



Town of Nantucket Finance Committee

February 10th, 2025 – Minutes

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

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

Agenda Approval and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- A motion to approve the agenda is made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Joe Aye, Peter Aye, Jeremy Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Public comments are opened and closed with no comments.
- Denice Kronau explains the process of discussing each article and making recommendations.

Discussion and Motions on Zoning Articles 31 – 34

- Leslie Snell explains Article 31 - Zoning Map Change: RC-2 to R-5 - Surfside Road and Miacomet Avenue, it received a positive motion from the Planning Board.
- Jeremy Bloomer asks for clarification on what RC-2 and R-5 means for zoning purposes.
- Motion to support the Planning Board motion on Article 31 (Zoning Map Change: RC-2 to R-5 - Surfside Road and Miacomet Avenue) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 32 - Zoning Map Change: RC-2 to R-5 or CTEC - Rosemary Way, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 32 (Zoning Map Change: RC-2 to R-5 or CTEC - Rosemary Way) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

- Leslie Snell explains Article 33 - Zoning Map Change: Zoning Map Change: RC-2 to R-5 or CTEC - Appleton Road, it received a positive motion from the Planning Board.
- Jeremy Bloomer asks for the differences between R-5 and CTEC, Leslie explains that CTEC is a heavier commercial district allowing things like Carpentry shops and landscaping businesses.
- Motion to support the Planning Board motion on Article 33 (Zoning Map Change: Zoning Map Change: RC-2 to R-5 or CTEC - Appleton Road) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Peter Aye, Joanna Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 34 - Zoning Map Change: RC-2 to R-10 or CN - Surfside Road, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 34 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road) is made by Peter, seconded by Jeremy. **Roll call vote: Jeremy Aye, Jill Aye, Joanna Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion and Motions on Zoning Articles 35 – 37

- Leslie Snell explains Article 35 - Zoning Map Change: RC-2 to CMI or CTEC - 43 Nobadeer Farm Road, it received a positive motion from the Planning Board.
- Motion to support the Planning Boards motion on Article 35 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Stephen Aye, Peter Aye, Jill Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 36 - Zoning Map Change: RC-2 to CTEC - Old South Road *aka Van Gilder Avenue*, it received a positive motion from the Planning Board.
- Motion to support the Planning Boards motion on Article 36 (Zoning Map Change: RC-2 to CTEC - Old South Road *aka Van Gilder Avenue*) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Stephen Aye, Peter Aye, Joe Aye, Jeremy Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 37 - Zoning Map Change: RC to CN - 103 Washington Street, it received a positive motion from the Planning Board.
- Jeremy Bloomer asks for clarification on what CN stands for, Leslie explains it is a lighter commercial district and the reason for the change being that the Town is phasing out the RC zoning district.

- Motion to support the Planning Board motion on Article 37 (Zoning Map Change: RC to CN - 103 Washington Street) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Stephen Aye, Jeremy Aye, Joe Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion and Motions on Zoning Articles 38 - 41

- Leslie Snell explains Article 38 - Zoning Map Change: ROH to CDT - North Water Street, it received a positive motion from the Planning Board.
- Jeremy Bloomer asks for clarification on what ROH and CDT mean for these properties, Leslie explains ROH is the residential old historic zoning district mainly comprised of residential. CDT is commercial downtown allows for more ground cover and height and allows a mix of residential and commercial.
- Motion to support the Planning Board motion on Article 38 (Zoning Map Change: ROH to CDT - North Water Street) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 39 - Zoning Map Change: R-40 to ROH 0 Fair Street, Portion of, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 39 (Zoning Map Change: R-40 to ROH 0 Fair Street, Portion of) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 40 - Zoning Map Change: R-40 to CN - 23 Airport Road, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 40 (Zoning Map Change: R-40 to CN - 23 Airport Road) is made by Peter, seconded by Jill. **Roll call vote: Jeremy Aye, Joe Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains Article 41 - Zoning Map Change: Open Space Parcels – Various, it received a motion to take no action by the Planning Board.
- Jeremy asks why the Finance Committee is being asked to review this Article if the Planning Board and Land Bank are still working out the details with a motion of take no action.
- Denice Kronau and John Giorgio explain this Article is on the Warrant and cannot be withdrawn, so the Finance Committee is required to make a motion.

- Leslie Snell explains the Planning Board brought forward Article 41, Land Bank staff reached out and let the Planning Board know that it could negatively impact some potential plans and asked for the Board to take no action.
- Motion to support the Planning Board motion on Article 41 (Zoning Map Change: Open Space Parcels - Various) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion and Motions on Zoning Articles 42 - 51

- Leslie Snell explains the next 10 Articles are necessary/recommended because of the Affordable Homes Act that was passed.
- Leslie explains Article 42 - Zoning Bylaw Amendment: Temporary Moratorium on Tertiary Dwellings, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 42 (Zoning Bylaw Amendment: Temporary Moratorium on Tertiary Dwellings) is made by Peter, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 43 - Zoning Bylaw Amendment: Accessory Dwelling Unit, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 43 (Zoning Bylaw Amendment: Accessory Dwelling Unit) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 44 - Zoning Bylaw Amendment: Protected Use Accessory Dwelling Unit (ADU), it received a positive motion from the Planning Board.
- Motion to support the Planning Boards motion on Article 44 (Zoning Bylaw Amendment: Protected Use Accessory Dwelling Unit (ADU)) is made by Peter, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Jeremy Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 45 - Zoning Bylaw Amendment: Principal Dwelling, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 45 (Zoning Bylaw Amendment: Principal Dwelling) is made by Peter, seconded by Jeremy. **Roll call vote: Jeremy Aye, Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

- Leslie explains Article 46 - Zoning Bylaw Amendment: Dwelling Unit, it received a positive motion from the Planning Board.
- Motion to support the Planning Boards motion on Article 46 (Zoning Bylaw Amendment: Dwelling Unit) is made by Peter, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 47 - Zoning Bylaw Amendment: Year-round Housing, it received a positive motion from the Planning Board.
- Discussion ensues around the language of the Article 47, including the 10-month occupancy and cleaning up the language to express the intent more clearly. A motion is made to support the planning boards motion with the intent to review the language in the Article.
- Motion to support the Planning Board motion on Article 47 (Zoning Bylaw Amendment: Year-round Housing) is made by Peter, seconded by Stephen. **Roll call vote: Jill Aye, Stephen Aye, Peter Aye, Jeremy Aye, Joe Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 48 - Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling.
- Article 48 is still waiting to be finalized by the Planning Board, will be reviewed at a later meeting.
- Leslie explains Article 49 - Zoning Bylaw Amendment: Definitions - Attainable Housing, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 49 (Zoning Bylaw Amendment: Definitions - Attainable Housing) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Stephen Aye, Peter Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 50 - Zoning Bylaw Amendment: Cottage Community it received a motion to take no action from the Planning Board.
- Motion to support the Planning Board motion on Article 50 (Zoning Bylaw Amendment: Cottage Community) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Stephen Aye, Peter Aye, Jeremy Aye, Joe Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 51 - Zoning Bylaw Amendment: Inclusionary Housing, it received a positive motion from the Planning Board.

- Motion to support the Planning Board motion on Article 51 (Zoning Bylaw Amendment: Inclusionary Housing) is made by Peter, seconded by Stephen. **Roll call vote: Jill Nay, Stephen Aye, Peter Aye, Jeremy Aye, Joanna Aye, Joe Aye, Denice Aye. Passes 6-1.**

Discussion and Motions on Zoning Articles 52 & 53

- Leslie explains Article 52 - Zoning Bylaw Amendment: Use Chart - Pickleball it received a motion to take no action from the Planning Board.
- Jill Vieth Expresses that she would like to have a conversation about this, acknowledging that while the motion is to take no action, this Article is on the warrant and could be called at Town Meeting.
- Discussion ensues on why this Article was included on the Warrant and how the Committee should move forward on this Article with the concern of it being called at Town Meeting.
- Motion to support the Planning Board motion on Article 52 (Zoning Bylaw Amendment: Use Chart - Pickleball) is made by Peter, seconded by Stephen. **Roll call vote: Peter Aye, Stephen Aye, Jill Aye, Jeremy Aye, Joe Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 53 - Zoning Bylaw Amendment: Solar Energy, it received a positive motion from the Planning Board.
- Motion to support the Planning Board motion on Article 53 (Zoning Bylaw Amendment: Solar Energy) is made by Peter, seconded by Jill. **Roll call vote: Jeremy Aye, Joe Aye, Joanna Aye, Peter Aye, Stephen Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Discussion and Motion on Zoning Articles 54, 55, and 56

- Leslie explains Article 54 - Zoning Bylaw Amendment: Technical Amendment - Moorlands Management District, it received a positive motion from the Planning Board.
- Jeremy Bloomer questions the governance change, seeking clarification on the oversight of the Moorlands Management District and its move to the Zoning Board.
- Leslie Snell explains that the MMD is the most restrictive zoning district, allowing very little ground cover, and the change was made to address neighbor-to-neighbor issues better suited to the Zoning Board.
- Motion to support the Planning Board motion on Article 54 (Zoning Bylaw Amendment: Technical Amendment - Moorlands Management District) is made by Peter, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Stephen Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

- Leslie explains Article 55 - Zoning Bylaw Amendment: Technical Amendment - Secondary Dwelling, it received a positive motion from the Planning Board.
- Leslie Snell discusses a cleanup for secondary dwelling definitions, noting a cut-and-paste error that needs to be corrected.
- Motion to support the Planning Board motion on Article 55 (Zoning Bylaw Amendment: Technical Amendment - Secondary Dwelling) is made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 56 - Zoning Bylaw Amendment: Temporary Moratorium on Recreational Marijuana Establishments, it received a positive motion from the Planning Board.
- Leslie Snell discusses a temporary moratorium on recreational marijuana establishments, noting that it expired in 2018 and is no longer needed.
- Motion to support the Planning Board motion on Article 56 (Zoning Bylaw Amendment: Temporary Moratorium on Recreational Marijuana Establishments) is made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Stephen Aye, Peter Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Citizen Warrant Zoning Articles 57, 58, 59, and 65.

- Leslie explains Article 57 - Zoning Map Change: R-20 to R-10 - 32 Appleton Road, it received a motion to take no action from the Planning Board.
- Leslie Snell explains that the Planning Board gave a negative recommendation due to concerns about extending the R 10 zoning district.
- Motion to support the Planning Board motion on Article 57 (Zoning Map Change: R-20 to R-10 - 32 Appleton Road) is made by Jeremy, seconded by Jill. **Roll call vote: Jeremy Aye, Joe Aye, Joanna Aye, Jill Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Leslie explains Article 58 - Zoning Map and Zoning Overlay Change: LUG-1 to R-20 and Town and Country Overlay District Change - 25 Monohansett Road, it received a motion to take no action from the Planning Board.
- Joseph Wright explains that this Article is for the two brothers that own to split the lots.
- Leslie Snell explains that this Article would rezone this property into a district that is completely isolated and could be challenged as spot zoning.
- Motion to support the Planning Board motion on Article 58 (Zoning Map and Zoning Overlay Change: LUG-1 to R-20 and Town and Country Overlay District Change - 25

Monohansett Road) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Stephen Aye, Jeremy Aye, Joe Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**

- Leslie explains Article 59 - Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road.
- Article 59 still needs to be finalized by the Planning Board, will be reviewed at a later meeting.
- Article 65 also still needs to be finalized by the Planning Board, will be reviewed at a later meeting.

Citizen Warrant Zoning Articles 60-64

- Stephen Maury speaking as the article sponsor had requested the Planning Board to not adopt Article 60, explaining the history and status of the property.
- Stephen Maury as the article sponsor discusses the potential for flex development, which would allow for more buildable lots and green space.
- Stephen Maury as the article sponsor explains that the Planning Board made a positive motion on Article 61 and take no action on Articles 62, 63, and 64.
- Peter Schaeffer questions the difference between the current proposal and the previous one, noting that the density has been reduced from 40 to 27 dwellings.
- Joanna Roche supports the proposal, emphasizing the need for affordable housing and the importance of reaching a compromise on development.

Citizen Warrant Articles 60-64 Concerns and Clarifications on Zoning Change

- Erika Mooney expresses concerns about the potential for higher density development and the impact on the neighborhood.
- Stephen Maury as the article sponsor clarifies that the zoning change would not necessarily result in more dwellings but would provide more flexibility in design.
- Arthur Gasbarro raises concerns about the potential strain on town services and the impact of doubling the number of dwelling units.
- Stephen Maury as the article sponsor responds, clarifying that there is no scenario where 36 dwellings could be built, and the focus is on attainable housing and year-round occupancy.

Citizen Warrant Articles 60-64 Final Vote on Zoning Map Change

- Denice Kronau explains the process and the Planning Board's positive recommendation for the zoning map change.

- Motion to support the Planning Board motion on Article 60 (Zoning Map Change: R-20 to R-10 - 13A and Portion of 13 Woodland Drive) is made by Joe, seconded by Jill. **Roll call vote: Jill Aye, Peter Aye, Joe Aye, Jeremy Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board motion on Articles 62,63 and 64 is made by Joe, seconded by Peter. **Roll call vote: Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau notes the importance of the upcoming Sewer Commission meeting and the need for continued collaboration with the Planning Board and neighbors for Article 61.
- Motion to support the Planning Board motion on Article 61 (Zoning Map Change: LUG-2 to R-20 - Portion of 13 Woodland Drive) is made by Joanna, seconded by Joe. **Roll call vote: Joe Aye, Joanna Aye, Jill Aye, Peter Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Closing Comments Adjournment

- Denice Kronau asks if anyone has committee reports, nobody has anything to report.
- Denice asks for a motion to Adjourn.
- Motion to Adjourn made by Jill, seconded by Peter. **Roll call vote: Jill Aye, Stephen Aye, Joe Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**