



**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

STAFF REPORT

Thursday, February 11, 2021

1:00 PM

www.nantucket-ma.gov

ZOOM WEBINAR REGISTRATION LINK:

https://zoom.us/webinar/register/WN_gbIEEE_CR4Okx2w0QGZPfw

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To view the LIVE broadcast of the meeting, see *YouTube Link* at <https://youtu.be/4vNxeodR11g>

Date: February 9, 2021
To: Zoning Board of Appeals
From: Eleanor W. Antonietti, Zoning Administrator
Re: February 11, 2021

I. APPROVAL OF THE MINUTES:

Pages 5 - 7 ■ January 14, 2021

II. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN):

- 11-20 Peter J. Mackay & Alison Mackay and David P. Mackay & Anne M. Phaneuf, Tr.,
Mackay/Phaneuf Family Trust 21 & 25 Monohansett Road Alger
Action Deadline May 13, 2021 *Sitting:* SM LB ET MJO KK *At Table:* GT MP JM
CONTINUED to May 13, 2021

III. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

- 02-21 ACK*NOW 14 Mill Street Pickering-Cook
Action Deadline April 7, 2021 **CONFLICTS: *None Known***

Pages 12 - 154

Appellants bring an appeal, pursuant to M.G.L. c.40A, Sections 8 & 15 and Zoning By-law Sections 139-29.E and 139-31, of a determination by the Building Commissioner that the use of 14 New Mill Street exclusively as a short-term rental (“STR”) business is not a commercial use prohibited in the residential zone in which it is located. Appellant requests that the Zoning Board of Appeals overturn the Commissioner’s determination with respect to the property and further that zoning enforcement action be taken by issuing an order to the owner to cease and desist using the property as an STR. The Locus is situated at 14 New Mill Street, is shown on Assessor’s Map 55.4.4 as Parcel 133, and as Lot A-1 on Plan Book 14, Page 17. Evidence of title to 14 New Mill Street, LLC is recorded in Book 1559, Page 133 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

STAFF recommends that the Board carefully review the substantial materials submitted by the Appellant, ACK*Now. ACK*Now represents 5 abutters along New Mill Street.

This is an Appeal of the Building Inspector's declination to pursue zoning enforcement and issue a cease and desist of a prohibited commercial use on the Locus. The Appellant's request (Pages 78-83 of the Packet) was made on 11/12/2020 and more or less duplicates the Addendum/Memo filed with the Appeal (Pages 28-33 of the Packet), the central premise of which is that the exclusive use of the property for Short Term Rentals (STRs) constitutes a commercial use in a residential zone and would be more properly characterized as a "Transient Residential Facility" and therefore creates a compliance issue with the By-law. The letter from Paul Murphy dated 12/1/2020 is on Page 26.

For reference, some useful definitions in **Section 139-2.A:**

ACCESSORY USES

Separate structures, buildings or uses which are subordinate and customarily incidental to a principal structure, building or use located on the same lot.

COMMERCIAL

As in a trade, occupation, or business, including a transient residential facility, but excluding governmental, religious or private residential uses.

DWELLING UNIT

*A room or enclosed floor space used, or to be used, as a **habitable unit for one family or household, with facilities for sleeping, cooking and sanitation.***

HOTEL

A building or buildings on a lot containing a commercial kitchen and rental sleeping units without respective kitchens, primarily the temporary abode of persons who have a permanent residence elsewhere.

LODGING, ROOMING OR GUEST HOUSE

A building or buildings on a lot containing rental sleeping units without respective kitchens, and not having a commercial kitchen, primarily the temporary abode of persons who have a permanent residence elsewhere.

OWNER OCCUPIED

The primary residence, or temporary (seasonal) residence, of a person(s) or the individual beneficiaries of a legal entity that holds title to the property, where such persons are physically present and living within dwelling units on said property for at least three months each calendar year. Properties owned by corporations and the like, time sharing interval dwelling units, or where all units are made available for rent do not qualify as owner occupied.

TIME-SHARING OR TIME-INTERVAL-OWNERSHIP DWELLING UNIT OR DWELLING

A dwelling unit or dwelling in which the exclusive right of use, possession or ownership circulates among various owners or lessees thereof in accordance with a fixed or floating time schedule on a periodically recurring basis, whether such use, possession or occupancy is subject to either: a time-share estate, in which the ownership or leasehold estate in property is devoted to a time-share fee (tenants in common, time-share ownership, interval ownership) and a time-share lease; or time-share use, including any contractual right of exclusive occupancy which does not fall within the definition of "time-share estate," including, but not limited to, a vacation license, prepaid hotel reservation, club membership, limited partnership or vacation bond, the use being inherently transient.

TRANSIENT RESIDENTIAL FACILITIES

Hotels; rooming, lodging or guest houses; and time-sharing or time-interval-ownership dwelling unit(s). In the ROH District only, rooming, lodging, and guest houses may be allowed by special permit for lots located entirely within a quarter-mile radius of the CDT District.

M.G.L. Chapter 40A Section 8.

An appeal to the permit granting authority as the zoning ordinance or by-law may provide, may be taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of this chapter, by the regional planning agency in whose area the city or town is situated, or by any person including an officer or board of the city or town, or of an abutting city or town aggrieved by an order or decision of the inspector of buildings, or other administrative official, in violation of any provision of this chapter or any ordinance or by-law adopted thereunder.

The relevant sections of the By-law are:

Section 139-29.E(1)

(1) The Board of Appeals shall have the following powers:

[...]

(d) To hear and decide appeals from decisions of the Zoning Enforcement Officer.

Section 139-31.A(1) *AN APPEAL TO THE BOARD OF APPEALS (OR TO THE ZONING ADMINISTRATOR IF AUTHORIZED TO HEAR SUCH APPEAL) MAY BE TAKEN:*

By any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Building Commissioner [see § 139-25B(1) above], the Zoning

Enforcement Officer, or from any other administrative officer under the provisions of this chapter; or
139-31.E (3)

*The **concurring vote of at least four members** of the Board of Appeals shall be necessary to reverse any order or decision of any administrative official under this chapter.*

The Appellant presents a roster of binding case law to support the assertion that STRs are a commercial use and should be prohibited in residential zones. Specifically, the disquisition relies upon the argument that STRs are “business enterprises operating for financial gain” and that the relevant case law hinges on the “commercial nature of the operation and the transient nature of the occupants.”

A Memo submitted by the attorney for the owner of the Locus in opposition to the appeal is on ~~Pages 146-154~~. On ~~Page 146~~ of that Memo, the attorney refers to a letter he had submitted to the ZEO (in this case Bldg. Commissioner Paul Murphy) opposing the request for zoning enforcement. Staff has obtained a copy of this letter, dated 11/24/2020, which is **INCLUDED AT THE END OF THE STAFF REPORT**. Both the original letter and the more recent memo refute the *ipse dixit* basis of the request for enforcement and appeal, maintaining that the Appellant does not have the legal standing to file an appeal, that the cited case law does not adequately support the assertions, and that the house is principally being “used as a single family house, regardless of who stays there or for how long”.

Staff has included some materials (~~Pages 125-138~~) from Bobrowski’s “Handbook of Massachusetts Land Use and Planning Law” regarding Grounds for Appeals, Judicial Review, and the establishment of Legal Standing of persons aggrieved pursuant to M.G.L. ch. 40A §17.

Building Commissioner Murphy and Town Counsel will be present at the hearing.

ACK*Now is the sponsor of a Citizen’s Warrant Article that will be voted upon at the 2021 Town Meeting in June 2021. The original article was amended and submitted with Round Two, thereby withdrawing the original submission. This amended article seeking to regulate STRs is **INCLUDED AT THE END OF THE STAFF REPORT**.

- 03-21 Damon S. Cartelli & Debra A. Cartelli 35 Washington St. Beaudette
Action Deadline May 12, 2021 **CONFLICTS: *None Known***
Applicant is requesting Modification of prior relief by Variance granted in File No. 73-94 (recorded at Book 463, Page 206) pursuant to Zoning By-law Section 139-32 in order to validate the premises’ insufficient frontage and a westerly lot line setback intrusion brought about by an interior lot line reconfiguration with abutting property. Specifically, Applicant requests that a Condition prohibiting more than one dwelling be eliminated to allow the applicant to construct a secondary dwelling upon the premises. Neither nonconformity will be affected by the proposed modification. The Locus is situated at 35 Washington Street, is shown on Assessor’s Map 42.3.2 as Parcel 142, and as Lot 4 on Plan File 46-U. Evidence of title is recorded in Book 1635, Page 1329 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

This is a request for modification of prior relief by Variance granted in 1994 (*Pages 173-177*) to allow for the reconfiguration of an interior lot line between the Locus (*f/k/a* 32A Union St.) and the abutting property known as 32 Union St. to create two separately marketable lots and to validate the inadequate frontage and side yard setback nonconformities of the Locus. The relief was granted subject to the following conditions:

0463 MAR 208

a. There shall be no further building on the Lots without further relief from this Board;

b. There shall be only one (1) dwelling unit on each Lot; and

c. The reconfiguration of Lots 1 and 2 shall be in conformance with Exhibit "A" attached hereto, a surveyed plot plan dated October 4, 1994 done by licensed surveyor Nantucket Surveyors, Inc. and labeled "Proposed Lot 1" and "Proposed Lot 2".

The Applicant is requesting the elimination of Conditions 'a.' and 'b.' to allow for the construction of a secondary dwelling upon the premises. The balance of the relief would remain in full force and effect as to the Locus. The Modification is unique to 35 Washington and will not apply to 32 Union Street.

At the time of the grant of Variance relief, the lots were in the R-1 zoning district but have since been placed in the ROH district. ROH permits up to 40% GCR and has zero (0) front yard setback. The construction of a secondary DU would trigger the need for 1 additional parking space for a total of 2 to comply with Section 139-18.B.

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IV. OTHER BUSINESS (Votes may be taken)

V. ADJOURNMENT (VOTE WILL BE TAKEN)

DOCUMENTS
ADDED BY
STAFF TO
STAFF REPORT

ACK*Now - Appellant

14 New Mill St.

File No. 02-21

GILMAN, McLAUGHLIN & HANRAHAN LLP

— COUNSELLORS AT LAW —

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November 24, 2020

VIA EMAIL msilverstein@nantucket-ma.com
and FIRST-CLASS MAIL

Marcus Silverstein, Zoning Enforcement Officer
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

RE: 14 New Mill Street, Nantucket

Dear Mr. Silverstein:

Please be advised that we represent the Copley Management and Development Corporation (“The Copley Group”), which owns the property at 14 New Mill Street, Nantucket. We are aware of the Request for Zoning Enforcement recently submitted to you (dated November 12, 2020) from the attorney representing ACK*Now and various individuals, seeking the issuance of a cease and desist order from you.

On behalf of The Copley Group, we respectfully disagree that there is any basis for you to issue any cease and desist order with regard to 14 New Mill Street, Nantucket.

As an initial matter, The Copley Group submits that ACK*Now and the named individuals lack standing to request zoning enforcement or challenge any zoning decision. First, with respect to ACK*Now, its website describes it as a

501(c)(4) social welfare organization. The letter is utterly devoid of any allegation of any harm that ACK*Now has suffered, and it is unclear how such an

organization could ever suffer harm or be aggrieved. “It is settled that a statement of organizational purpose cannot clothe a civic association with aggrieved person status.” Chongris v. Bd. of Appeals of Andover, 17 Mass. App. Ct. 999, 999 (1984). Thus, there is no basis for the organization to have legal standing to seek zoning enforcement related to the 14 New Mill Street property. Notably, it appears that ACK*Now is well aware of the fact that zoning enforcement is not appropriate to achieve its goals, in that appears to be the sponsor of a Warrant Article regulating short-term rentals.

Nor have any of the named individuals made any allegations of harm they have suffered as a result of the use of the property at 14 New Mill Street. There is no indication whatsoever of any complaints made by anyone concerning the property. The law is clear that the party claiming to be a ‘person aggrieved’ “must be able to demonstrate, not merely speculate, that there has been some infringement of his legal rights” and the “claimed injury or loss must be personal to the party, not merely reflective of the concerns of the community.” *See Denny v. Zoning Board of Appeals of Seekonk*, 59 Mass. App. Ct. 208, 211 (2003).

The glaring lack of any alleged harm by the claimants is likely due to the actual use at issue. That is, there is no harm alleged because no harm exists — because the property is indeed being used as a residence and solely as a residence. Where there is, for all intents and purposes, normal “residential use” of the property, it follows that there is no cognizable harm to any neighbors or to the neighborhood.

The Copley Group submits that the current use of the house at 14 New Mill Street qualifies as a valid and genuine “residential use.” Anyone who stays at the house lives there as a resident would, using the house for sleeping, cooking and eating meals, and other normal day-to-day “residential” living activities. In short, the house is used as a single-family house, regardless of who stays there or for how long. This situation is therefore distinguishable from the Lytle v. Swiec Land Court case cited in the claimants’ letter. That case involved a two-family dwelling and the owner argued that the use of one unit was an allowable “accessory use” of

the property. Here, 14 New Mill Street is a single-family residence being used as a single-family residence in this residential district.

Moreover, this particular single-family home does not, and could not, host typical commercial-type uses, such as weddings, parties, functions, conferences, or business meetings. That was the issue in the Stevens v. Zoning Board of Appeals of Bourne case cited, where the property was being rented out as a wedding venue for up to 100 guests. Any reliance on that case is misplaced.

Likewise, the property in the Styller v. Aylward Land Court case was being used for “a broad range of purposes,” both residential and commercial (including “business retreats, business conferences, photo shoots for advertisements, and family reunions”). That case also involved an amendment of Lynnfield’s zoning bylaw to explicitly address so-called “short term rentals.” But there is currently no comparable bylaw in Nantucket.

In conclusion, there is not an adequate basis for any cease and desist order in these circumstances and the claimants’ request for one should be denied.

Sincerely,



Robert E. McLaughlin, Sr.

cc: Paul Murphy, Building Commissioner
(via email only: pmurphy@nantucket-ma.com)
Andrew Vorce, Director of Planning
(via email only: avorce@nantucket-ma.com)
Leslie Snell, Deputy Director of Planning
(via email only: lsnell@nantucket-ma.gov)

Citizen Warrant Article

1/20/21
2:35 pm
LUR
Zpq

Primary Sponsor

Name: Tobias Glidden
Address: 24 Rugged Road
Email: integrity11@gmail.com
Phone #: 508-901-1785

Warrant Article Title: General Bylaw on Licensing Short-Term Rentals

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

See attached

; or otherwise act thereon.

Town of Nantucket - Citizen Article Submission Form (updated 09/2019)

While use of this form is not legally required, this format is preferred and will facilitate processing of the article on the warrant.

GENERAL BYLAW ON LICENSING SHORT-TERM RENTALS

**A program to permit the traditional vacation rentals
while protecting year-round housing supply and island neighborhoods**

ATM WARRANT ARTICLE:

ARTICLE __ - To see if the Town will vote to amend the Town Code by adding a new Chapter 142 as follows, 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.

CHAPTER 142: SHORT-TERM RENTALS

§ 142-1 PURPOSE.

The purposes of this Bylaw are to:

- Provide a process through which Nantucket can continue the historic tradition of a vibrant vacation rental market by owner-occupied homes such that they may be permitted and registered with the Town of Nantucket for lawful use as Short-Term Rentals (as defined below);
- Help ensure equity and sufficiency of housing stock for year-round residents
- Protect the health and safety of renters and residents for those lawful Short-Term Rentals;
- Ensure that Short-Term Rentals will not be detrimental to the character and livability of the Island and the residential neighborhoods surrounding such Short-Term Rentals; and
- Ensure proper regulation of exclusively commercial uses of homes in Nantucket's residential areas.

§ 142-2 DEFINITIONS.

Short-Term Rental: Any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days, but not a Transient Residential Facility.

Short-Term Renter: Any person or persons occupying a dwelling unit, or a bedroom within a dwelling unit, as a Short-Term Rental.

Short-Term Rental Operator: The person or persons offering a dwelling unit or bedroom for short-term rental with (if not the owner) the written permission of the owner, and the condominium association or homeowners association, where applicable.

Resident Short-Term Rental: The short-term rental of a dwelling unit, or of individual bedrooms within a dwelling unit, that is a residence of, or accessory to the residence of, a Nantucket resident, which residency shall be determined by the Town using one or more of the following methods – proof of enrollment in the Nantucket residential exemption program, tenancy agreement along with photo ID, or an income tax return for the current year and a recent utility bill, both showing the current address of the operator as the address of the Short-Term Rental.

§ 142-3 REQUIREMENTS AND LIMITATIONS ON FREQUENCY AND USE.

(a) Short-Term Rentals are permitted as an accessory use to a permitted principal residential use, subject to the following requirements:

1. No residential premises may be used as a Short-Term Rental except in compliance with this bylaw.
2. The following residential housing units may not be used as short-term rentals: (i) Any residential property in violation of the State Sanitary Code, 105 CMR 410; and (ii) residential units designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.
3. Resident Short-Term Rentals shall not exceed, in the aggregate, ninety (90) consecutive or nonconsecutive days per calendar year.
4. Other than Resident Short-Term Rentals, Short-Term Rentals shall not exceed, in the aggregate, forty-five (45) consecutive or nonconsecutive days per calendar year.
5. Short-Term Rental Operators shall offer all Short-Term Rentals, other than Resident Short-Term Rentals, to only one party of Short-Term Renters at a time, not rented as separate bedrooms, beds, or spaces to separate parties.
6. Occupancy within a Short-Term Rental shall be limited to 2 people per bedroom for the maximum number of bedrooms lawfully available at the Short-Term Rental pursuant to its current Title V certification.
7. A Short-Term Renter shall be limited to parking one (1) vehicle per Short-Term Rental.
8. No Short-Term Rentals shall be for a period of less than seven (7) consecutive days. Resident Short-Term Rentals shall be exempt from the minimum stay duration requirement set forth in this paragraph provided that such rental is for a single private room in a residence occupied by a Nantucket resident as defined in this Chapter.
9. Short-Term Rental Operators shall provide all Renters with contact information for the Short-Term Rental Operator, or when the operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors or municipal authorities. Short-Term Rental Operators shall also provide all Short-Term Renters with all applicable trash, noise, parking and other local regulations.

§ 142-4 REGULATIONS. The Board of Health shall have the authority to promulgate regulations to carry out and enforce the provisions of this Chapter 142 "Short-Term Rentals."

§ 142-5 REGISTRATION, PERMITTING, INSPECTION AND FEES.

- (a) All Short-Term Rental Operators shall apply for a "Short-Term Rental Operator Permit" (the "Permit") with the Town's Board of Health prior to offering the Short-Term Rental use and occupancy.
- (b) The fees for such Permit shall be as follows:
 - a. Resident Short-Term Rentals - \$150 per year, exclusive of any other applicable local fees or costs; and
 - b. All other Short-Term Rentals - \$500 per year, exclusive of any other applicable local fees or costs.
- (c) Permit applicants must be current with all town taxes, water, and sewage charges, and shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work

orders. If a violation or other order is issued to the Short-Term Rental Operator after a Permit is granted, the Town may suspend or revoke said Permit until the violation has been cured or otherwise resolved, subject to the requirements of Chapter 19, §§ 13 -18. Multiple violations by any one Short-Term Rental Operator may, at the Town's discretion, disqualify that Short-Term Rental Operator from obtaining a permit in the future. Short-Term Rental Operators shall comply with all applicable federal, state, and local laws and codes, including but not limited to the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings.

(d) If a Permit is granted, the Short-Term Rental Operator shall register with the Town all such Short-Term Rentals, and secure a Certificate of Registration according to standards set forth by the Board of Health. Such registration shall include an attestation that the Permit-holder is in compliance with all applicable federal, state and local laws. The Board of Health shall not grant any Certificate of Registration unless the Permit-holder has (1) paid all associated permit fees; (2) provided contact information for person to address any issues at the Short-Term Rental within two (2) hours' notice; and (3) provided the Town with a Certificate of Insurance evidencing liability insurance coverage for the Short-Term Rental in an amount to be determined by regulation by the Board of Health.

(e) At all times, the Short-Term Rental Operator shall maintain an up-to-date log of all occupants that occupy the Short-Term Rental. This log shall contain the name of at least one Short-Term Renter, the total number of guests for the stay, and dates of each rental period. The log shall be available for inspection by the Board of Health upon request, and kept accessible for a period of three (3) years.

(f) Permit-holders are subject to inspection of the Short-Term Rental by the Town upon reasonable notice via consent or administrative warrant, or without such notice in the event of imminent concern or threat to public health or safety.

(g) Permits are valid for one (1) year, and may be renewed at the Board of Health's discretion, provided that the Short-Term Rental Operator has complied with the provisions of this Chapter and any associated regulations during the preceding year and the Building Department issues a new Certificate of Registration.

(h) Permits are granted to named Short-Term Rental Operators and do not run with the land. If the Short-Term Rental is sold or transferred out of ownership, a new Permit application needs to be filed before Short-Term Rentals can continue or resume.

(i) The Town, through its Town Manager, may procure services to assist in any aspect of administering this Bylaw.

§ 142-6 ENFORCEMENT

All violations of this section may be penalized by a noncriminal disposition as provided for in G.L. c. 40, § 21D and imposing a fine of Three Hundred Dollars (\$300). Each day of violation shall be deemed a separate and distinct offense. The provisions of this section may also be enforced, if applicable, by the Town seeking an injunction from a court of competent jurisdiction prohibiting the offering of the Short-Term Rental. Nothing herein shall be construed to preclude the Town from seeking any additional penalties or taking any additional enforcement action as allowed for by law.

§ 142-9 SEVERABILITY.

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

§ 142-8 EFFECTIVE DATE.

The provisions of this Chapter 142 "Short-Term Rentals" shall take effect on October 1, 2021.

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/Special (circle applicable one) Town Meeting to be held on _____.

A minimum of 10 signatures* of voters registered in Nantucket and certified by the Town Clerk is required. Please attach separate sheets for additional signatures. Registered name must be substantially as written and signed. Please print name legibly.

**10 signatures for Annual Town Meeting articles; 100 signatures for Special Town Meeting*

Number	Printed Name	Signature	Address
1 ✓	Tobias Glidden	T. Glidden	24 Rugged Road
2 ✓	Kelly Steffen	Kelly Steff	32 Hummock Pond Rd
3 ✓	Patricia Stolle	[Signature]	14 Bayberry Lane
4 ✓	Tracy Reader	[Signature]	19 Helens Dr.
5 ✓	John H. Heaster	[Signature]	23 WAPPOSETT CR
6 ✓	ROGER STOLLE	[Signature]	14 bayberry Ln
7 ✓	JARREK COHEN	[Signature]	1 EQUUS DRIVE -
8 ✓	Leslie Forbes	[Signature]	19 Long Pond Dr.
9 ✓	Edmund Lidde	[Signature]	7 Hill Street
10 ✓	BRUCE D MILLER	[Signature]	4 HENDERSON, DR
11 ✓	Jeanne C. Miller	[Signature]	4 Hendersons Dr.
12 ✓	Julia Lindner	[Signature]	1 Massasoit Bridge Rd
13			
14			
15			

Town of Nantucket - Citizen Article Submission Form (updated 09/2019)

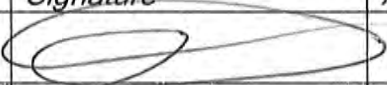
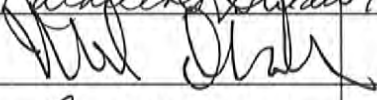
While use of this form is not legally required, this format is preferred and will facilitate processing of the article on the warrant.

Petitioners:

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**10 signatures for Annual Town Meeting articles; 100 signatures for Special Town Meeting*

Number	Printed Name	Signature	Address
1 ✓	Anne Troutman		41 FAIR ST
2 ✓	William E. Grieder	William E Grieder Jr	10 F STREET
3 ✓	Kathleen R. Grieder	Kathleen R. Grieder	10 F Street
4 ✓	Howard Dickler		13 Lyons Lane
5 ✓	ANA I. MARTINEZ	Ana I. Martinez	13 Lyons Lane
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Town of Nantucket - Citizen Article Submission Form (updated 09/2019)

While use of this form is not legally required, this format is preferred and will facilitate processing of the article on the warrant.

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

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)

James M. Coffin
Carolyn A. Gould
Nancy Z. Holmes

Registrars of Voters of the Town of Nantucket