



Town of Nantucket Finance Committee

December 12th, 2024 – Minutes

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

Staff:	Brian Turbitt, Finance Director; Libby Gibson, Town Manager; Steven Hunter, Financial Analyst
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Stephen Maury, Christopher Glowacki, Joanna Roche
Absent Members:	Rob Giacchetti

Finance Committee Meeting Call to Order

- Denice Kronau calls the Finance Committee meeting to order on Thursday, December 12, 2024.
- Denice asks for a motion to approve the agenda, made by Peter, seconded by Joe. **Roll Call Vote: Chris Aye, Joe Aye, Peter Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Public comment is opened, but no comments are made.
- Denice Kronau announces her decision to stay as chair through June 30, 2025, unless there is a violent objection from the committee.

Leadership Update and Public Hearing on 2025 Annual Town Meeting Articles A - F

- Denice Kronau announces her decision to stay as chair through June 30, 2025, unless there is an objection from the committee.
- Denice Kronau announces that Stephen will stay as vice chair.
- The committee will conduct a public hearing on the 2025 annual town meeting articles.
- Denice Kronau explains the process for the public hearing, including reading off the names of the articles and allowing sponsors to speak if present.
- Citizen Warrant Articles A through F are introduced, with specific details provided for each.

Discussion on Citizen Warrant Article G - Short-Term Rentals

- Matthew Peel discusses Article G, a general bylaw amendment on short-term rentals, emphasizing the article's temporary nature and goal to collect information.

- Peter Schaeffer questions Matthew Peel about additional restrictions on short-term rentals.
- John Giorgio clarifies the restrictions, including a cap on the number of short-term rental certificates and a 70-day maximum for each lot.
- Matthew Peel thanks John Giorgio and the town manager for their support in drafting the article.

Public Hearing on Citizen Warrant Articles H – Z

- Various zoning and sewer district map change articles are introduced, with specific details provided for each.
- John Giorgio explains the legal analysis being conducted to determine if certain articles constitute repetitive zoning petitions.
- Stephen Maury discusses the differences between the current and proposed zoning changes for Woodland Drive.
- Arthur Gasbarro expresses concerns about the impact of the proposed zoning changes on traffic and infrastructure.

Financial Metrics and Island Home Project

- Peter Schaeffer and Brian Turbitt discuss the financial metrics and costs associated with the Island Home project.
- The project is expected to cost around \$100 million, with a significant portion going towards utilities and maintenance.
- The new facility will have 45 beds, all single rooms, and is expected to be more cost-effective in the long run.
- The committee discusses the potential impact of the project on the town's budget and the need for additional funding.

Committee Reports and Resiliency Advisory Committee Update

- Peter Schaeffer provides updates on the Solid Waste committee, they only had one company bid.
- Jeremy Bloomer and Brian Turbitt discuss the financial metrics and costs associated with the Our Island Home project.
- Joanna Roche provides an update on the Coastal Resiliency Advisory Committee, including ongoing discussions on funding mechanisms for CRP projects.

- The committee discusses the potential use of the beach sticker fee and other funding mechanisms to support coastal resiliency projects.

Final Remarks and Adjournment

- The committee discusses the number of Select Board items expected for the 2025 annual town meeting warrant.
- Denice Kronau announces the date of the next meeting, Monday, January 6, 2025.
- The meeting is adjourned after a motion by Peter and a second by Joe. **Roll Call Vote: Joanna Aye, Stephen Aye, Jeremy Aye, Chris Aye, Jill Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**