



UPDATED MEETING POSTING

Original Posting Date January 9, 2025

Original Posting Number T 033

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

Day, Date, and Time

THURSDAY, JANUARY 23, 2025 @ 4:00 PM

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>

Signature of Chair or Authorized Person

STEVEN HUNTER

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!

UPDATED AGENDA

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89795605292?pwd=Z0KjDx788WfIAXnuP8nhzKx18aDGbt.1>

Meeting ID: 897 9560 5292

Passcode: 857235

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 V – Charter Change – Notices of Public Hearings
6. Discussion, deliberation and potential motions for Citizen Warrant Article Y – Modify Town Code Ch. 124 – Signs, Satellite Dishes, Rooflines

7. Discussion, deliberation and potential motions for Citizen Warrant Article Z – Re-Used Structure Allowances
8. Discussion, deliberation and potential motions for Warrant Articles for Annual Town Meeting 2025
9. Committee Reports
10. Date of Next Meeting – Tuesday, January 28, 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

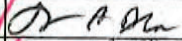
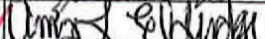
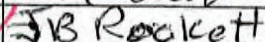
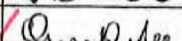
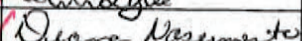
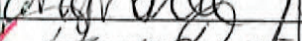
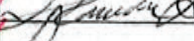
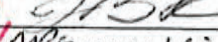
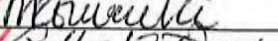
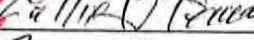
SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

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	✓		TAMAR 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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(at least three registrars' names must be signed or stamped below)

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

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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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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
✓ DAE GARY	DAE 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 Grey Ave
✓	Laurie Richards	4 Wood Lily Rd
✓	Lindsay Pykosz	8B Waydare Road
✓	Kimberly Beamish	3206 POLPIS RD.
N	Holly Ruth Finigan	70 Devon Street

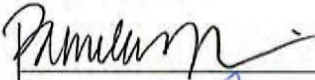
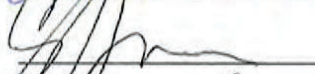
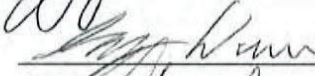
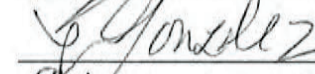
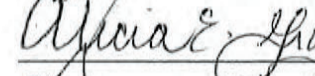
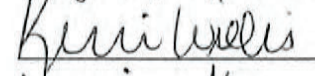
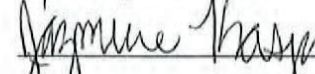
(Notices of Public Hearings)

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- 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

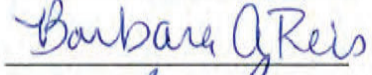
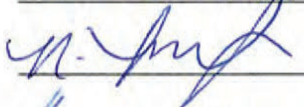
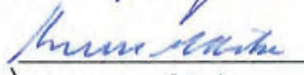
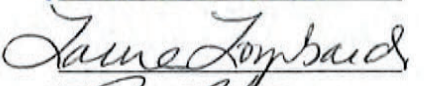
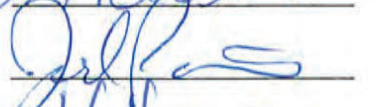
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or take other action with regard thereto.

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 Gurn	11 Surfside Dr

Instructions to Registrars

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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 be

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

Carolyn A. Gould

Y

4

3:46 pm
11/18/24
MH

Citizen Warrant Article

Primary Sponsor

Name:

STEPHEN WELCH

Address:

13 WAYDALE RD, UNIT A

Email:

STEPH-EN@HOTMAIL.COM

Phone #:

(508) 228-1001

Warrant Article Title:

C124-13 ENHANCEMENTS

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

; or otherwise act thereon.

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

Modify "Chapter 124 Signs; Satellite Dishes; Rooflines" to strengthen, and create a more easily readable and understandable chapter and sub-text.

Note:

1. Intent of this submission is to open a path for the Nantucket Historic District Commission to, itself and through its Organizational Focus Committee, directly address the matters outlined above, with the following assistance.

2. Proponents of this submission seek adoption and support by applicable Town Leadership as follows: Their review and, as may be necessary, modification of to-be-provided language (supplied by the initial proponent), within the established timeline for Town-sponsored articles to be presented to 2025 ATM for vote; and, their submission of the same for a 2025 ATM vote.

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

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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.

	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		Prec	Now living at (street and number)
				0	1		
1	✓	<i>[Signature]</i>	STEPHEN WELCH				13 WAYDALE RD, UNIT A
2	✓	<i>[Signature]</i>	Raymond Pohl				24 Pine Street
3	✓	<i>[Signature]</i>	ARTH SCHMIDT				3 CHASE ST. QUART
4	✓	<i>[Signature]</i>	Tammy Conway				55 Somerset Road
5	✓	<i>[Signature]</i>	HOLT BACKUS				320 POLPIS RD #F
6	✓	<i>[Signature]</i>	Frank Daily				164 Hummock Pond Rd
7	✓	<i>[Signature]</i>	EMILY MOLDEN				139 1/2 HUMMOCK POND RD
8	✓	<i>[Signature]</i>	MARY BERGMAN				15 NANINA PR
9	✓	<i>[Signature]</i>	Johanna Kera				20 Creek Ln
10	✓	<i>[Signature]</i>	Margaret Carr				73 Bartlett Rd.
11							
12							
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20							

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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 (10) TEN 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)

[Signature]
[Signature]
[Signature]
Registrars of Voters of the Town of Nantucket

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

Modify "Chapter 124 Signs; Satellite Dishes; Rooflines" to strengthen, and create a more easily readable and understandable chapter and sub-text.

Note:

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	I	II	III
	C Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Ward Prec Now living at (street and number)
1	☒	STEPHEN WELCH	13 WAYPALE RD, UNIT A
2	☒	VANDUE OLIVER	33 NEWTON RD
3	☒	ANNA B. OLIVER	55 HOOPER FARM RD
4	☒	Ellen Mayo	2 Surfside Dr
5	☒	HARRY LYNN	3 NEWTON RD
6	☒	STEPHEN E. CHINETTI	33 NEWTON RD
7	☒	CAMILIA MCGANLEY	22 MIZZENMAST RD
8	☒	Catherine M. Made	3 Newton Rd.
9	☒	Kristopher Menna	2A Blueberry Ln.
10	☒	Stephanie Menna	2a. Blueberry lane
11	☐		
12	☐		
13	☐		
14	☐		
15	☐		
16	☐		
17	☐		
18	☐		
19	☐		
20	☐		

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Certification of signatures

We certify that (5) five 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)

Spring D. Holmes
Judith Wodyski
Carolyn A. Gould
 Registrars of Voters of the Town of Nantucket

2

3:47 PM
11/18/24
MTT

Citizen Warrant Article

Primary Sponsor

Name: STEPHEN WELCH
Address: 13 WAYDALE ROAD, UNIT A
Email: STEPH-ENC@HOTMAIL.COM
Phone #: (508) 228-1001

Warrant Article Title: RE-USED STRUCTURE ALLOWANCES

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

; or otherwise act thereon.

CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

Allow a modest increase in the allowable ground coverage on lots and modification of lot setback requirements, on a case-by-case basis, and with protections in place for community goals to support relocation and re-use of prior existing, third-party residential structures that may otherwise be carted to the dump.

Note:

1. Intent of this submission is to kick-start discussion and action leading to a path for re-use of structures on lots that would (due to ground cover and/or setback requirements) otherwise be precluded from any allowance for re-use structures of a certain size or configuration. This, in exchange for relatively minuscule additional residential density (scattered organically) around the island.
2. An organized process, referencing established review and approval processes (e.g., by waiver, variance, special permit, or site plan review--by an existing regulatory authority) requiring relevant documentation (such as at minimum site plans and architectural drawings) is anticipated and encouraged.
3. Proponents of this submission seek adoption and support by applicable Town Leadership as follows: Their review and, as may be necessary, modification of to-be-provided language (supplied by the initial proponent), within the established timeline for Town-sponsored articles to be presented to 2025 ATM for vote; and, their submission of the same for a 2025 ATM vote.
4. Not worst case, proponents intend to open discussion of the topic to 2025 ATM.

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	Signatures to be made in person with name substantially as registered (except in case of K physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1	☒	STEPHEN WELCH			15 KAYDALE RD, UNITA
2	☒	VANOLIE OLIVER			3 B NEWTOWN RD
3	☒	ANNA B. OLIVER			55 HOOPER FARM RD
4	☒	Ellen Mayo			2 Surfside Dr.
5	☒	HARVY LYNN			3 NEWTOWN RD
6	☒	STEPHANIE CHINOTT			3B NEWTOWN RD
7	☒	CAMILIA MCGAHEY			22 MIZZENMAST RD
8	☒	Catherine M. Mack			3 Newtown Rd.
9	☒	Kristophe Megna			2A Blueberry Ln.
10	☒	Stephanie Megna			2a Blueberry Lane
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Instructions to Registrars

You must time-stamp or write in date and time these papers are received. Check this ☒ 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 (10) ten 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)

Carolyn A. Gould
Judith Wodyski
Registrars of voters of the Town of Nantucket

Carolyn A. Gould

CITIZEN ARTICLE PETITION FORM

13/202

To see if the Town will vote to:

Allow a modest increase in the allowable ground coverage on lots and modification of lot setback requirements, on a case-by-case basis, and with protections in place for community goals to support relocation and re-use of prior existing, third-party residential structures that may otherwise be carted to the dump.

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I		II		III	
	C Signatures to be made in person with name substantially as registered (except in case of K physical disability as stated above)	Printed Name	Ward 0	Prec 1	Now living at (street and number)
1		STEPHEN WELCH			15 KAYDACE RD, UNIT A
2		Raymond Pohl			24 Pine Street,
3		ANN SCHMIDT			3 CHASE LN QUAKER
4		Tammy Conway			55 Somerset Road
5		HOLLY BACKUS			320 POLPIS RD #F
6		Frank Daily			164 Hummock Pond Rd
7		EMILY MOLDEN			139 1/2 HUMMOCK POND RD
8		MARY BERGMAN			15 NANINA DR
9		Julaine Keener			200 Corey Ln
10		Margaret Carr			73 Bartlett Rd
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Instructions to Registrars

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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 (37) Seventy Seven 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

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

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

Article No.	Lead Petitioner	Article Description	Comment
			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.

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

Article No.	Lead Petitioner	Article Description	Comment
X	Carolyn Baltzer	Zoning Bylaw: Regulating Hort-Term Rentals - Nantucket Vacation Rentals (NVR)	Approved as to form. This article proposes a new definition for short-term Nantucket Vacation Rental (NVR), which would amend the use chart to allow it in all districts except CI. There are no proposed restrictions, other than maintaining a valid certificate and complying with Chapter 123 and other bylaws. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
Y	Stephen Welch	C. 124 Signs, Satellite Dishes, Rooflines	Proposes that the Town consider unspecified amendments to Chapter 124 of the Town Code relating to Signs. Satellite Dishes, Rooflines. This article is in the nature of a non-binding directive to Town officials to develop proposed bylaw language. Although the articles references actions to be taken at the 2025 ATM, the earliest a non-binding vote can take place is the 2025 ATM itself.
Z	Stephen Welch	Re-Used Structure Allowances	Proposes that the Town consider amendments to the Town Code within the timeframe of submission of Town sponsored warrant articles for the 2025 ATM that would allow an increase in the allowable ground coverage and setback requirements to promote the re-use of third-party residential structures that may be carted to the dump. This article is in the nature of a non-binding directive to Town officials. Although the articles references actions to be taken at the 2025

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

Article No.

Lead Petitioner

Article Description

Comment

			ATM, the earliest a non-binding vote can take place is the 2025 ATM itself.
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