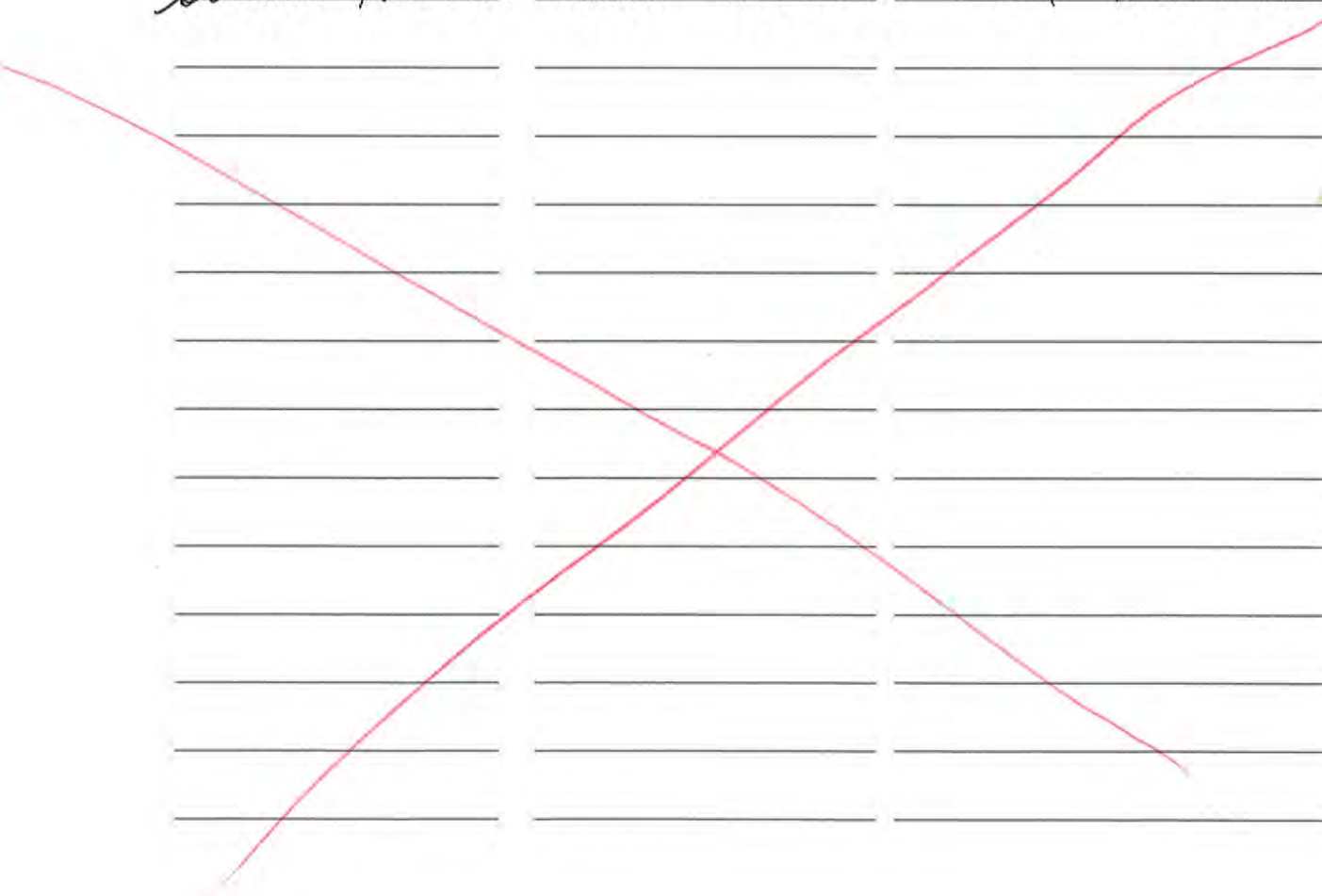
(Withdraw from "Good Neighbor Agreement")

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
		
		
		
		



(Withdraw from "Good Neighbor Agreement")

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

[illegible]

(Withdraw from "Good Neighbor Agreement")

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

[illegible]

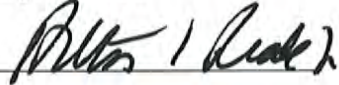
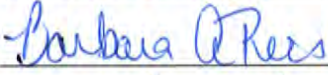
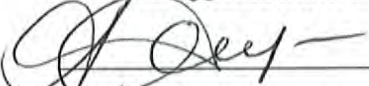
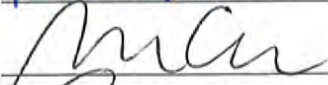
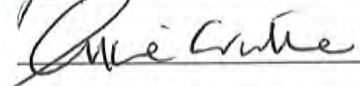
Article X

(Withdraw from "Good Neighbor Agreement")

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Arthur I. Reed, Jr.	41 India St.
	Carrie Philip	1 Sheep Commons Lane
	Yvette St. Jean	33 First Way
	Kenneth G. Hickey	18 Bow View Dr.
	Barbara A. Reis	27 Equator Drive
	Natalie Kaufman	32 Milk street
	Leigh M. Ramos	20 Hummock Pond Road
	Dayton Theou	24 Narine Dr.
	Jody Paterson	70 Quaise Rd
	Andrea Brasbarn	48 Skyline
	Whitnie Clarke	52 Somerset Rd.
	Anna Naps	16 Somerset Rd
	Kiki McPoland	12B Hawks Circle
	Pamela Joslin	15 Daffodil Lane
	Sheila Carroll	4 Shumpra pond Rd
	Lucie Custer	11 Bayberry Ln

(Withdraw from "Good Neighbor Agreement")

To see if the Town will vote to direct the Select Board to take any and all actions available to it in order to withdraw the Town from participation in the "Good Neighbor Agreement" purportedly entered into by the Town and County of Nantucket with Vineyard Wind, LLC, dated August 27, 2020, regarding development of off-shore wind energy projects within the Massachusetts Wind Energy Area, which was executed by the Chair of the Nantucket Select Board without authorization by Town Meeting;

[illegible]

CERTIFICATION OF SIGNATURES

We certify that (17) SEVENTEEN
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith W. Wadsworth

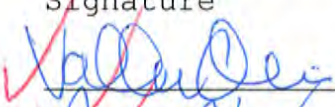
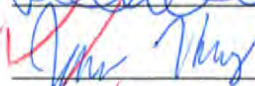
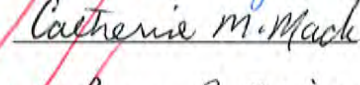
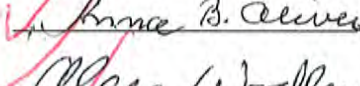
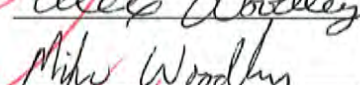
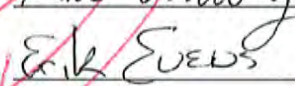
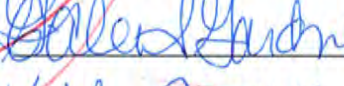
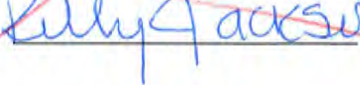
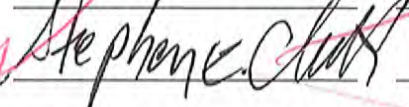
(Town Actions Regarding Off-Shore Wind Power)

Nov 13, 2023
 12 Holmes
 3:22pm

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	VALERIE OLIVER	3B NEWTOWN RD.
	JAMES INGRAM	143 HUMMARE POND RD
	CLIFFORD W. HOLMES	11 Somerset Rd
	Ellen Mayo	2 Surfside Dr.
	Catherine M. Mack	3 Newtown Rd.
	ANNA B. OLIVER	55 Hooper Farm Rd.
	Alexander Woodley	22 Mizzemart Rd
	MIKE WOODEY	22 mizzemart RD.
	Erik Everts	18 Sessapaw
	SCOTT HERBERMAN	2 WAMASQUID PL
	Galen Gardner	1 Rainbows End
	Kelly Jackson	109 Old South rd
	STEPHEN CHARESTI	3B NEWTOWN RD

Article Y

(Town Actions Regarding Off-Shore Wind Power)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
<i>Valerie Ouel</i>	VALERIE OUEL	30 NEWTOWN RD
<i>Robert L. DeCosta</i>	Robert L. DeCosta	22 Sesapana Rd. Nantucket
<i>Robert J. McDonald</i>	ROBERT J MCDONALD	9 RAMUS COURT
<i>Denise Conon</i>	DENISE CONON	65 1/2 Sunfida Rd
<i>Kenneth M. Kelly</i>	Kenneth M. Kelley	20 Burnt Swamp Lane
<i>Joan K. Skar</i>	Joan K. SKAR	1 Sleepy Hollow
<i>William F. Pudel</i>	WILLIAM F PUDEL	14 GRAY AVE
<i>John Cranston</i>	John Cranston	12 Tashema Ln
<i>Jeffrey A. Turner</i>	Jeffrey A. Turner	3 Tepping Gift
<i>C. David Broad</i>	C. David Broad	35 Wabun Lane N
<i>Tréne Medeiros</i>	Tréne Medeiros	8-Dennis Rd.
<i>Lisa Cranston</i>	Lisa Cranston	12 Tashema
<i>Ein Coffin</i>	Ein Coffin	3 Arrowhead
<i>Debra DeCosta</i>	Debra DeCosta	22 Sesapana Rd
<i>Nathan Skeritt</i>	Nathan Skeritt	19 Allens Lane
<i>Raymond D. DeCosta</i>	Raymond D. DeCosta	4 Waydate Rd
<i>Kate W. Weld</i>	Kate W. Weld	15 Goldfinch Drive
<i>Peter Kaizer</i>	Peter Kaizer	18 Toms Way

9 Marble Way
unit 1

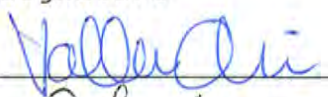
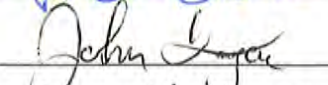
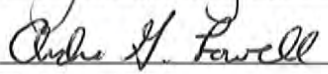
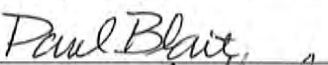
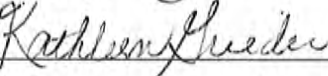
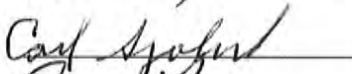
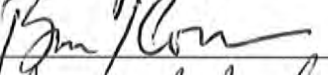
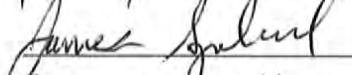
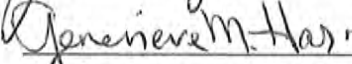
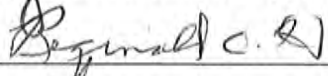
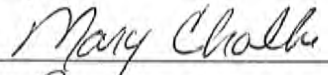
Article Y

(Town Actions Regarding Off-Shore Wind Power)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	VANDER OUBER	38 NANTUCKET RD
	John Logan	5 Madaket Rd
	Andrew G Lowell	5 Ackermuck Way
	PAUL BLAIR	54 Hummock Pond Road.
	BILL GRIEDER	10 F STREET
	Kathleen Grieder	10 F Street
	CARL SJAKUP	17th HANNAFORD CIR
	BRUCE LOHAN	8 SOMERSET RD
	JAMES SJAKUP	6 PARKER LN
	Genevieve M Harmon	13 Meadowview Dr.
	Reginald Harmon	13 Meadowview Dr.
	Danny Prox	40 Vesper Ln
	Mary Chalke	7 D STREET
	Roger E Hoffman	16 KELLEY RD.

(Town Actions Regarding Off-Shore Wind Power)

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

Signature	Printed Name	Street Address
-----------	--------------	----------------

Erin J Henry 7 Van Fleet Cir

Erin J Henry

(Town Actions Regarding Off-Shore Wind Power)

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

Signature	Printed Name	Street Address
-----------	--------------	----------------

33 NEWTOWN RD

24 Ticcoma Way

9 Nobska Way

19 Bartlett Rd

2.4 Treccina Way

(Town Actions Regarding Off-Shore Wind Power)

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

[illegible]

(Town Actions Regarding Off-Shore Wind Power)

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

[illegible]

(Town Actions Regarding Off-Shore Wind Power)

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

[illegible]

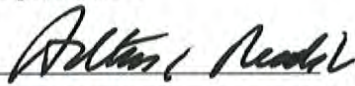
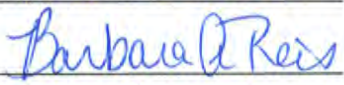
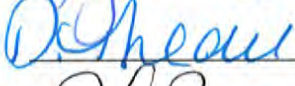
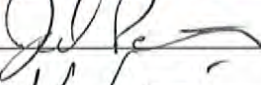
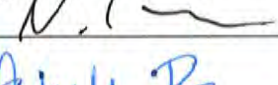
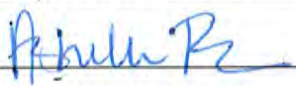
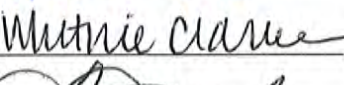
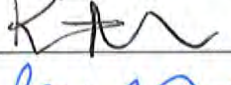
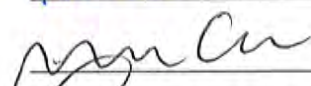
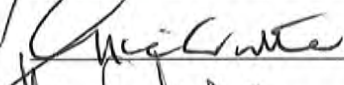
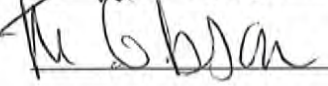
Article Y

(Town Actions Regarding Off-Shore Wind Power)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to require that any action taken by or on behalf of the Town of Nantucket with regard to any off-shore wind power generation project shall not be effective unless it has been authorized by vote of Town Meeting;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Arthur L. Rosten	41 Ludlow St.
	Carrie Phillip	1 Sheep Commers Lane
	Yvette St Jean	33 First Way
	Kenneth G. Hecce	18 Pond View Dr.
	Barbara A. Reis	27 Equator Dr.
	Natalie Kaufman	32 Milk Street
	Leigh M. Ramos	20 Hummock Pond Road
	Dayton Theou	24 Naringa Drive
	Jody Peterson	30 Quigley Rd
	Jacobus Gannin	11 Seaside Dr
	Arthur Brasano	413 Canyon
	Whitney Clarke	52 Somerset Rd.
	Anna Naps	16 Somerset Rd
	Kiri McPoland	12R Hawks Circle
	Pamela Joslin	15 Daffodil Lane
	Sheila Carroll	4 Summers pond Rd
	Wene Caster	11 Bayberry Ln
	Margbeth Gibson	4 Galeswood Dr 02571

(Town Actions Regarding Off-Shore Wind Power)

or take other action with regard thereto.

20 Hommock Pond Rd.

CERTIFICATION OF SIGNATURES

We certify that (13) Thirteen
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket

N2 Helms
No. 132023
3:22 p.m.

or take other action with regard thereto.

[illegible]

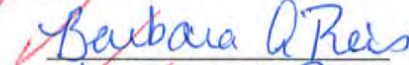
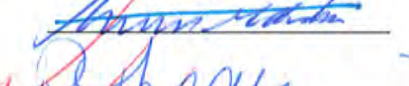
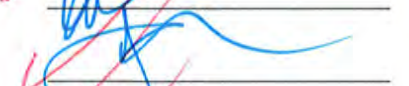
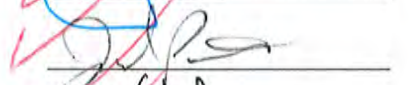
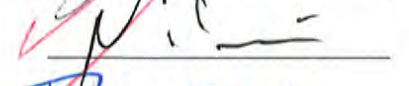
Article Z

(Acquisition of Portion of Hamblin Road)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in so much of the unconstructed private way called Hamblin Road, as shown upon plan dated Nov. 1953, recorded with Nantucket Deeds in Plan Book 14, Page 40, as lies between the extended southern boundary of Lot 12 on said plan and the extended northerly boundary of Lot 9 on said plan;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Carrie Phillip	1 Sheep Commons Lane
	Barbara Reis	27 Equator Drive
	Yvette St. Jean	33 First Way
	Leigh M. Ramos	20 Hummock Pond Road
	Natalie Kaufman	32 Milk Street
	Kenneth G. Glickman	18 Portview Dr.
	Dayton Thorne	24 Marine Dr
	Cary Thurnby	10 Berkeley St.
	E. Olson	10 Berkeley St.
	Jody Paterson	30 Quaise Rd
	Jacques Gaurin	11 Suitside Dr
	Rebecca Devine	18 York Street
	Sarah S. Pennett	11 Old North Wharf
	ROBERT A. Young	2815 EASY ST.
	Jennifer Scatterfield	98 Surfside Cottage
	Holly Fernandes	5A Green Meadows Dr.

(Acquisition of Portion of Hamblin Road)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in so much of the unconstructed private way called Hamblin Road, as shown upon plan dated Nov. 1953, recorded with Nantucket Deeds in Plan Book 14, Page 40, as lies between the extended southern boundary of Lot 12 on said plan and the extended northerly boundary of Lot 9 on said plan;

or take other action with regard thereto.

[illegible]

CERTIFICATION OF SIGNATURES

We certify that (14) ~~14~~ Fourteen
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Nancy Z. Holmes
Carolyn A. Gould
Jacith Wodynski
Registrars of Voters of the Town of Nantucket

Nantucket,
the Warrant

3:52 p.m.

or take other action with regard thereto.

[illegible]

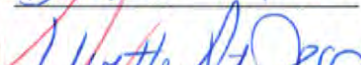
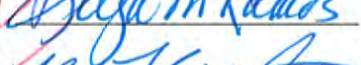
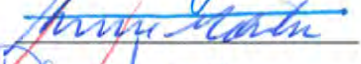
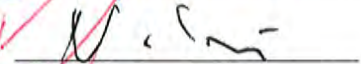
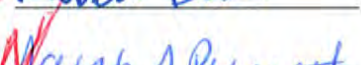
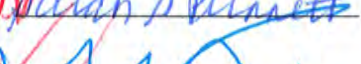
Article AA

(Disposition of Portion of Hamblin Road)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2024 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in so much of the unconstructed private way called Hamblin Road, as shown upon plan dated Nov. 1953, recorded with Nantucket Deeds in Plan Book 14, Page 40, as lies between the extended southern boundary of Lot 12 on said plan and the extended northerly boundary of Lot 9 on said plan;

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Carrie Phillip	1 Sheep Green Lane
	Barbara Reis	27 Equator Drive
	Yvette St. Jean	33 First Way
	Leigh M. Ramos	20 Hummock Pine Road
	Natalie Kaufman	32 Milk Street
	Kenneth G. Guller	18 Port View Dr.
	Dayton Threl	24 Noring Dr.
	Jaeger, Gavin	11 Surfside Dr
	Rebecca Devine	18 York Street
	Sarah S. Perrett	11 Old North Wharf
	Robert M. Young	280 EASY ST.
	Jennifer Satterfield	98 Surfside Cottage
	Holly Fernandes	5A Green Meadows Dr.
	Holly J. Vasco	2 Zachary Way

(Disposition of Portion of Hamblin Road)

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in so much of the unconstructed private way called Hamblin Road, as shown upon plan dated Nov. 1953, recorded with Nantucket Deeds in Plan Book 14, Page 40, as lies between the extended southern boundary of Lot 12 on said plan and the extended northerly boundary of Lot 9 on said plan;

[illegible]

CERTIFICATION OF SIGNATURES

We certify that (12) TWELVE
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Nancy Z. Holmes
Carolyn A. Gould
Judith Wodynski

Citizen Warrant Article

Primary Sponsor

Name: Beth Jekanowski Et al.

Address: 5a Field Avenue Nantucket, MA 02554

Email: ackhomes@gmail.com

Phone number: (508)332-9142 cell

Warrant Article Title: Allowing homeowners the option of a "Greenhouse or Greenhouse Shed".

To see if the Town will vote to: Add the terms "Greenhouse or Greenhouse Shed" as options in addition to "shed" for the (200 square feet) of the allowable ground coverage currently applicable to "shed" only.

Current Article as Printed

139-2A {52} GROUND COVER Ch 139: Zoning/ Ch 139 Art1: Purpose;

Definitions/ 139-2: Definitions and word usage.

The horizontal area of a lot covered at a grade by structures, together with those... detached shed not exceeding 200 square feet in ground cover and 16 feet in height, as measured from the top...

Proposed addition to current Article as Printed to include the following in highlight:

139-2A {52} GROUND COVER Ch 139: Zoning/ Ch 139 Art 1: Purpose;

Definitions/ 139-2: Definitions and word usage.

The horizontal area of a lot covered at grade by structures, together with those...detached shed, **greenhouse or greenhouse shed** not exceeding 200 square feet in ground cover and 16 feet in height, as measured from the top...

; or otherwise act thereon.

Nov. 13, 2023 3:55 pm

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d	P r e c t o r i e s
	Beth Jekowski	SA Field Ave		Beth Jekowski
1	<i>[Signature]</i>	54 Milestone	0	1
2	<i>[Signature]</i>	31 Surfside Rd	0	1
3	<i>[Signature]</i>	31 Surfside Rd	0	1
4	Stephanie Moore	31 Surfside Rd	0	1
5	<i>[Signature]</i>	5B Field Ave	0	1
6	DALE GARY	58 12th RATE RD	0	1
7	Jennifer Sutterfield	99 Surfside Cottage	0	1
8	Scott Corey	32 Gloucester / P.O. Box 1133	0	1
9	[Signature]	21 Old South Rd	0	1
10	Greta Feeney	8 ORANGE ST.	0	1
11	Diane Nascimento	7 Appleton Rd	0	1
12	Susan Renzi	6A Waltham / 3A Step Lane	0	1
13	Keith Bloise	11 Parker Ln	0	1
14			0	1
15			0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (11) Eleven
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Carolyn A. Gould
Judith Wodynski
Registrars of Voters of the Town of Nantucket
[Signature]

N2 Jones
Nov. 13, 2023
3:20pm

Citizen Warrant Article

Primary Sponsor

Name: David J. Buckley
Address: 8 Nobska Way, Nantucket, MA 02554
Email: david@dbuckleylaw.com
Phone #: 508-221-0750

Warrant Article Title: Zoning Map Change: LUG-2 to R-40 / 71 Hummock Pond Road

To see if the Town will vote to (may attach body of article on separate page):

To amend the Zoning Map of the Town of Nantucket by placing the following property currently located in the Limited Use General 2 (LUG-2) district in the Residential 40 (R-40) district:

71 Hummock Pond Road (Tax Map: 56, Parcel 320.1)

; or otherwise act thereon.

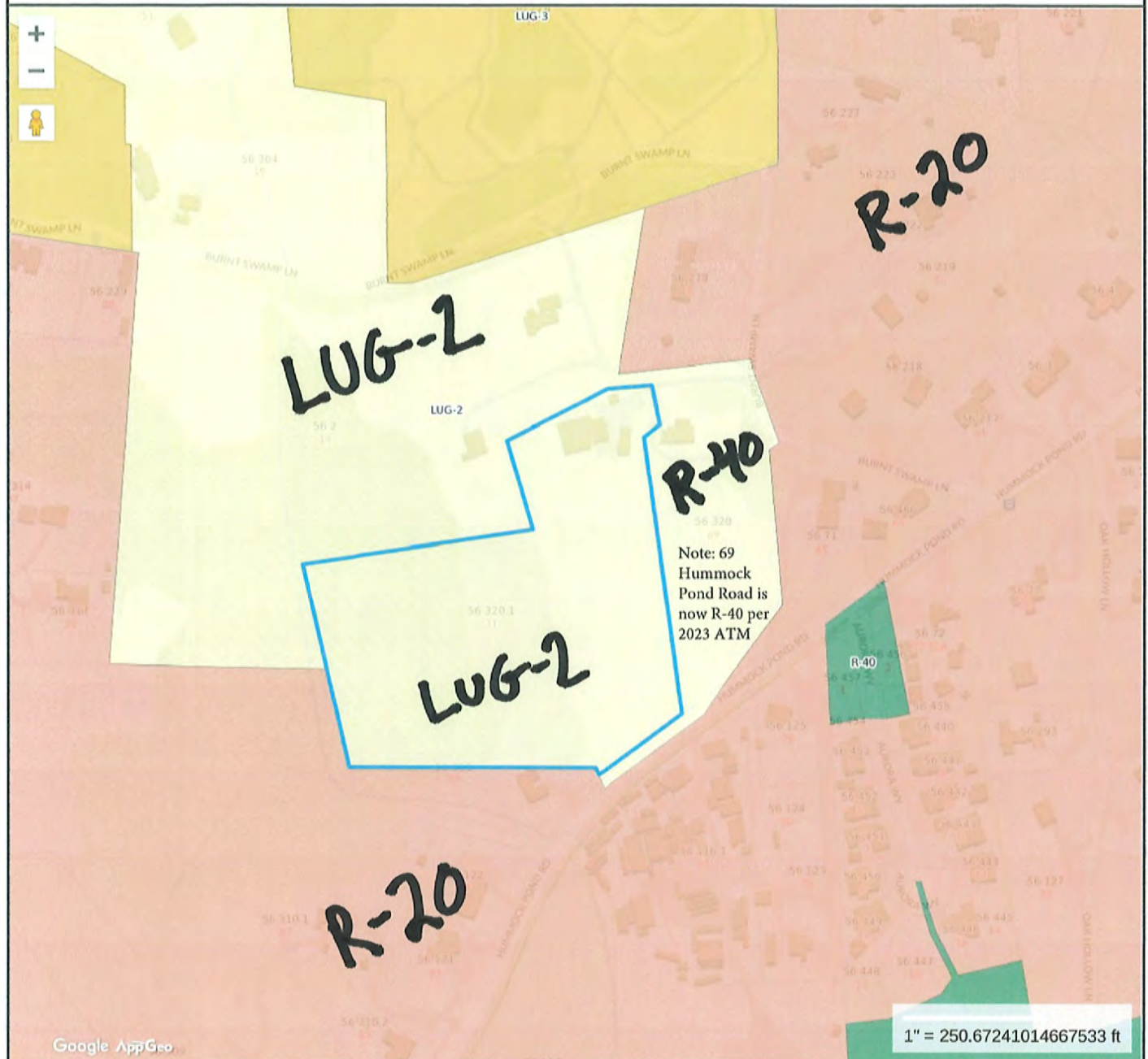
CITIZEN WARRANT ARTICLE - INFORMATION SHEET

Zoning Map Change: LUG-2 to R-40 - 71 Hummock Pond Road

Sponsor: David J. Buckley

The purpose and objective of this Warrant Article is to clarify the available ground cover at 71 Hummock Pond Road, Nantucket, MA (the "Property"). This Warrant Article will rezone the Property from Limited Use General-2 (LUG-2) to Residential 40 (R-40). The Property is subject to a Conservation Restriction dated March 20, 1996 (the "Conservation Restriction"), which runs in favor of the Nantucket Land Council, Inc., prohibits subdivision, and heavily restricts the use and development of the Property. At the time Conservation Restriction was placed on the Property, the Property was located in the R-20 zoning district, which among other things allowed for a maximum Ground Cover Ratio of twelve and a half percent (12.5%). In 2006, the zoning district in which the Property is located was changed to LUG-2, which among other things allows for a maximum Ground Cover Ratio of four percent (4%). It is our understanding that the 2006 zoning change from R-20 to LUG-2 was sponsored by the Town without full knowledge or appreciation of the Conservation Restriction and how it restricted the Property. The neighboring property at 69 Hummock Pond Road, which is subject to a similar conservation restriction as the Conservation Restriction, was rezoned to R-40 at the 2023 Annual Town Meeting. Residential 40 (R-40) zoning would allow for a ground cover ration of ten percent (10%).

71 Hummock Pond Road

**Property Information**

Property ID 56 320.1
Location 71 HUMMOCK POND RD
Owner MCGRATH THOMAS EDWIN & DEBRA A

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

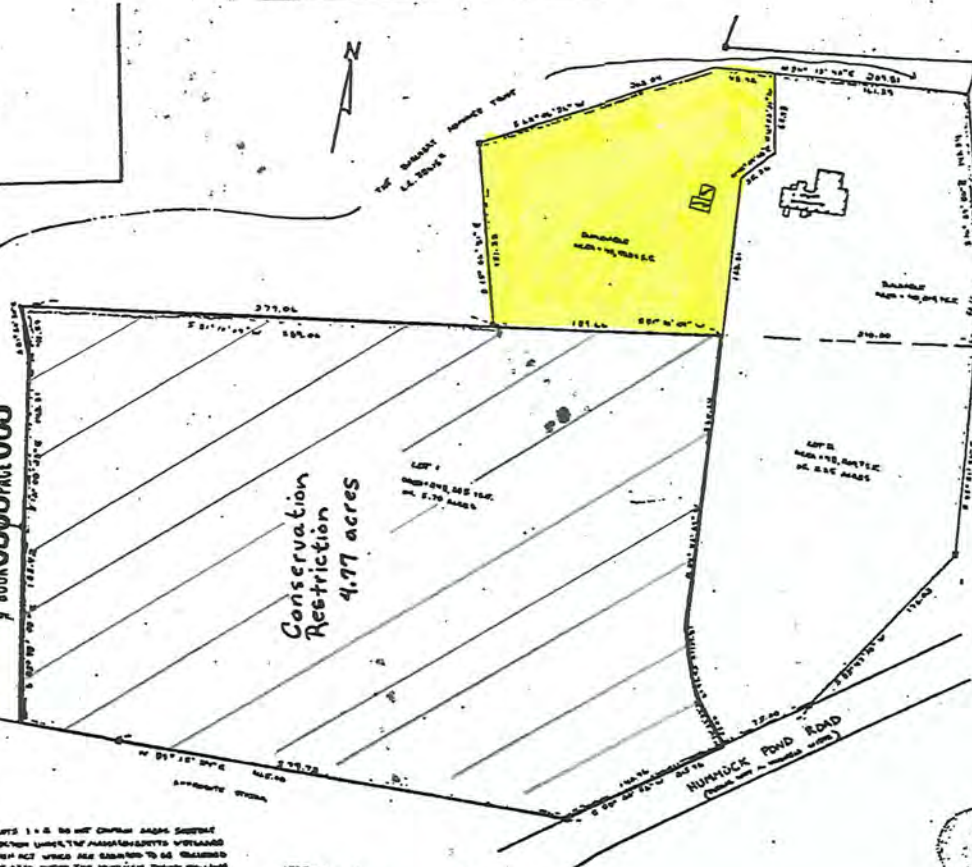
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

71 Hummock Pond Road  = Buildable Area (approx. 40,432 SF +/-)
 = Restricted Area (approx. 4.77 Acres)

EXHIBIT A Land of Eileen P. McGrath (A Portion of Lot 1)
 Conservation Restriction of 4.77 acres.
 N 100-0505 PAGE 065



LOCUS MAP
 SCALE: 1" = 1000'
 ZONING: R-1, R-2
 ROAD: Rte. 1A
 DISTANCE: 1.50'
 DISTANCE: 1.50'
 DISTANCE: 1.50'

APPROVAL UNDER THE MASSACHUSETTS
 PLANNING BOARD
 NANTUCKET PLANNING BOARD
 12/11/95
 6065

PLAN OF LAND IN
 NANTUCKET, MA
 SCALE: 1" = 50'
 DECEMBER 7, 1995
 JOHN D. CHADWICK, JR.
 57 OLD SOUTH ROAD
 NANTUCKET, MA 02557
 PER EILEEN P. MCGRATH



2:18 PM
 MAY 23 1996
 NANTUCKET COUNTY
 REC'D ENTERED
 SANDRA M CHADWICK
 ATTEST REGISTER

End of
 Instrument

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

11/15/83
12:00 PM 3:07 PM

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r d 0	P r e c t 1
1		8 Nobska Way	0	1
2		73 EASTON St	0	1
3		28 Monohansett Rd	0	1
4		28 Sesapana Rd	0	1
5		4 Jonathan Way	0	1
6		95 Orange St.	0	1
7		6 The Grove	0	1
8		1 Ansin Farm	0	1
9		107 Orange	0	1
10		8 Meetinghouse Lane	0	1
11		7 SURFSIDE DRIVE	0	1
12		31 Monohansett Rd	0	1
13		12R Hawks Circle	0	1
14		9 Aurora way	0	1
15		10 Bartlett Rd	0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) fifteen
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

DATE and TIME this paper
received by Registrars

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

10 signatures (minimum required) of voters registered in Nantucket and certified by the Town Clerk.
Additional signature pages may be attached.

PETITIONERS: We, the undersigned registered voters of the Town of Nantucket, hereby petition the Select Board pursuant to Massachusetts General Law Chapter 39, Section 10, to include the following Article in the Warrant for the Annual Town Meeting to be held on _____.

INSTRUCTIONS TO SIGNERS: Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

I		II	III	
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r r e d 0 1	P r e c e d e n t 0 1
1		90 Polpis Rd.	0	1
2		6 SPOUSE LN	0	1
3		25 BEEHIVE ROAD	0	1
4		5A Green Meadows Dr	0	1
5		2 Zachary Way	0	1
6		22 Sconset Ave	0	1
7		4 Sea Fox Cir.	0	1
8		3206 POLPIS RD	0	1
9		26 Goldfinch Dr.	0	1
10			0	1
11			0	1
12			0	1
13			0	1
14			0	1
15			0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

- N no such registered voter at that address.
S unable to identify signature or address as that of
W wrong district or community.
T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this
petition.

(at least three Registrars names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket