



Town of Nantucket

Finance Committee

July 22nd, 2024 – Minutes

131 PLEASANT STREET, TRAILER ROOM A (ROOM CHANGE) AND REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the Finance Committee meeting to order and requests approval of the agenda.
- Denice moves Article Eight to the first position due to a scheduling conflict.
- Motion to Approve the Agenda, made by Peter, seconded by Chris. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Stephen Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, but no one raises their hand.
- Denice closes public comment and moves to discuss Article Eight.

Discussion on Article Eight - Zoning Bylaw Amendment: Issuance of Building and Use Permits – Demolition Delay

- Leslie Snell explains the planning board's recommendation for Article Eight, noting a minor technical change.
- The planning board recommends the article with a positive recommendation and a few changes.
- Mary Berkman, the proponent of the article, is invited to join the table for further discussion.
- Motion to support the Planning Board's motion on Article Eight (Zoning Bylaw Amendment: Issuance of Building and Use Permits – Demolition Delay), made by Peter, seconded by Joe. **Roll call vote: Joanna Aye, Rob Aye, Jeremy Aye, Stephen Aye, Joe Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Joseph Wright asks about the revised planning board motion compared to the original Select Board proposal.
- Leslie Snell explains the changes, including the removal of the term "operator" and other modifications.
- The committee discusses the rationale behind the changes, including the removal of references to off-season rentals.
- Dave Iverson and Tom Dixon explain the reasoning behind the eight-year period for new owners.
- The committee discusses the implications of the changes, including the potential impact on the rental market.

Public Comment and Further Discussion on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Caroline Baltzer expresses concerns about the impact on homeowners who rent multiple properties.
- Penny Dey raises questions about the definition of "off-season" and the implications for affordable housing deed restrictions.
- John Giorgio clarifies the legal protections for traditional uses and the potential impact of the changes.
- The committee discusses the economic impact of the changes, including the potential degradation of property values.
- Motion to close public comment on Article One (Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals) made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board's motion on Article One (Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals), made by Joe, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Peter Nay, Joanna Nay, Rob Nay, Jeremy Nay, Denice Aye. Fails to pass 3-4, the Finance Committee does not support the Planning Board motion on Article one.**

Discussion on Article Two - Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz

- Leslie Snell explains that the planning board took no action on Article Two.
- Charity Benz and other residents express concerns about the impact of short-term rentals on residential neighborhoods.
- The committee discusses the enforcement of zoning regulations and the potential impact on local businesses.
- The committee votes to support the planning board's recommendation to take no action on Article Two.
- Motion to close public comment on Article Two (Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz) made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board's motion on Article Two (Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz), made by Peter, seconded by Joe. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Six - General Bylaw Amendment: Short-Term Rentals - Cohen and Article Three - Zoning Bylaw Amendment: Regulating Short-Term Rental Use - Cohen

- Penny Dey requests that the Finance Committee take no action on Article Six, as it was intended by the article proponent.
- Motion to support the Planning Board's motion on Article Six (General Bylaw Amendment: Short-Term Rentals - Cohen), made by Peter, seconded by Joe. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains that the Article Three sponsor indicated to the planning board that they no longer wanted to move forward with Article Three.
- Motion to support the Planning Board's motion on Article Three (Zoning Bylaw Amendment: Regulating Short-Term Rental Use - Cohen), made by Jeremy, seconded by Rob. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Four - Zoning Bylaw Amendment Regulating Short-Term Rental Use – Sanders

- Leslie Snell explains that the Article Four sponsor indicated to the planning board that the no longer wanted to move forward with the Article.
- Grant Sanders explains his intention to support Article One and the potential need for a backup article.
- The committee discusses the implications of the article and the potential impact on short-term rental regulations.
- Motion to support the Planning Board's motion on Article Four (Zoning Bylaw Amendment Regulating Short-Term Rental Use – Sanders), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Nine - Zoning Bylaw Amendment - Apartment Community

- Leslie Snell explains that the Planning Board made a motion to take no action, citing that they believed that while the creation of new housing units is important, this article was too much.
- Motion to support the Planning Board's motion on Article Nine (Zoning Bylaw Amendment - Apartment Community), made by Jill, seconded by Peter. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Ten - Zoning Map Change CN to R-5-1 Beach Grass Road

- Leslie Snell explains that Article Ten is a single property correction to the zoning map.
- The property is part of the Richmond Sandpiper workforce housing project, and the change corrects a mapping error.
- Motion to support the Planning Board's motion on Article Ten (Zoning Map Change CN to R-5-1 Beach Grass Road), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Eleven - Zoning Map Change: LUG-2 to R-5- Skyline Drive

- Megan Trudel explains that Article Eleven is a zoning map change for two abutting parcels, and the planning board made a motion not to adopt.
- The planning board received testimony from abutting residents who opposed the change due to density concerns.

- Motion to support the Planning Board's motion on Article Eleven (**Zoning Map Change: LUG-2 to R-5- Skyline Drive**), made by Jeremy, seconded by Peter. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Twelve - Zoning Map Change: LUG-2 to R-5- Woodland Drive and R-20 to R5

- Stephen Maury speaking as the Article Sponsor explains the need for a zoning change to add a property to the Sewer District and introduces the concept of 40 R, a smart zoning overlay district.
- Stephen Maury as the Sponsor discusses the creation of workforce home ownership and rental communities in Nantucket to provide affordable housing for public safety, education, and healthcare workers.
- He emphasizes the goal of building affordable homes for year-round residents and acknowledges the potential traffic and neighborhood disruption from the project.

Article Twelve - Concerns from Community Members

- Arthur Gasbarro expresses concern about the radical zoning change proposed by Maury, highlighting the current use of the property as a junkyard and the potential strain on infrastructure.
- Gasbarro argues that increasing density might not guarantee affordable housing and emphasizes the need for community input and long-term planning.
- Matthew Peel echoes Gasbarro's concerns, stating that the proposed development would strip a neighborhood down and urging the board to stick with the planning board's recommendation.
- Peel mentions the Surfside Neighborhood Association's unanimous opposition to the development.

Article Twelve - Discussion on Deed Restrictions and Community Impact and Motion

- Jeremy Bloomer questions how the property would be used if Maury's project does not go forward, and Maury explains his intention to restrict the property to year-round occupancy with a preference for certain criteria.
- Maury describes a model similar to Peach Plum Village, where homes are marketed to qualified purchasers first, and the value is capped to ensure affordability.
- Maury as the Sponsor acknowledges the planning board's concerns and emphasizes the financial and planning impacts of the zoning change, suggesting the Finance Committee should not contradict the planning board.

- Erika Mooney express support for the need for housing but raise concerns about the location and the evolving nature of the proposal.
- Motion to support the Planning Board's motion on Article Twelve (Zoning Map Change: LUG-2 to R-5- Woodland Drive and R-20 to R5), made by Peter, seconded by Jeremy.
Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.

Discussion on Article Sixteen - Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation

- Hillary Rayport introduces Article 16, which aims to reform the Planning Commission by adding elected members and reducing the Planning Board membership to one appointed person.
- Rayport argues that the current structure is not effective and that the proposed changes would increase representation and accountability.
- Barry Rector and Nat Lowell express concerns about the accuracy of the narratives presented and the potential negative impact on the NP&EDC and Planning Board.
- Mary Longacre and Leslie Snell highlight the challenges of electing members and the importance of maintaining the current structure to ensure diversity and expertise on the commission.

Article Sixteen Final Considerations, Motion and Adjournment

- Motion to close public comment on Article Sixteen (Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation) made by Peter, seconded by Stephen. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau and other committee members discuss the importance of collaboration and the need for a clear and concise presentation of the proposed changes.
- Hillary Rayport reiterates the need for reform and the support from the community, emphasizing the potential benefits of the proposed changes.
- Motion not to adopt Article Sixteen (Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation) made by Joe, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Stephen Aye, Jeremy Aye, Jill Aye, Joanna Aye, Rob Aye, Denice Aye. Passes 7-1**

- Motion to Adjourn, made by Peter, seconded by Jeremy **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**