



Town of Nantucket Finance Committee

July 16th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director; Libby Gibson, Town Manager; Mariya Basheva, Assistant Town Accountant
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Rob Giacchetti, Joanna Roche, Stephen Maury(Recused)
Absent Members:	Christopher Glowacki

Ground Rules and Agenda Adjustments

- Denice Kronau opens the meeting.
- Denice announces the postponement of Article Six, sponsored by Stephen Cohen, to July 22 due to his recovery.
- The meeting will focus on Articles Five and Seven. Denice calls for an approval of the amended agenda, which is made by Peter, seconded by Jeremy. **Roll Call Vote: Joe Aye, Peter Aye, Jill Aye, Jeremy Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, noting none from the public.

Key Messages and Meeting Structure

- Denice outlines the strict time limits for sponsors, committee members, and public comments.
- Emphasizes the responsibility of the Finance Committee to the voters of Nantucket, highlighting the complexity and confusion of the warrant articles.
- Denice introduces Pamela Perun for Article Five.

Pamela Perun's Presentation on Article Five General Bylaw Amendment: Short-Term Rentals

- Pamela Perun explains the Amendment is needed to fix a drafting problem with Article 60, which was passed in May.
- The amendment aims to prohibit commercial investment-driven short-term rentals by clarifying the definitions of corporations, partnerships, and REITs.

- Pamela uses definitions from the land bank and the Internal Revenue Code to ensure clarity and consistency.
- She addresses potential financial implications, administration, and stakeholders, emphasizing the need for clear definitions to prevent legal ambiguities.

Discussion on Article Five General Bylaw Amendment: Short-Term Rentals

- Peter Schaeffer asks John Giorgio about the implications of including partnerships and REITs in the amendment.
- John Giorgio points out the need to include nonprofit corporations in the definition and questions whether Pamela's amendment captures them.
- Pamela clarifies that the land bank regulations include both for-profit and non-profit corporations.
- Denice and other committee members discuss the need for clarity and the potential impact on enforcement and administration.
- Denice makes a motion to close Public Comment on Article Five (General Bylaw Amendment: Short-Term Rentals), seconded by Peter. **Roll Call Vote: Jeremy Aye, Joe Aye, Jill Aye, Rob Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Motion to Take No Action on Article Five General Bylaw Amendment: Short-Term Rentals

- Peter Schaeffer makes a motion to take no action on Article Five, citing the need for further refinement and consideration.
- Joe Wright agrees with Peter, noting the thoroughness of Pamela's presentation but agreeing with the need for delay.
- The motion to take no Action on Article 5 (General Bylaw Amendment: Short-Term Rentals) was made by Peter, seconded by Joanna. **Roll Call Vote: Joe Aye, Jill Aye, Jeremy Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Introduction of Article Seven General Bylaw Amendment: Short-Term Rentals

- Denice introduces Matthew Peel, who presents Article Seven, a general bylaw amendment on short-term rentals.
- Matthew acknowledges the need for refinement and addresses specific complaints from the community, such as parking and safety concerns.
- He proposes a two-tiered fee system, an online complaint form, and the need for a full-time STR inspector.

- Matthew emphasizes the urgency of addressing these issues to improve the quality of life for residents.

Discussion on Article Seven General Bylaw Amendment: Short-Term Rentals

- Peter Schaeffer questions Matthew about his consultation with the police and fire departments regarding safety measures.
- Matthew clarifies that he did not consult with them but relies on his experience in the hotel industry.
- Jill Vieth questions Matthew about his focus on short-term rentals and suggests addressing broader issues affecting traffic and quality of life.
- John Giorgio raises concerns about the two-tiered fee system, the allocation of personnel, and the need for a more holistic approach to amending Chapter 123.
- A motion to close Public Comment on Article 7 (General Bylaw Amendment: Short-Term Rentals) is made by Peter, seconded by Jeremy. **Roll Call Vote: Jeremy Aye, Peter Aye, Joanna Aye, Rob Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Motion to Take No Action on Article Seven General Bylaw Amendment: Short-Term Rentals

- Jeremy makes a motion to take no action on Article Seven, citing the need for further refinement and consultation.
- Joe Wright seconds the motion.
- The motion to take no action on Article Seven is approved by roll call. **Roll Call Vote: Joe Aye, Peter Aye, Joanna Aye, Jill Aye, Rob Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Next Steps and Meeting Adjournment

- Denice reminds the committee of the next meeting date and the public hearing on July 18.
- The committee discusses the schedule for zoning articles and other warrant articles.
- Denice thanks the committee members and asks for a motion to adjourn, made by Peter, seconded by Jeremy. **Roll Call Vote: Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Jill Aye, Denice Aye. Passes Unanimously.**