

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

Committee/Board/s	FINANCE COMMITTEE
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Day, Date, and Time	TUESDAY, JANUARY 14, 2025 @ 4:00 PM
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Location / Address	REMOTE PARTICIPATION VIA ZOOM The meeting will be aired at a later time on the Town's Government TV YouTube Channel https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA
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Signature of Chair or Authorized Person	STEVEN HUNTER
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**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/83846658116?pwd=iDlBAFYwSvFYUU4pEZi7whE9Q1fvoq.1>

Meeting ID: 838 4665 8116

Passcode: 301493

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Discussion, deliberation and potential motions for Citizen Warrant Article D – Rescind
Unused Borrowing Authority – Affordable Housing Trust Fund
5. Discussion, deliberation and potential motions for Citizen Warrant Article E – Acceptance of
MGL Ch. 33 S. 59
6. Discussion, deliberation and potential motions for Citizen Warrant Article V – Charter
Change – Notices of Public Hearings
7. Discussion, deliberation and potential motions for Warrant Articles for Annual Town
Meeting 2025
8. Committee Reports

9. Assign Town Departments to Finance Committee Members for the FY2026 Budget Review

10. Date of Next Meeting – Thursday, January 16, 2025 @ 4:00 PM (hybrid)

11. Other Business

12. Adjournment

D D

Citizen Warrant Article

Primary Sponsor

Name: Toby Brown
Address: 324 Polpis Road
Email: TobyHBrown@gmail.com
Phone #: 843-513-9657

Warrant Article Title: Accountability for Affordable Housing Funds

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

; or otherwise act thereon.

ARTICLE (Rescind Unused Borrowing Authority)

To see what action the Town will take to repeal or rescind unused borrowing authority authorized by Article 18 of the 2023 Town Meeting, or to take any other action related thereto.

For information of voters 2023 ARTICLE 18 provided as follows:

Appropriation: Affordable Housing Trust Fund)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of supporting the Affordable Housing Trust Fund in the Town of Nantucket for Fiscal Year 2024; provided such appropriation shall be contingent on the passage of a Proposition Two and One-half override ballot question; or to take any other action related thereto.

FINANCE COMMITTEE MOTION: Moved to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, the sum of Six Million Five Hundred Thousand Dollars (\$6,500,000) for the purposes of supporting the Affordable Housing Trust Fund in the Town of Nantucket for Fiscal Year 2024; provided such appropriation shall be contingent on the passage of a Proposition Two and One half override ballot question.

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

D

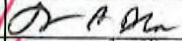
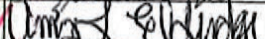
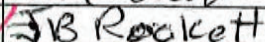
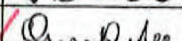
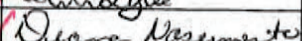
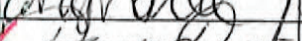
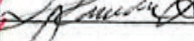
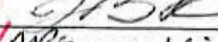
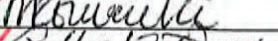
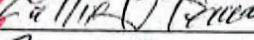
SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Annual Town Meeting Citizen Warrant Articles require the signature of at least 10 registered voters.

Special Town Meeting Citizen Warrant Articles require the signature of at least 100 registered voters (or 10% of registered voters, whichever is the lesser number).

Your signature should be written as substantially as registered. If you are prevented by physical disability from writing you may authorize some person to write your name and residence in your presence.

I		II		III		
	C K	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1	✓		Toby H. BROWN			324 Polpis Rd
2	✓		Suzette Brown			324 Polpis Rd
3	✓		Amy L Eldridge			56 Sankaty Rd
4	✓		ISHA M. CULLO			13A 1ST Way
5	✓		TOBY H. BROWN J.B. Rockett			70 Polchuck
6	✓		Omari Doyle			5A Hillside Ave
7	✓		Diana Nascimento			7 Appleton Rd.
8	✓		Thomas Barada			14 Tashman
9	✓		Kevin Hysper			15 Bartlett
10	✓		Jana Duarte			3 Cedar Circle
11	✓		Dominic Duarte			3 Cedar Cir.
12	✓		Dan Frank			40 Vespa Ln
13	✓		John Robbie			10 Trotter Ln
14	✓		Meghan Glowacki			2 Weydale Rd.
15	✓		Robert J. Probert			297 Keweenaw
16	✓		JAMES Bowman			60 Old South Rd
17						
18						
19						
20						

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= no such registered voter at that address.

S= unable to identify signature or address as that of voter because of form of signature or address, or illegible.

W= wrong district or community.

T= already signed this petition.

Certification of signatures We certify that (<u>16</u>) <u>SIXTEEN</u> 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) <u>NOV. 15, 2024</u> <u>1115</u> <u>LR</u> Registrars of Voters of the Town of Nantucket
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Carolyn A. Gould
Angela Holmes
Judith Wodynski

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

D

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	I	II	III			
	C K	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1		<i>Meredith Lepore</i>	Meredith Lepore			87 Skyline Drive
2		<i>Timothy LeDore</i>	TIMOTHY LE DORE			46 PROSPECT
3		<i>Elizabeth Tornovich</i>	ELIZABETH TORNOVICH			2 Doc Ryder Drive
4		<i>Matthew Pal</i>	Matthew Pal			87 Skyline Dr
5		<i>Nicole Ridge</i>	Nicole Ridge			97 Goldfinch Dr
6		<i>Maria Falek</i>	Maria Falek			52 Cayo Ln
7		<i>Emily H. Kilvent</i>	Emily H. Kilvent			4 Darling St.
8		<i>Courtney Gollmy</i>	Courtney Gollmy			19 Helen Dr
9		<i>Gilleen Mees</i>	Gilleen Mees			28 Kelley Rd
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Certification of signatures

We certify that ()
signatures checked this ☒ 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)

NOV. 15, 2024
1115 LR
Registrars of Voters of the Town of Nantucket

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

D

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	I		II		III	
	C K	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1		<i>Doris C. Strang</i>	Doris C. Strang			10 Tripp Drive Nantucket
2		<i>CHAD GINGRAS</i>	CHAD GINGRAS			3 Yawkey way.
3		<i>Richard H. Mack</i>	Richard H. MACK			1813 Polpis Rd
4		<i>Jason A. Russo</i>	Jason A. Russo			25A Park Circle
5		<i>GARLIE STRANG</i>	GARLIE STRANG			10 Tripp Dr.
6		<i>Sam Perry</i>	Sam Perry			14 South Shore
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T= already signed this petition.

Certification of signatures We certify that () 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) NOV 15, 2024 1:15 Registrars of Voters of the Town of Nantucket <i>LR</i>
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E

E

Citizen Warrant Article

Primary Sponsor

Name: Ryan B Webb
Address: 30 Dukes Rd Nantucket MA 02559
Email: Ryan.Webb.5800@gmail.com
Phone #: 508 901 1512

Warrant Article Title: EFFECT OF Military Service ON Salary,
SENIORITY AND LEAVE OF PUBLIC EMPLOYEES.

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

(Acceptance of MASS General Law Part 1,
Title 5, Chapter 33 Section 59)

SEE ATTACHED.

; or otherwise act thereon.

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

E 11/18/24
1822
MH

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

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I		II		III		
	C K	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1	✓	Ryan B Well	Ryan B. Well			30 Dukes Rd, Nantucket
2	✓	Robert R. DeCosta	Robert R. DeCosta			22 Sesapua Rd.
3	✓	Raymond DeCosta	Raymond DeCosta			4 Waydole Rd
4	✓	Kimberley D. Olney	Kimberley D. Olney			55 VESTAL ST.
5	✓	James A. Olney	James A. Olney			55 VESTAL ST.
6	✓	JANET DE COSTA	JANET DE COSTA			4 WAYDALE RD
7	✓	Shirley Smith	Shirley Smith			31 Appleton Road
8	✓	David Angelastro	David Angelastro			36 Somerset Rd.
9	✓	Corey Ray	Corey Ray			88 Folger Ave
10	✓	Stephen Taffey	Stephen Taffey			6 Newtown Ct.
11	✓	Chris Holland	Chris Holland			36 Flintlock Rd
12	✓	Joshua B. Sibley-Middle	Joshua B. Sibley-Middle			15 Teasdale Circle
13	✓	Frankie HANCOCK	Frankie HANCOCK			64 Fairgrounds Rd
14	✓	John Grogan Jr.	John Grogan Jr.			11 Friendship Lane
15	✓	Raymond T. McClure	Raymond T. McClure			3 Toombs Court
16	✓	Kevin Remios	Kevin Remios			5 TOPAZ CIR
17	✓	DEBRA DeCosta	DEBRA DeCosta			22 Sesapua Rd.
18	✓	Mack McGrath	Mack McGrath			16 Harbor Pk
19	✓	Kayla McGrady	Kayla McGrady			18 W. York Lane
20						

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W= wrong district or community.

T= already signed this petition.

Certification of signatures

We certify that (18) Eighteen 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)

Registrars of Voters of the Town of Nantucket

Judith Wodynski
Carolyn A. Gould

Part I ADMINISTRATION OF THE GOVERNMENT**Title V** MILITIA**Chapter 33** MILITIA**Section 59** EFFECT OF MILITARY SERVICE ON SALARY, SENIORITY
AND LEAVE ALLOWANCES OF PUBLIC EMPLOYEES

Section 59. (a) An employee of the commonwealth in the service of the armed forces of the commonwealth or a reserve component of the armed forces of the United States shall be entitled to receive pay without loss of ordinary remuneration as a public employee during service in the uniformed services, annual training under section 60 or drills and parades under section 61, not exceeding 40 days in any federal fiscal year, and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime. For the purposes of this section, "uniformed services" shall have the same meaning as defined in section 13. For the purposes of this subsection, "day" shall mean any 24-hour period regardless of calendar day.

(b) An employee of the commonwealth in the service of the armed forces of the commonwealth under sections 38, 40 or 41 shall be entitled to receive pay without loss of ordinary remuneration as a public employee and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime during the first 30 consecutive days of any mission. Thereafter, any such ordinary remuneration shall be reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period, and there shall be no loss of any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime. National guard duty performed under Title 32 of the United States Code shall not be deemed service in the armed forces of the commonwealth under sections 38, 40 or 41 for the purposes of this section.

(c) An employee of the commonwealth in the armed forces of the commonwealth performing duty under Titles 10 or 32 of the United States Code shall be paid the regular base salary as a public employee for each pay period of such military leave of absence, reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period, and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime.

(d) An employee of the commonwealth in a reserve component of the armed forces of the United States who is ordered to service for more than 30 consecutive days shall be paid the regular base salary as a public employee for each pay period of such military leave of absence, reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period. No such employee shall lose any seniority or accrued vacation leave, sick leave, personal leave, compensation time or earned overtime.

(e) An employee of a county, city or town which, by vote of its county commissioners, city council or inhabitants at a town meeting, has accepted this section or similar provisions of earlier laws, shall be entitled to the benefits and protections of this section or the benefits of the accepted earlier law.

(f) For the purposes of this section, "base pay for military service" shall not include any housing, incentive, bonus, skills pay, allowance or other stipend or benefit paid to the employee for the employee's military service.



Citizen Warrant Article Questionnaire

The Finance Committee (FinCom) encourages article sponsors to provide complete and comprehensive answers to the below questions. Your materials will be distributed to members well in advance of the Public Hearing at which you will have the opportunity to speak on your proposal. The more specific and relevant information provided on the action you seek from the Town Meeting, the more prepared FinCom will be for the actual hearing with you. The questionnaire is not required but is intended to provide a full set of materials for the FinCom to evaluate. Additional sheets may be attached to this form.

Date Form Completed: 16 Nov 24	Date Rec'd by Town Admin:
Article Title: Pay for Military Service Deployment.	
Sponsor Name: Ryan B. Webb	Email: Ryan.Webb.5900@gmail.com

1	<i>At a summary level, what is the proposed purpose and objective of this Warrant Article?</i>
Response	Pay for town employees while Deployed.
2	<i>Does the community-at-large gain value through the article? If so, how?</i>
Response	Yes, Retain Good Town Employees
3	<i>Have you done any research on the topic that can be shared? If yes, please feel free to attach any supplemental information.</i>
Response	Yes ALREADY Done at the State Level

4	<i>What is your understanding of the cost implications (operating and capital), both immediate and long-term to the town? (example: personnel costs, maintenance, equipment, supplies, etc); and, what would be the proposed funding source?</i>
Response	Salary will remain the same
5	<i>Who do you envision executing the outcome of the article (will it require a new position; how would it fit in with a particular department; who would enforce it; who would be in charge of implementing it)? Have efforts have been made to involve the necessary participants as to the impacts of executing the article?</i>
Response	No.
6	<i>Is the topic of the article contained within any Town Plan (ie, Master Plan, Transportation Plan, Capital Improvement Plan, Strategic Plan)?</i>
Response	No.

September 2019

V 3:15 pm
11/18/24
mt

Citizen Warrant Article

Primary Sponsor

Name: Jason Graziadei
Address: 22 Nanina Drive
Email: jasongraziadei@n-magazine.com
Phone #: 325-2141

Warrant Article Title: Notices of Public Meetings

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

; or otherwise act thereon.

(Notices of Public Hearings)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2025 Annual Town Meeting:

To see if the Town will vote to amend Chapter 2, "Administrative Procedures", Section 2-1, "Public hearing required; manner of notice", of the Code of Nantucket, by striking Paragraph A and by inserting the following new Paragraph A in its place:

- A. Publishing notice of such hearing in such manner as is specified by any law or, if no manner is specified, then in any print newspaper or electronic media, having general circulation within the Town of Nantucket.

or take other action with regard thereto.

Signature	Printed Name	Street Address
✓	Jason Graziadei	22 Narina Drive
✓	Peter Sutters	25 Hussey Street
✓	Sage Morgan	25 Hawthorne Lane
✓	Peter Engen	10 Bartlett Rd
✓	DATE GARY	58 BARTLETT RD
✓	Tobias Glidden	22 Rugged Road
✓	Jordan Gilson	1 Salros Road
✓	Jess Torres	108 Surfside Rd.
✓	Therese Kaschuk	13 Maceys Lane
✓	Lori Garrahan	12 Geary Ave
✓	Laurie Richards	4 Wood Lily Rd
✓	Lindsay Pykosz	8B Waydare Road
✓	Kimberly Beamish	3206 POLPIS RD.
N	Holly Ruth Finigan	70 Devon Street

(Notices of Public Hearings)

We, the undersigned registered voters of the Town of Nantucket, hereby submit the following article for inclusion in the Warrant for the 2025 Annual Town Meeting:

To see if the Town will vote to amend Chapter 2, "Administrative Procedures", Section 2-1, "Public hearing required; manner of notice", of the Code of Nantucket, by striking Paragraph A and by inserting the following new Paragraph A in its place:

- A. Publishing notice of such hearing in such manner as is specified by any law or, if no manner is specified, then in any print newspaper or electronic media, having general circulation within the Town of Nantucket.

or take other action with regard thereto.

Signature	Printed Name	Street Address
	Pamela Joslin	15 DAffodil Lane
	Sheila Carroll	48 Shinnemo pond Road
	ELIOT URES	24 Somerset Lane
	Gary Winn	42 Somerset Lane
	VIENA GONZALEZ	19 WAPPOSETT Circle
	Alicia Graziadei	22 Nanina Drive
	Susan Richards	47 Ridge Lane
	Kerrie Willis	53 Polpis Road
	Jasmine Kasperyk	5 Skiff Lane

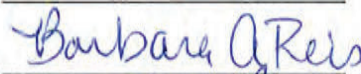
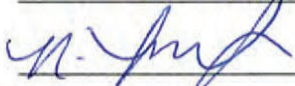
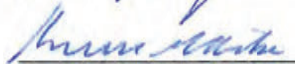
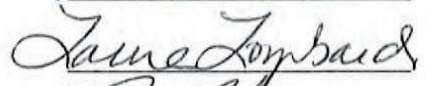
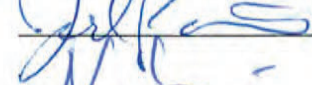
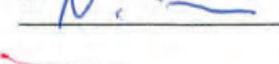
(Notices of Public Hearings)

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or take other action with regard thereto.

Signature	Printed Name	Street Address
	Carrie Phillip	1 Sheep Commons Lane
	Barbara Reis	27 Equator Drive
	Natalie Kaufman	32 Milk street
	Kenneth Bullicken	18 Pond View Dr.
	Laura Lombardi	22 Field Ave
	Richard P. Beaudette	3 Anna Drive
	Dayton Theeler	24 Nanning Dr.
	Kelly Paterson	30 Quaise Rd
	Jacques Guerin	11 Surfside Dr

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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 (13) Thirteen
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 by

Judith Wodynski
Mary Z. Holmes
Registrars of Voters of the Town of Nantucket

Carolyn A. Gould

TOWN OF NANTUCKET
May 3, 2025, Annual Town Meeting
Citizen Warrant Article Submissions
Comments of Town Counsel

Article No.	Lead Petitioner	Article Description	Comment
			and recommendation pursuant to G.L., c. 40A, §5.
C	Peter Mackay	Zoning Map Change: LUG-1 to R-20 and Overlay District Change (Country to Town) - Monohansett Rd	Approved as to form. Proposes to amend the zoning map by changing 25 Monohansett Road parcel (Map 79, Lot 112) from CTEC zoning to R-5. All proposed zoning bylaw amendments should be referred to the Planning Board for a public hearing, and a report and recommendation to Town Meeting
D	Toby Brown	Rescind Unused Borrowing Authority – Affordable Housing Trust	This article proposes to rescind unused borrowing authority under Article 18 of the 2023 annual town meeting. However, the motion under that article was to raise and appropriate \$6.5 million for affordable housing purposes contingent on a Proposition 2 and ½ override ballot question. The override passed, which resulted in a permanent increase in the Town’s real estate tax levy in the amount of \$6.5 Million. Because the vote did not authorize a borrowing, the proposal to rescind the unused borrowing authority is legally defected.
E	Ryan B Webb	Effect of Military Service on Salary, Seniority, and Leave of Public Employers (Acceptance of G.L. c. 33, § 59)	Approved as to form. This article proposes to accept a statute which ensures that public employees called to military duty will not lose

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			pay or benefits while serving, which is a local acceptance statute and requires a majority vote.
F	Frederick McClure	Zoning Bylaw Amendment - Short-Term Rentals	Approved as to form. All proposed zoning bylaw amendments should be referred to the Planning Board for a public hearing, and a report and recommendation to Town Meeting. This article would amend the use chart to put an A in all columns instead of a Y for accessory STRs. The restrictions are that the lot be used by an owner for at least 30 days/year (including friends and family, or 6-month rentals); it is used as an accessory STR for 1 day less than days used by the owner; no owner shall have multiple STRs; and minimum stays in July/August must be 7 days, while minimum stays of 3 days the rest of year. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
G	Matthew Peel	General Bylaw – Short-Term Rentals	Approved as to form. Amends Chapter 123 of the Town Code (General Bylaw) by placing a cap on the number of certificates of registration per year (1350), which in Town Counsel’s opinion, is permissible under G.L. c. 64G, § 14. The article

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			be referred to the Planning Board for a public hearing, and a report and recommendation.
T	Stephen Maury	Sewer – 13A Woodland Dr.	Approved as to form. Proposes to add portion of 13 Woodland Drive and 13A Woodland Drive to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
U	Stephen Maury	Sewer – 13A and 13 Woodland Dr.	Approved as to form. Proposes to add portion of 13 Woodland to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
V	Jason Graziadei	General Bylaw Amendment - Notices of Public Hearings	Approved as to form. Seeks to amend Chapter 2.1 of the Town Code by allowing the publication of statutory public hearing notices in any print or electronic media if no manner is specified by state law. In Town Counsel's opinion, most statutes require publication of public hearing notices in a newspaper of general circulation, which would not include an online-only newspaper.
W	Emily Molden	Zoning Bylaw Amendment Relevant to Lots Under G.L. c. 41, § 81L	There are several potential legal issues with this proposed bylaw amendment. Town Counsel will provide a separate opinion. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.