



Town of Nantucket

Finance Committee

July 18th, 2024 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA
ZOOM WEBINAR

Staff:	Brian Turbitt, Finance Director; Erika Mooney, Operations Administrator
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Joanna Roche, Stephen Maury, Chris Glowacki, Joseph Wright
Absent Members:	Rob Giacchetti

Meeting Call to Order and Housekeeping

- Denice Kronau calls the Finance Committee meeting to order on July 18 at 4pm for the public hearing on warrant articles for the special town meeting of 2024.
- Motion to Approve the Agenda, made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Chris Aye, Denice Aye. Passes Unanimously.**
- Denice announces the cancellation of the July 23 meeting due to recusals and rescheduling to July 25 at 4pm.
- The order of articles will be changed to accommodate recusals.

Public Hearing on Article 8,9,10, and 15

- Article 8: Mary Bergman's zoning bylaw amendment regarding issuance of building and use permits - demolition delay is opened for public comment, with no comments.
- Article 9: Steven Cohen's zoning bylaw amendment regarding apartment communities is discussed, with Erika Mooney speaking against it due to concerns about overdevelopment and lack of infrastructure.
- Article 10: Select Board's sponsored zoning map change from CN to R5 on One Beach Grass Road is noted, with no public comments.
- Article 15: Gillian Bloise bylaw amendment regarding the board of sewer commissioners and town sewer district map change on 42 Monohansett Road is noted, with no public comments.

Public Hearing on Articles 16 and 17

- Article 16: Hillary Rayport's home rule petition regarding the Nantucket Planning and Economic Development Commission is opened for public comment, with no public comments.
- Article 17: John Copenhaver's real estate acquisition on 81 Washington Street is opened for the public hearing, with no public comments, the Finance committee had already made a motion at a previous meeting to take no action.

Articles 11-14 Detailed Discussion on Proposed Development

- Stephen Maury speaks as the Article Sponsor on Article 11-14 regarding zoning map changes and sewer district map changes, explaining the proposed development's benefits and addressing concerns about traffic and environmental impact.
- Erika Mooney and Arthur Gasbarro express opposition to the proposed zoning changes, citing concerns about spot zoning, neighborhood impact, and environmental issues.
- Stephen Maury as the Sponsor provides a detailed explanation of the proposed development, including its affordability measures, energy efficiency, and community benefits.
- Peter Schaeffer, Jeremy Bloomer, and Joseph Wright ask questions about the project's affordability, environmental impact, and potential for alternative access.
- Stephen Maury as the Sponsor addresses these concerns, emphasizing the project's compliance with local regulations and the potential for local subsidies.
- The discussion highlights the balance between community benefits and neighborhood concerns, with Stephen Maury committing to addressing these issues further.

Public Hearing on Articles 1-7 and Adjournment

- Article 1: Select Board zoning bylaw amendment: regulating Nantucket Vacation Rentals, is opened for the public hearing with no comments.
- Article 2: Charity Benz - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 3: Steven Cohen - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 4: Grant Sanders - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 5: Pamela Perun – General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.

- Article 6: Steven Cohen - General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.
- Article 7: Matthew Peel - General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Jill Aye, Jeremy Aye, Joe Aye, Stephen Aye, Joanna Aye, Chris Aye, Denice Aye. Passes Unanimously.**