# 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)

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|---|---|
| **Committee/Board/s** | FINANCE COMMITTEE |
| **Day, Date, and Time** | TUESDAY, MARCH 4, 2025 @ 4:00 PM |
| **Location / Address** | REMOTE PARTICIPATION VIA ZOOM<br>**The meeting will be aired at a later time on the Town's Government TV YouTube Channel**<br>https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA |
| **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!** |

## AGENDA

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

Join Zoom Meeting
https://us06web.zoom.us/j/83808469781?pwd=MCVlCGOPup9QN5IOvMqUjaJNJGbblY.1

Meeting ID: 838 0846 9781
Passcode: 718476

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Citizen Request for Reconsideration of the Committee's Recommendation on Article 66
5. Review and Approval of Finance Committee meeting minutes for the following dates, votes may be taken:
   - March 9, 2023
   - March 13, 2023
   - March 14, 2023
   - April 25, 2023
   - May 2, 2023
   - July 12, 2023
   - September 12, 2023
   - September 26, 2023
   - November 2, 2023

- December 14, 2023
- January 8, 2024
- January 11, 2024
- January 16, 2024
- January 25, 2024
- January 30, 2024
- February 1, 2024
- February 8, 2024
- February 12, 2024
- February 13, 2024
- February 15, 2024
- February 22, 2024
- March 5, 2024
- March 7, 2024
- March 11, 2024
- April 2, 2024
- April 25, 2024
- May 2, 2024
- June 4, 2024
- July 9, 2024
- July 15, 2024
- July 16, 2024
- December 12, 2024
- January 14, 2025

6. Open Meeting Law complaint filed by Meghan Perry Glowacki, dated January 9, 2025: acknowledge receipt of complaint; review allegations, discuss response and authorize submission of response by Town Counsel; votes may be taken.

7. Discussion, deliberation and potential motions on Warrant Articles for Annual Town Meeting 2025

| Article | Primary Sponsor | Description |
|---|---|---|
| 72 | Select Board | General Bylaw Amendment: Car Rental Agencies, Registration of |
| 73 | Select Board | General Bylaw Amendment: Bicycle Right of Way |
| 74 | Select Board | General Bylaw Amendment: Motorized Passenger Devices |

8. Committee Reports

9. Date of Next Meeting – Thursday, March 6, 2025 @ 4:00 PM (remote)

10. Other Business

11. Adjournment

Outlook

**3/4/25 FinCom Agenda-PLEASE ACKNOWLEDGE RECEIPT.**

**From** Kit Murphy <sconset02564@gmail.com>
**Date** Tue 3/4/2025 11:57 AM
**To** Denice Kronau <dkronau@nantucket-ma.gov>; John W. Giorgio <JGiorgio@k-plaw.com>; Steven Hunter <shunter@nantucket-ma.gov>



Dear Denice,

Last night I looked at tonight's FinCom agenda and saw a scheduled item as follows:

4. Citizen Request for Reconsideration of the Committee's Recommendation on Article 66.

I never intended to ask or have the FinCom reconsider its vote on Article 66 or any other ATM STR.

What I was hoping to accomplish is to re-open the Article 66 public hearing for clarification of Dr. Baltzer's reporting a 15% decline in STR Rooms Occupancy Tax (ROT) from 2023 to 2024 as opposed to Brian Turbitt reporting a 7.86% increase for the same revenue and same time period respectively. This discrepancy deserved to be addressed, but I never had the chance.

If you remember, Brian Turbitt left the meeting, returned, and reported his findings after the Article 66 Public Hearing had closed, and there was no chance to ask about the discrepancy. I had raised my hand ✋ to ask this question but because the FinCom was deliberating, you said I couldn't speak then but I'd have a chance later in the meeting. FinCom voted on Article 66, and there was no point left in the meeting when I could ask what I thought was a pertinent question. If Article 66's public hearing were to be reopened, I might very well be the only member of the public to ask a question.

I suggest removing tonight's agenda item #4 and FinCom's discussion and deliberation. Then, I could speak during Public Comment about what I was asking for and, in essence, also offer an apology to FinCom for any confusion I might have caused.

I have no interest in impeding the work of the Town. Quite the contrary, I respect everyone's effort and only wish to enhance, not detract from, our political process.

Despite its lateness, please share this email with your fellow Commissioners and include it in tonight's meeting packet. I look forward to my three minutes of Public Comment time.

As always, thank you for everything you do in Nantucket's interest and for chairing such an organized meeting week after week. It's appreciated more than you know.

Best,

Kit Murphy

# Town of Nantucket

# Finance Committee

# March 9, 2023, Minutes

## 4:00pm Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Mariya Basheva, Assistant Town Accountant; Jerico Mele, Director of Human Services |
| Attending Members: | Denice Kronau, Chair, Joseph Grause, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Joanna Roche |
| Absent Members: | Stephen Maury, Peter McEachern, Christopher Glowacki |

**Opening and Public Participation Guidelines**

- Denice Kronau confirms the meeting order and public participation guidelines, emphasizing the use of full names for Zoom access.
- Denice Kronau confirms the presence of all members and persons, including Joseph Grause, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Joanna Roche, Brian Turbitt and Mariya Basheva.
- Denice Kronau reminds the public that the meeting is being recorded and advises against screen sharing to avoid capturing sensitive information.
- Denice Kronau introduces each speaker on the agenda and requests members to hold comments, questions, or motions until their name is called.
- Denice Kronau mentions that each vote will be conducted by roll call.

**Approval of the Agenda and Public Comment**

- Denice Kronau requests approval of the agenda, which is moved and seconded by Joseph Grause and Peter Schaeffer, respectively.

  **Roll Call: Grause Aye, Schaeffer Aye, Vieth Aye, Bloomer Aye, Roche Aye, Kronau Aye. Passes Unanimously.**

- Denice Kronau opens the meeting for public comment, noting that there are no public comments on items not on the agenda.
- Denice Kronau closes public comment and begins with the review, discussion, and potential adoption of the town meeting warrant articles.

**Review of Town Meeting Warrant Article 8: Select Board General Operating Fund Budget**

- Brian Turbitt reviews Article 8, highlighting two changes: a $70,000 addition to the public works line item for cemetery mapping and assessments, and a $800,000 increase in the education line item for salary adjustments.
- Brian Turbitt explains that the $70,000 will be transferred from the sale of cemetery lots and will revert back if unused.
- Brian Turbitt details the total operating budget of $116,235,316, including $114,605,816 from the fiscal 24 tax levy and other general revenues, and $1,559,500 from free cash.
- Denice Kronau calls for questions from the Finance Committee, with Joseph Grause asking about the certified free cash amount, which Brian Turbitt confirms as $20,553,023.
- The motion to adopt Article 8 is moved by Peter Schaeffer, and seconded by Jill Vieth.

  **Roll Call: Grause Aye, Schaeffer Aye, Roche Aye, Vieth Aye, Kronau Aye, Bloomer Aye. Passes Unanimously.**

**Review of Town Meeting Warrant Article 9: Appropriation for Health and Human Services**

- Brian Turbitt hands over the discussion to Jericho Mele and Dorothy Hertz for Article 9, which covers Health and Human Services grants.
- Jericho Mele introduces Dorothy Hertz, who presents the recommendations from the Contract Review Committee (CRC) for 2024 human service grants and the cannabis grant.
- Dorothy Hertz highlights the importance of cultural competence and the success of Health Imperatives in meeting the needs of the community.
- Dorothy Hertz discusses the collaboration efforts of Fair Winds and NAMI in addressing behavioral health issues and the success of their programs.
- Dorothy Hertz outlines the funding recommendations for various organizations, including the Interfaith Council, Meals on Wheels, Martha's Vineyard Community Service, Small Friends, the Art Association, and Sherman Commons.

**Review of Town Meeting Warrant Article 9: Discussion on Cannabis Grant Recommendations**

- Dorothy Hertz continues with the cannabis grant recommendations, detailing the programs of Fair Winds, Addiction Solutions, NAMI, and Health Imperatives.

- Dorothy Hertz explains the peer recovery program of Fair Winds and its success in receiving insurance reimbursements.
- Dorothy Hertz discusses the medically assisted treatment program of Addiction Solutions and its impact on the community.
- Dorothy Hertz highlights the educational program of NAMI for the 18 to 29-year-old age group and the culturally appropriate education and intervention program of Health Imperatives.
- Denice Kronau calls for questions, with Jill Vieth seeking clarification on the differences between the programs of Dr. Lepore and Health Imperatives.

**Review of Town Meeting Warrant Article 9: Debate on Supplemental Funding for Substance Abuse Education**

- Joanna Roche moves to accept the recommendations of the CRC, including the supplemental funding for substance abuse education.
- Denice Kronau expresses concerns about the process and the lack of involvement from the school system in the request for supplemental funding.
- Joseph Grause and Peter Schaeffer express similar concerns, emphasizing the need for a clear program and the involvement of the school system.
- Jericho Mele and Dorothy Hertz explain the rationale behind the request and the importance of addressing the urgent need for substance abuse education.
- Brian Turbitt raises concerns about the financial implications and the need for a more structured process, suggesting a special town meeting in November.

**Review of Town Meeting Warrant Article 9: Conclusion and Recommendation for Special Town Meeting**

- Denice Kronau suggests that the Finance Committee recommends an article for the special town meeting in November to address the supplemental funding request.
- The motion is moved by Jeremy Bloomer, seconded by Joseph Grause, and with the recommendation to submit an article for the special town meeting in November.

  **Roll Call: Grause Aye, Schaeffer Aye, Bloomer Aye, Roche Aye, Vieth Aye, Kronau Aye. Passes Unanimously.**

- Denice Kronau thanks the CRC members and participants for their contributions and adjourns the meeting.

**Review Town Meeting Article 10 General Fund Capital Expenditures**

- Brian Turbitt gives an overview of Article 10, explains that all of these haven't changed since the committee previously and these are the recommendations of the Capital Program Committee.
- The motion to adopt is moved by Joseph Grause and seconded by Peter Schaeffer.
  **Roll Call: Grause Aye, Roche Aye, Bloomer Aye, Schaeffer Aye, Vieth Aye, Kronau Aye. Passes Unanimously.**

**Review Town Meeting Article 16 Miacomet Pond Dredging**

- Jill Vieth brings up that the Finance Committee had already voted on this article, Brian Turbitt explains that debt exclusion language had been included inadvertently.
- Denice Kronau explains that the somebody who voted in favor of this article must make a motion to reopen and then to revote.
- Peter Schaeffer motion to reopen, Joanna Roche seconded. Vote passes unanimously.
  **Roll Call: Roche Aye, Bloomer Aye, Vieth Aye, Schaeffer Aye, Grause Aye, Kronau Aye. Passes Unanimously.**
- Peter Schaeffer motion to adopt new motion, Joseph Grause seconded. Vote passes unanimously.
  **Roll Call: Grause Aye, Roche Aye, Bloomer Aye, Schaeffer Aye, Vieth Aye, Kronau Aye. Passes Unanimously.**

**Next Meeting**

- Article 29 will be reviewed at the next meeting.
- Motion to Adjourn, Peter Schaeffer, seconded by Joseph Grause.
- **Roll Call: Grause Aye, Roche Aye, Bloomer Aye, Schaeffer Aye, Vieth Aye, Kronau Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# March 13, 2023, Minutes
## 4:00PM Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant; Andrew Vorce, Planning Director |
| Attending Members: | Denice Kronau, Chair, J, Peter Schaeffer, Joseph Grause, Jeremy Bloomer, Joanna Roche |
| Absent Members: | Stephen Maury, Peter McEachern, Christopher Glowacki, Jill Vieth |

**Finance Committee Meeting Call to Order**

- Denice Kronau calls the Finance Committee meeting to order on Monday, March 13, at 4 PM via Zoom.
- Members of the public are instructed to use their full names for Zoom access to participate.
- Denice Kronau confirms the presence of all members and persons on the agenda, including Peter Schaeffer, Joseph Grause, Jeremy Bloomer, Joanna Roche.
- Denice Kronau reminds members to mute their phones or computers when not speaking, to speak clearly, and that all votes will be conducted by roll call.

**Introduction of Agenda and Public Comment**

- Denice Kronau seeks approval of the Agenda, Joanna Roche makes the motion, Peter Schaeffer Seconds.
  **Roll Call: Schaeffer Aye, Bloomer Aye, Grause Aye, Roche Aye, Kronau Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, closes public comment. Then notes the next item on the agenda is review, discuss, and potentially adopts motions for the upcoming town meeting warrant articles.

**Discussion on Article 40 and Public Concerns**

- Andrew Vorce introduces the first article, Article 40, regarding a zoning bylaw amendment on time-sharing or time-interval ownership.

- Andrew Vorce explains that the planning board has decided not to adopt the article, citing the need for more thought on fractional ownership and short-term rentals.
- Denice Kronau questions Andrew Vorce about the planning board's change of mind and the implications for the town meeting.
- Joseph Grause inquires about a specific development attempting to use fractional ownership, and Andrew Vorce explains the complexities and legal considerations.
- Peter Schaeffer expresses concern about the article being called and potentially passing at the town meeting.
- Jeremy Bloomer asks for metrics on the issue, and Andrew Vorce provides information on the specific project and its implications.

**Planning Board's Position on Article 40**

- Denice Kronau clarifies that the planning board's motion is to not adopt Article 40 and asks for a motion to support this position.
- Joe Grause makes the motion, and it is seconded by Peter Schaeffer.

  **Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

**Review of Article 44**

- Andrew Vorce discusses Article 44 on off-street parking requirements, explaining the planning board's unanimous support for the article.
- Joseph Grause recalls previous concerns about parking, and Denice Kronau confirms that the planning board has addressed these issues.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

  **Roll Call: Roche Aye, Bloomer Aye, Schaeffer Aye, Grause Aye, Kronau Aye. Passes Unanimously.**

**Discussion on Article 45 and Article 46**

- Andrew Vorce introduces Article 45, which involves zoning map changes for specific properties, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Peter Schaeffer and seconded by Joanna Roche.

  **Roll Call: Roche Aye, Bloomer Aye, Schaeffer Aye, Grause Aye, Kronau Aye. Passes Unanimously.**

- Andrew Vorce discusses Article 46, which involves zoning map changes for properties fronting on Nobska way, and explains the planning board's unanimous support for R5 zoning.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Joanna Roche.

  **Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

**Further Zoning Map Changes and Accessory Uses**

- Andrew Vorce discusses Article 48, which involves zoning map changes for various streets, and explains the planning board's unanimous support for the changes.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

  **Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

- Andrew Vorce discusses Article 50, which involves zoning map changes for various streets, and explains the planning board's unanimous support for the changes.
- Joanna Roche makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

  **Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

- Andrew Vorce introduces Article 55, which involves a zoning bylaw amendment on swimming pools in residential areas, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Peter Schaeffer and seconded by Joseph Grause.

  **Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

**Discussion on Accessory Uses and Non-Conforming Uses**

- Andrew Vorce discusses Article 58, which involves adding language to the definition of accessory uses, and explains the planning board's unanimous support for the amendment.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

**Roll Call:  Grause Aye, Schaeffer Aye Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**

- Andrew Vorce discusses Article 62, which involves a zoning bylaw amendment on pre-existing non-conforming uses of structures and lots, and explains the planning board's decision not to adopt.
- Denice Kronau recommends that the committee wait until hearing Article 63 before making a comment and to combine them.
- Andrew Vorce discusses Article 63, which involves additional conditions on pre-existing non-conforming uses, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Joseph Grause and seconded by Peter Schaeffer.
- **Roll Call: Schaeffer Aye, Bloomer Aye, Grause Aye, Roche Abstains, Kronau Aye. Passes 4-0.**

**Final Zoning Map Change and Meeting Conclusion**

- Andrew Vorce discusses Article 67, which involves a zoning map change from R20 to R10, and explains the planning board's unanimous support for the change.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

  **Roll Call:  Grause Aye, Schaeffer Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.**
- Brian Turbitt explains Article 29 to rescind unused borrowing authority that the town had previously had approved, explains how this borrowing authority was left unused.
- Peter Schaeffer motion to rescind the unused borrowing authority, seconded by Joseph Grause.

  **Roll Call: Bloomer Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye. Passes Unanimously.**
- Denice Kronau concludes the meeting, reminding members of the next meeting and the need for a quorum.
- Motion to Adjourn made by Schaeffer, Seconded by Grause.

  **Roll Call: Bloomer Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# March 14, 2023, Minutes

### 4:00PM 131 Pleasant Street, Trailer Room A and Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Grause, Jeremy Bloomer, Joanna Roche, Stephen Maury |
| Absent Members: | Peter McEachern, Christopher Glowacki, Jill Vieth |

**Finance Committee Meeting Introduction and Public Comment**

- Denice Kronau calls the meeting to order and reminds everyone of the audio and video recording.
- Motion to approve the agenda made by Schaeffer, seconded by Grause.

  **Roll Call Vote: Maury, Roche, Grause, Schaeffer, Bloomer, Kronau - Aye**
- Denice opens the floor for public comment, noting that Curtis is present.
- Denice hands over to Brian Turbitt to discuss Article Three appropriations.

**Article Three: Appropriation Prior Year Articles**

- Brian Turbitt explains the need to transfer appropriations within the DPW due to spending higher than expected.
- Specific transfers include $3,664 from the ambulance authorization to the fire department for self-contained breathing apparatus equipment.
- HVAC work at the school requires a transfer from another repair line to cover additional costs.
- Brian details the general fund transfer of $174,331.96 to various projects, including airport projects and retained earnings.
- Peter Schaeffer made the motion to accept, Seconded by Jill Vieth
  **Roll Call Vote: Bloomer Aye, Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye**

**Discussion on Old Town Meeting Articles**

- Stephen Maury questions the source of a transfer from a 2015 town meeting article and inquires about the number of old articles still active.
- Brian Turbitt estimates there are more than 30 projects from previous town meetings that need to be closed out.
- Joanna Roche requests a list of pre-2019 projects that are still active.
- Brian agrees to provide the list and mentions ongoing discussions with the capital program committee.

**Article Six: General Fund Budget Transfers**

- Brian Turbitt discusses various budget transfers, including $167,250 from police salaries to the operating budget for additional cruisers.
- Medical insurance is transferred to town clerk salaries to cover election and town meeting staffing costs.
- A vehicle purchase for the DPW is corrected by transferring funds from free cash to the operating budget.
- Fire Department transfers include overtime costs and additional lifeguard payments.

**Article Six Continued: Human Resources and Police Department Budget Transfers**

- Mariya Basheva explains the new self-government software for recruiting and the shift of health evaluations to the human resources budget.
- Peter Schaeffer questions the $800,000 in medical insurance, leading to a detailed explanation from Brian Turbitt.
- Denice Kronau suggests conservatively estimating medical insurance to ensure coverage.
- Stephen Maury notes the excess revenue in the water company and other departments, suggesting it as a budgeting tool.
- Joseph Grause made the motion to adopt, seconded by Peter Schaeffer

  **Roll Call Vote: Bloomer Aye, Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye**

**Article 21: Enterprise Funds for Fiscal Year 2024**

- Brian Turbitt discusses the funding for enterprise funds, noting the contingency of a Proposition 2.5 override for solid waste.
- Denice Kronau inquires about the levy capacity to handle the override.
- Brian mentions the November meeting as a potential solution if the override fails.

- The committee moves to adopt the article without further discussion, made by Joseph Grause, Seconded by Peter Schaeffer.

  **Roll Call Vote: Bloomer Aye, Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye**

**Article 22: Enterprise Fund Capital Requests**

- Brian Turbitt explains the capital requests for the airport, including employee housing and road construction.
- Peter Schaeffer questions the need for all the housing units, leading to a discussion on the potential use of the property.
- Joanna Roche inquires about the total cost and town contribution, with Brian clarifying that the town is not contributing financially.
- The committee moves to adopt the article after a detailed discussion. Made by Joseph Grause, Seconded by Peter Schaeffer

  **Roll Call Vote: Bloomer Aye, Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye**

**Article 23: Additional Budget Transfers**

- Brian Turbitt details the airport's request for $100,000 from retained earnings and the stabilization fund for employee retirements.
- The airport also requests $2 million from retained earnings to cover potential overspending due to inflation.
- Island Home requests $1,472,000 to cover costs incurred through consultants and travel nurses.
- Brian explains the shift from salaries to operating expenses to account for the increased costs.

**Article 23: Discussion on Island Home Budget Adjustments**

- Jeremy Bloomer questions the additional costs incurred through consultants and travel nurses.
- Brian Turbitt explains the shift in delivery model and the increased costs associated with it.
- The committee discusses the impact of the shift on the overall budget and the need to stay within the authorized amount.

- The committee moves to adopt the article, moved by Joanna Roche, Seconded by Peter Schaeffer

  **Roll Call Vote: Bloomer Aye, Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye**

**Meeting Conclusion and Next Steps**

- Denice Kronau confirms the date of the next meeting and the format of the joint meeting with the planning board and select board.
- The committee thanks Brian Turbitt and Mariya Basheva for their contributions.
- Brian Turbitt thanks the committee for their time and effort in preparing for town meetings.
- The meeting is adjourned after a motion by Jeremy Bloomer, Seconded by Joanna Roche and roll call vote.

  **Roll Call Vote: Maury Aye, Roche Aye, Grause Aye, Schaeffer Aye, Bloomer Aye, Kronau Aye**

# Town of Nantucket

# Finance Committee

# April 25, 2023, Minutes

## 5:00PM Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Mariya Basheva, Assistant Town Accountant; Libby Gibson, Town Manager |
| Attending Members: | Denice Kronau, Chair, Joseph Grause, Jeremy Bloomer, Stephen Maury |
| Absent Members: | Peter McEachern, Christopher Glowacki, Jill Vieth, Peter Schaeffer, Joanna Roche, |

**Meeting Introduction and Attendance Confirmation**

- Denice Kronau begins the meeting by confirming the audio and video recording and the use of Zoom for public participation.
- Members and staff are asked to confirm their presence and respond affirmatively.
- Denice Kronau outlines the ground rules for the meeting, including the use of full names for Zoom access and the importance of clear communication.
- The meeting is described as an info session with no votes to be taken.

**Public Comment Guidelines and Agenda Overview**

- Denice Kronau explains the process for public comment, emphasizing the need for participants to state their names and be acknowledged by her.
- The agenda is reviewed, focusing on the recommendations made by the Finance Committee for the fourth annual town meeting on May 6.
- Denice Kronau notes that there will be no approval of the agenda due to the lack of a quorum.
- The meeting is opened for public comment on any topics not on the agenda.

**Discussion on Fertilizer Article and Home Rule Petition**

- Mary Longacre raises a question about the fertilizer article and the outcome of the previous home rule petition.
- Denice Kronau explains that the petition had to be refreshed to stay in front of the state legislature and would have the same outcome as last year.

- Libby Gibson provides additional context, explaining that last year's citizen warrant article sought to ban fertilizer altogether, which was adopted, and the Select Board's letter of support for a new home rule petition.
- Mary Longacre seeks clarification on the role of the NPDC and the health department in creating new fertilizer regulations if the article is adopted.

**Clarification on Fertilizer Regulations and Meeting Conclusion**

- Libby Gibson and Denice Kronau discuss the technical requirements and the role of the Planning Commission in adopting or endorsing new fertilizer regulations.
- Denice Kronau expresses confusion about the article and invites further questions.
- The date of the next meeting is set for Tuesday, May 2, at 1pm, with the requirement of a quorum.
- Denice Kronau concludes the meeting, thanking everyone for their attendance and wishing them a nice day.

# Town of Nantucket
# Finance Committee
# May 2, 2023, Minutes

## 1:00PM Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant; Libby Gibson, Town Manager; Leslie Snell, Director of Planning; Megan Trudell, Senior Planner |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Jill Vieth, Joanna Roche, |
| Absent Members: | Peter McEachern, Christopher Glowacki, Joseph Grause |

**Opening and Roll Call**

- Denice Kronau calls the Finance Committee meeting to order, noting it is being audio and video recorded and will be conducted via Zoom.
- Attendees are asked to confirm their presence and register to participate.
- The meeting is conducted remotely to ensure public access, and public comment will be allowed through the chair.

**Approval of Agenda and Public Comments**

- Denice Kronau requests approval of the agenda, which is moved by Schaeffer and seconded by Bloomer.

  **Roll Call Vote: Schaeffer, Bloomer, Maury, Roche, Vieth - Aye**

- Denice Kronau opens the meeting for public comments, but no one raises their hand for comments.
- The meeting proceeds to the review and discussion of technical amendments to articles in the 2023 annual town meeting warrants.

**Review of Technical Amendments to Article Six**

- Brian Turbitt explains the first technical amendment to Article Six, requesting $450,000 for the school department's special education reserve fund due to increased costs.
- The town manager and Brian Turbitt recommend transferring $139,000 from the DPW's operating budget and $5,627 from the insurance line to cover these costs.

- Jeremy Bloomer questions the $450,000 allocation, and Brian Turbitt explains the need for the reserve fund to cover potential future costs.
- Jill Veith asks about the emergency nature of the request, and Brian Turbitt explains the potential strain on the school budget if the funds are not provided.

**Discussion on Special Education Reserve Fund**

- Jeremy Bloomer questions the increasing costs of special education and the need for a reserve fund.
- Brian Turbitt explains the history of the reserve fund and the current request based on the school department's analysis.
- Peter Schaeffer questions the obligation to pay the costs, and Brian Turbitt confirms the town's obligation.
- Joanna Roche asks about the rollover of unused funds, and Brian Turbitt explains that the funds would stay in the reserve as a buffer for future years.
- Motion to adopt made by Schaeffer, Seconded by Roche.

  **Roll Call Vote: Schaeffer, Bloomer, Maury, Roche, Vieth, Kronau - Aye**

**Review of Technical Amendments to Article Eight**

- Brian Turbitt introduces the request to amend Article Eight for health and human services by $175,000, based on the CRC committee's recommendation.
- The Select Board directed town administration to find a way to fund this request, and the Finance Committee is asked to consider it.
- Jeremy Bloomer questions the lack of a plan for the funds, and Brian Turbitt explains the ongoing efforts to develop an RFP and collaborate with organizations.
- Joanna Roche and Jill Veith support the request, citing the Select Board's endorsement and the urgent need for the funds.

**Debate on CRC Funding Request**

- Peter Schaeffer expresses concern about the lack of a plan and the timing of the request.
- Brooke Mohr explains the Select Board's perspective, emphasizing the urgency and the need for timely action.
- Denice Kronau expresses reluctance to reopen the article on the town meeting floor but is open to supporting the request based on the progress made.
- Motion to Adopt made by Schaeffer, seconded by Roche.

**Roll Call Vote: Schaeffer, Maury, Vieth, Roche, Bloomer, Kronau - Aye**

**Discussion on Zoning Article 44**

- Leslie Snell introduces Article 44, which revises parking requirements for duplexes and garage apartments to align with state housing choice legislation.
- Stephen Maury expresses concern about the potential impact on neighborhoods and the reduction in parking requirements.
- Brooke Mohr explains the state's direction to reduce parking requirements to encourage housing production.
- Vieth makes a motion to support the planning boards motion, seconded by Schaeffer.

**Roll Call Vote: Schaeffer Aye, Bloomer Aye, Vieth Aye, Maury No, Roche Aye, Kronau Aye – Adopted 5-1**

**Technical Amendment to Article 47**

- Leslie Snell introduces a technical amendment to Article 47 to add a property on Sal Rose Road to the zoning map change.
- Joanna Roche moves to accept the planning board's recommendation, and the motion is seconded by Peter Schaeffer

**Roll Call Vote: Schaeffer, Bloomer, Vieth, Maury, Roche, - Aye**

**Discussion on Article 81**

- Denice Kronau dicusses an amendment to Article 81 to allow for a more realistic timeline for the transition to a town council structure.
- Peter Schaeffer and Stephen Maury express concerns about the amendment, citing the need for a clear deadline and the potential impact on the process.
- Members of the Finance Committee express reservations about the message it sends.
- A motion to adopt is made by Vieth, Seconded by Bloomer

**Roll Call Vote: Schaeffer Aye, Bloomer Aye, Vieth Aye, Roche Aye, Maury No, Kronau Aye - Adopted 5-1**

**Committee Reports and Adjournment**

- Peter Schaeffer provides an update on the short-term rental committee's work and upcoming meeting.
- Joanna Roche provides a CRC update, mentioning an upcoming meeting to finalize the RFI and PowerPoint presentation.

- Motion to Adjourn by Roche, Seconded by Schaeffer

  **Roll Call Vote: Schaeffer, Bloomer, Vieth, Maury, Roche, Kronau - Aye**

# Town of Nantucket
# Finance Committee
# July 12, 2023, Minutes
## 4:00PM Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director Mariya Basheva, Assistant Town Accountant, |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Christopher Glowacki, Joanna Roche, Rob Giacchetti, Jeremy Bloomer |
| Absent Members: | Joseph Grause, Jill Vieth, Stephen Maury, |

**Call to Order and Roll Call**

- Denice Kronau calls the meeting to order and reads the script for the hybrid open meetings, explaining the use of Zoom for public participation.
- Denice Kronau emphasizes the importance of muting phones and speaking clearly for accurate minutes.

**Approval of the Agenda and Public Comment**

- Denice Kronau asks for approval of the agenda.
- Schaeffer moves to approve the agenda, which is seconded by Giacchetti.

  **Roll Call Vote: Giacchetti, Glowacki, Bloomer, Roche, Schaeffer, Kronau - Aye**

- Denice Kronau welcomes Rob and opens the floor for public comment, noting that public comments are rare.
- Denice Kronau introduces the first item on the agenda: appointing the chair and vice chair.

**Appointment of Chair and Vice Chair**

- Stephen Maury nominates Denice Kronau for chair, which is seconded by Peter Schaeffer.

  **Roll Call Vote: Schaeffer, Glowacki, Bloomer, Maury, Roche, Giacchetti, Kronau - Aye**

- Peter Schaeffer nominates Stephen Morey for vice chair, which is seconded by Joanna Roche.

  **Roll Call Vote: Schaeffer, Glowacki, Bloomer, Roche, Giacchetti, Maury, Kronau - Aye**

**Committee Assignments**

- Denice Kronau nominates Jill Vieth to remain on the capital committee, which is seconded by Stephen Maury.

  **Roll Call Vote: Giacchetti, Roche, Maury, Bloomer, Glowacki, Schaeffer, Kronau - Aye**

- Joanna Roche is nominated to stay on Contract Review Committee, made by Denice Kronau and seconded by Peter Schaeffer.
- Denice Kronau explains the role of the contract review committee in the Human Services Program.

  **Roll Call Vote: Schaeffer, Bloomer, Glowacki, Maury, Giacchetti, Roche, Kronau - Aye**

- Peter Schaeffer is nominated to stay on the Senior Center Committee, made by Denice Kronau, Seconded by Bloomer.

  **Roll Call Vote: Giacchetti, Roche, Maury, Bloomer, Glowacki, Schaeffer, Kronau - Aye**

**Review and Approval of 30 3b Transfers and Reserve Fund Transfers**

- Brian Turbitt explains the process of 30 3b transfers and the need for budget transfers between line items to cover operating deficits.
- Brian Turbitt details the proposed transfers, including $713,000 from group insurance, $5,000 from DPW operating budget, and other specific line items.
- Peter Schaeffer asks about the 17% decrease in insurance costs, which Brian Turbitt attributes to a lower-than-expected rate increase and staffing transitions.
- Christopher Glowacki inquires about the leases covered by the Housing Office, and Brian Turbitt clarifies that additional leases are covered through the Housing Office.
- Stephen Maury moves to approve the transfers, which is seconded by Jeremy Bloomer.

  **Roll Call Vote: Schaeffer, Bloomer, Glowacki, Maury, Roche, Giacchetti, Kronau – Aye**

**Solid Waste Budget Transfer**

- Brian Turbitt discusses the solid waste budget and the need to transfer $180,000 from salaries to professional services due to the absence of the Recycling Coordinator and Solid Waste Manager.
- The motion to approve the solid waste transfer is moved by Bloomer, seconded by Maury.

  **Roll Call Vote: Schaeffer, Bloomer, Maury, Giacchetti, Glowacki, Roche, Kronau - Aye**

**Schedule for Upcoming Meetings and Special Town Meeting**

- Denice Kronau announces the date of the next meeting on September 12 to review the preliminary fiscal year 25 general fund budget projection.
- The schedule for the special town meeting is outlined, including a public hearing on September 21 and a review of warrant articles on September 26.
- Denice Kronau notes the possibility of additional meetings in October for supplemental appropriations.
- The special town meeting is scheduled for November 7, with the possibility of a long session.

**Adjournment**

- Denice Kronau calls for a motion to adjourn the meeting.
- Peter Schaeffer moves to adjourn, which is seconded by Joanna.

  **Roll Call Vote: Roche, Maury, Bloomer, Glowacki, Schaeffer, Giacchetti, Kronau - Aye**

# Town of Nantucket
# Finance Committee
# September 12, 2023, Minutes
## 4:00PM Remote Participation Via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director Mariya Basheva, Assistant Town Accountant, Libby Gibson, Town Manager, Rick Sears, Assistant Town Manager |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Christopher Glowacki, Jeremy Bloomer, Jill Vieth, Stephen Maury, Rob Giacchetti, Joanna Roche |
| Absent Members: | Joseph Grause |

**Opening and Initial Setup**

- Denice explains the meeting protocol, including public comment, voting procedures, and the importance of muting when not speaking.
- A motion to approve the agenda is made by Peter Schaeffer and seconded by Jeremy Bloomer.

  **Roll Call Vote: Schaeffer, Bloomer, Vieth, Maury, Glowacki, Kronau - Aye**

**Review of Fiscal Year 2025 Preliminary Budget Projections**

- Libby Gibson introduces the preliminary budget projections for fiscal year 2025, emphasizing the annual process and the need for feedback from the Finance Committee.
- Brian Turbitt begins the presentation, detailing the projected levy limit for fiscal year 2025 at $109,638,000, including a 2.5% increase in real and personal property tax revenue and new growth of $700,000.
- Brian discusses the impact of new growth on the levy limit and the potential adjustments based on final calculations.
- The projected revenue for fiscal year 2025 includes rooms and meals tax, investment income, local estimated receipts, state local aid, and other sources, totaling $145,749,000.

**Discussion on Revenue Projections**

- Jill Vieth questions the impact of potential changes to short-term rental regulations on revenue, and Brian Turbitt explains the need to wait for the September payment to assess the impact.

- Peter Schaeffer comments that any changes in revenue due to short-term rental regulations are unlikely to affect the next year's budget.
- Brian Turbitt provides a detailed breakdown of projected salaries, operating expenses, and other costs for fiscal year 2025, including increases in medical insurance, retirement costs, and debt service.
- The total projected operating expenses for the general fund are $119,436,000, with a projected deficit of $2,991,000 based on current projections.

**Expense Breakdown and Public Comment**

- Brian Turbitt continues with the expense breakdown, detailing other articles, special fund transfers, and general fund budgetary transfers.
- Jeremy Bloomer asks about municipal accounting, and Brian clarifies the distinction between current year obligations and deferred working capital.
- Joanna Roche inquires about the status of the cannabis grant and the plan for replacing the funding, with Libby Gibson explaining the potential impact of new regulations on community benefit payments.
- Joanna also questions the plan for hiring a grant writer, and Libby explains the preliminary idea of funding a grant administration function within town administration.

**Town Administration Priorities and Staffing Needs**

- Libby Gibson outlines the town administration's priorities, including staffing the housing and real estate office, solid waste long-term planning, public outreach and communications, and facilities management.
- Libby discusses the need for additional staff in the housing and real estate office, including a real estate property manager, paralegal, and additional office administrator.
- Continuing priorities include employee retention and succession planning, infrastructure and capital projects funding, project management, grant administration, storm water management, public safety, and central fleet maintenance.
- Libby mentions the upcoming "collision projects" presentation to the Select Board, highlighting large capital projects with potential overlap in town meetings.

**School Priorities and Grant Administration**

- Christopher Glowacki asks about the process for determining school priorities, and Libby Gibson explains the collaborative process with the school administration and the school committee.

- Libby discusses the potential need for a grant administrator to manage grants once secured, rather than hiring an on-staff grant writer.
- Joanna Roche requests updates on the status of funded projects, and Libby suggests that the Capital Program Committee could provide this information during their reviews.
- Denice Kronau emphasizes the importance of tracking project completion and final costs to inform future budgeting and decision-making.

**Next Meetings and Other Business**

- Denice Kronau announces the date of the next meeting on Wednesday, September 20, and the public hearing for the special town meeting on Thursday, September 21.
- Denice mentions that she will be chairing the public hearing, while Stephen will chair the special town meeting due to a personal commitment.
- Jill Vieth inquires about the dollar amounts for specific projects, and Brian Turbitt explains that final estimates and funding requests will be determined based on bid results.
- Peter Schaeffer asks about the timeline for discussing short-term rental articles, and Denice confirms that the 26th and 28th meetings will be dedicated to this topic.

**Closing and Adjournment**

- Denice Kronau thanks all participants for their contributions and confirms the next meeting dates and the importance of completing recommendations by the 28th.
- The meeting is adjourned after a motion from Schaeffer, and seconded by Bloomer.

  **Roll Call Vote: Schaeffer, Vieth, Maury, Bloomer, Glowacki, Roche, Kronau, Giacchetti - Aye**

# Town of Nantucket
# Finance Committee
# September 26th, 2023 4:00PM – Minutes

## Remote Participation Via Zoom

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

**Meeting Introduction and Attendance**

- Denice Kronau confirms the use of Zoom for public participation and calls for members to respond affirmatively.
- Denice Kronau outlines the meeting rules, including the need for public comments and the use of roll call votes.
- The meeting is conducted remotely, ensuring public access and participation.
- Peter Schaeffer moves to approve the agenda, seconded by Jill Vieth

  **Roll Call Vote: Giacchetti Aye, Vieth Aye, Schaeffer Aye, Bloomer Aye, Roche Aye, Glowacki Aye, Kronau Aye.**

**Public Comment and Meeting Agenda**

- Denice Kronau opens the floor for public comments, but no one raises their hand.
- The first item on the agenda is a continuation of the public hearing for Articles 1 to 4.
- Denice Kronau explains the process for public comments and questions during the public hearing.
- The public hearing will be conducted article by article, with members allowed to ask questions during the hearing.

**Article One: General Bylaw Amendment**

- Denice Kronau reads the title of Article One: General Bylaw Amendment, Chapter 123 of the town code regulating the operation of short-term rentals.

- Julia Linder discusses the work group's process and the data collected, highlighting the growth in short-term rentals and the impact on the community.
- Julia Linder suggests changes to the general bylaw, including making the same rules for all property owners, extending the exemption for hosted stays, and lengthening the season for rentals.
- Peter Schaeffer and James Sulzer express concerns about the potential impact of the proposed changes on the local economy and the financial plans of current short-term rental owners.

**Discussion on Short-Term Rental Data and Impact**

- Matt Haffenreffer provides context on the short-term rental market, emphasizing the impact on the community and the need for regulation.
- John Kitchner asks about the implications of Article One not passing and the potential impact on Article Two.
- John Giorgio clarifies that if Article One fails, Article Two could still be called for a vote, but it would require a two-thirds majority to pass.
- Kathy Baird and Julia Linder discuss the definition of full-time short-term rentals and the potential mischaracterization of certain property owners.

**Concerns About Corporate Ownership and Regulation**

- James Sulzer explains the work group's goal of steering a middle course to protect home rentals and limit the growth of corporate ownership.
- Peter Schaeffer and Jeremy Bloomer discuss the economic feasibility of short-term rentals and the potential impact of regulations on the local economy.
- Matt Haffenreffer and Denice Kronau discuss the challenges of regulating corporate ownership and the limitations of available data.
- Julia Linder emphasizes the need to prevent the conversion of homes into full-time short-term rentals and the impact on the community.

**Public Hearing Closure and Transition to Article Two**

- Denice Kronau closes the public hearing for Article One and moves on to Article Two, the zoning article.
- Julia Linder expresses concerns about the potential impact of the zoning article on the community and the need for continued discussion on accessory use.

- The meeting transitions to a discussion on the zoning article, with members expressing their views on the proposed regulations and their potential impact on the community.

**Discussion on Amending Articles One and Two**

- Julia Linder discusses the possibility of amending Article Two to decouple it from Article One, allowing it to standalone even if Article One fails.
- John Giorgio suggests consulting the moderator, Sarah, for a definitive answer on the amendment's scope.
- Peter Schaeffer emphasizes the importance of making short-term rentals legal and the ongoing lawsuits against property owners.
- John Giorgio reassures that the building commissioner and ZBA have determined these uses are permitted, and an appeal would be recommended if Article Two fails.
- Motion to adopt Article One with Article Two linked and including the language of the planning board recommendation for Section 123-3h. Moved by Bloomer, Seconded by Schaeffer.

  **Roll call vote: Rob - aye, Joanna - aye, Jeremy - aye, Peter - aye, Jill - aye, Denice - aye. Motion passed unanimously.**

**Concerns Over Legal and Financial Risks**

- Kathy Baird highlights the financial and legal risks faced by property owners sued for short-term rentals, noting the high costs of defending lawsuits.
- Kathy questions whether short-term rentals are explicitly permitted in the town's zoning, and John Giorgio clarifies that short-term rentals are considered residential uses.
- James Sulzer asks if passing Article One with reasonable regulations would help the town's case in court, and John Giorgio confirms it would be relevant but not dispositive.
- John Kitchner questions the process for discussing amendments with the moderator, and John Giorgio explains the custom of bringing substantive amendments to Sarah before town meeting.

**Public Comments and Two-Way Linkage**

- Ron Kokot expresses disappointment in the loss of the two-way linkage between the general bylaw and zoning bylaw, which he believes was a solution to the "act now" issue.
- Rob Giacchetti inquires if the re-linking of articles can be done at town meeting, and John Giorgio confirms it could be crafted as an amendment.

- Denice Kronau clarifies that the articles are currently linked in one direction, and John Giorgio reiterates the possibility of crafting an amendment to re-establish the two-way linkage.
- The committee discusses the importance of maintaining the integrity of the two-way linkage and the potential impact on the town's regulations.

**Article Three: Community Impact Fee**

- Denice Kronau introduces Article Three, which proposes a community impact fee on professionally managed short-term rentals, defined as multiple units operated by the same operator.
- Julia Linder supports the community impact fee, noting it should have been implemented earlier.
- Matt Haffenreffer explains the two different categories of short-term rentals that would be subject to the fee, totaling approximately 20% of the 2,500 units.
- Jeremy Bloomer asks about the number of units affected, and Denice Kronau estimates around 500 units would be subject to the fee.
- Motion to approve Article Three (Community Impact Fund), made by Bloomer, Seconded by Schaeffer.

  **Roll call vote: Rob - aye, Joanna - aye, Jeremy - aye, Peter - aye, Jill - no, Denice - aye. Motion passed 5-1.**

**Article Four: Stabilization Fund for Affordable Housing**

- Denice Kronau introduces Article Four, which proposes establishing a special purpose stabilization fund for affordable housing, funded entirely by the short-term rental community impact fees.
- Jill Vieth expresses discomfort with the additional tax and questions the specific use of the revenue.
- Brian Turbitt estimates the potential revenue from the community impact fee to be around $1 million, based on current occupancy rates.
- John Giorgio explains that the stabilization fund would require an appropriation at town meeting, with 35% dedicated to housing and sewer or water infrastructure projects.
- Motion to accept Article Four (Special Purpose Stabilization Fund). Motion made by Schaeffer, Seconded by Bloomer.

  **Roll call vote: Joanna - aye, Jeremy - aye, Peter - aye, Jill - no, Rob - aye, Denice - aye. Motion passed 5-1.**

**Finalizing Recommendations and Next Steps**

- The committee finalizes its recommendations for Articles One and Two, including supporting the planning board's motion and linking the articles.
- Denice Kronau emphasizes the importance of maintaining the integrity of the articles and ensuring clear communication with voters.
- The committee discusses the potential impact of the recommendations on the town's regulations and the importance of clear communication with voters.
- The meeting concludes with a motion to adopt the recommendations and a plan to address the remaining articles in the next meeting.
- Motion to adjourn. Made by Schaeffer, Seconded by Bloomer.

  **Roll call vote: Giachetti – aye, Roche – Aye, Bloomer - aye, Schaeffer - aye, Vieth – aye, Kronau - Aye.**

# Town of Nantucket
# Finance Committee
# November 2nd, 2023 1PM – Minutes
## Remote Participation via Zoom

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Libby Gibson, Town Manager; Noah Karberg, Airport Manager |
| Attending Members: | Stephen Maury, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Rob Giacchetti, Joseph Wright, Christopher Glowacki |
| Absent Members: | Denice Kronau, Chair, Joanna Roche |

**Technical Amendments and Initial Discussions**

- Stephen Maury calls the meeting to order and notes the absence of in-person attendees.
- Libby Gibson mentions the lack of a formal agenda due to Maria's recent maternity leave and the need to approve technical amendments.
- Brian Turbitt and Libby Gibson discuss technical amendment number one, which involves striking language from Article Seven due to the absence of necessary appropriations.
- Jill Vieth and Brian Turbitt discuss the specific language being struck and the implications for the project.

**Details of Technical Amendment One**

- Libby Gibson explains that the project does not require new appropriations as funds are already available for easements.
- Jill Vieth expresses concern about the potential use of eminent domain, and Libby Gibson clarifies that voluntary easements are preferred but eminent domain may be necessary if voluntary easements are not obtained.
- Jeremy Bloomer inquires about the total cost of the project, and Libby Gibson clarifies that the appropriation is for acquiring easements, not the entire project cost.
- Brian Turbitt mentions that some easements may require payments, and Jeremy Bloomer summarizes the project's scope and potential costs.
- Motion to adopt the changes as written for Technical Amendment One for Article Seven, moved by Peter Schaeffer, seconded Giachetti

**Roll call vote: Glowacki - aye, Bloomer – aye, Vieth - aye, Wright - aye, Schaeffer - aye, Giachetti - aye, Maury - aye**

**Details of Technical Amendment Two**

- Brian Turbitt introduces technical amendment number two, which involves appropriating $3.2 million from free cash to cover the shortfall for the modular housing bid for the seasonal dormitory.
- Brian Turbitt explains the original appropriation of $8.5 million and the need for additional funds due to increased construction costs.
- Brian Turbitt clarifies that the additional $3.2 million is needed for the construction contract, design, and OPM services.
- Jeremy Bloomer inquires about the total cost of the project, and Brian Turbitt explains that the project is estimated to cost $11.7 million, with $9.2 million for construction and the remaining for design and OPM services.
- Stephen Maury questions the increase in construction costs, and Brian Turbitt attributes it to higher-than-expected bids and increased costs for design and OPM services.
- Motion to adopt the changes in Technical Amendment Two for Article 12, Moved by Peter Schaeffer, seconded by Giachetti

  **Roll call vote: Bloomer – aye, Vieth - aye, Wright - aye, Glowacki - aye, Giachetti - aye, Schaeffer - aye, Maury - aye**

**Discussion on Technical Amendment Three**

- Stephen Maury asks if Noah Karberg is present to discuss technical amendment number three, which involves the airport project.
- Brian Turbitt explains that the airport is deferring the project to the annual town meeting to present it with better quality information.
- Noah Karberg adds that the project is still moving forward but will be presented at a later time with more accurate cost estimates.
- Motion to accept the changes in Technical Amendment Three for Article 13 Moved by Schaeffer, seconded by Glowacki

  **Roll call vote: Bloomer – aye, Vieth - aye, Wright - aye, Glowacki - aye, Giachetti - aye, Schaeffer - aye, Maury – aye**

**Closing Remarks and Adjournment**

- Libby Gibson reminds attendees about the moderators' meeting at 2 PM and the sewer project on Tuesday.
- Stephen Maury calls for a motion to adjourn, made by Giachetti, second by Wright.

  **Roll call vote: Bloomer – aye, Vieth - aye, Wright - aye, Glowacki - aye, Giachetti - aye, Schaeffer - aye, Maury - aye**

# Town of Nantucket
# Finance Committee
# December 14th, 2023 4PM – Minutes
### Remote Participation via Zoom

| | |
|---|---|
| Staff: | Susan Carmel, Assistant Finance Director; Libby Gibson, Town Manager; Rick Sears, Assistant Town Manager |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Jeremy Bloomer, Rob Giacchetti, Joseph Wright, Christopher Glowacki, Jill Vieth, Joanna Roche |
| Absent Members: | |

## Approval of Agenda and Roll Call

- Denice Kronau requests approval of the agenda and calls for a roll call vote.
- Peter Schaeffer made a motion to approve the agenda, seconded by Maury
- **Roll Call Vote: Schaeffer Aye, Wright Aye, Giachetti Aye, Glowacki Aye, Maury Aye, Bloomer Aye, Kronau Aye**
- Denice Kronau reads the usual disclaimers for remote meetings and confirms the presence of all members and persons on the agenda.
- Public attendees are instructed to provide their names for accurate minutes and to use the raise hand button to speak.

## Public Comment and Meeting Protocol

- Denice Kronau opens the meeting to public comment but notes no hands were raised.
- The meeting is the first public hearing on the citizen warrant articles for the annual town meeting of 2024.
- Denice Kronau outlines the protocol for discussing the articles, including public comment and questions from the Finance Committee.
- The breakdown of the 29 citizen warrant articles is provided: 12 by the Finance Committee, 9 zoning, 6 real estate, and 2 sewer.

## Introduction of Articles A-F

- Article A: Zoning map change from R40 to CN1, Evergreen and 21 Airport.
- Article B: Zoning map change from R10 to CN3, Cobble Court.
- Article C: Real estate acquisition of an unnamed way near Western Ave.
- Article D: Real estate conveyance of an unnamed way near Western Ave.
- Article E: Snowtown funds for Surfside Crossing, a non-binding vote.

## Introduction of Articles G-J

- Article G: Bylaw amendment, Chapter 58, equal access to vehicle rental medallions.
- Article H: Charter change, department heads report to the town manager.
- Article I: Clifford Williams, request for town assistance with evictions, non-binding.
- Article J: Clifford Williams, Matic at landfill committee, non-binding.

## Introduction of Articles K-M

- Article K: Adopt MGL, Massachusetts, general law, paid family and medical leave.
- Article L: Zoning amendment, MMD, prohibit swimming pools.
- Article M: General bylaw amendment, Chapter 123, short term rentals, primary motion by Finance Committee.

## Introduction of Articles N-P

- Article N: Robert Sarkisian, sewer district map change, 62 and 64 Sankey Road.
- Article O: John Phones, bylaw amendment, repeal Chapter 141, stretch energy code.
- Article P: Stephen Cohen, general bylaw amendment, Chapter 123, short term rentals.

## Introduction of Articles Q-T

- Article Q: Irene Schreiber, zoning map change, Lu G2 to RU2025, Rugged Road.
- Article R: Cuspa, zoning map change, R5 to CN70, 5B Old South Road.
- Article S: Irene Schreiber, zoning map change, Lu G2 to RU2025, Rugged Road.
- Article T: Gale Holgate, appropriation, African Meeting House investigation, non-binding.

## Introduction of Articles U-W

- Article U: Arthur Reed, sewer district map change, 16 Rabbit Run Road.
- Article V: Arthur Reed, real estate acquisition, Bank Avenue.
- Article W: Arthur Reed, real estate conveyance, Bank Avenue.

## Introduction of Articles X-Z

- Article X: Valerie Oliver, withdraw town from Good Neighbor agreement, non-binding.
- Article Y: Valerie Oliver, offshore wind power, town meeting vote required, non-binding.
- Article Z: Kenneth Gullickson, real estate acquisition, Hamlin Hamblin Road.
- Article AA: Kenneth Gullickson, real estate conveyance, Hamblin Road.

## Committee Reports

- Jill Vieth reports on the capital program committee, noting the completion of the report and the challenges faced this year.
- Joanna reports on the contract review committee, mentioning the completion of the youth behavioral health grant and the upcoming regular awards.

- Peter Schaefer provides an update on solid waste management and the high cost of the R island home construction project.

## Adjournment

- The meeting is adjourned with a motion from Joanna Roche and seconded by Jeremy Bloomer.
- Denice Kronau thanks everyone for their participation and wishes them a happy and healthy holiday season.
- **Roll Call: Roche, Vieth, Schaeffer, Wright, Giachetti, Glowacki, Maury, Bloomer, Kronau – Aye**

# Town of Nantucket
# Finance Committee
# January 8th, 2024 4PM – Minutes

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

| | |
|---|---|
| Staff: | Susan Carmel, Assistant Finance Director; Noah Karberg Airport Manager |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Jeremy Bloomer, Rob Giacchetti, Joseph Wright, Christopher Glowacki, Joanna Roche |
| Absent Members: | Jill Vieth |

**Roll Call and Approval of Agenda**

- Denice Kronau initiates the meeting, ensuring no unauthorized screen sharing and requests approval of the agenda.
- Approval of the agenda is moved by Stephen Maury and seconded by Peter Schaeffer, with a roll call vote confirming approval.
- Public comment is opened, but no comments are raised, and it is closed by Denice Kronau.
- Motion to approve the agenda, moved by Stephen Maury, seconded by Peter Schaeffer. **Roll call vote: Roche – aye, Giachetti - aye, Glowacki - aye, Maury - aye, Bloomer - aye, Schaeffer- aye, Wright - aye, Kronau- aye.**
- Public comment is opened, but no comments are raised, and it is closed by Denice Kronau.

**Discussion on Meeting Minutes and Article G**

- Denice Kronau mentions the potential adoption of meeting minutes from January 31, 2023, but postpones it to the next meeting due to lack of review.
- Cliff Williams, who is supposed to discuss Citizen Warrant Articles I and J, will attend on Thursday instead.
- Discussion on Article G, Chapter 58, regarding equal access to vehicle rental medallions, is initiated.
- Miss McCloskey faces technical difficulties but eventually joins the discussion.

**Arguments Against Article G**

- John Burton, representing Nantucket Rent a Car and Affordable Car Rentals, urges the committee to oppose Article G.
- Burton highlights the historical context of Chapter 58, which limited rental cars to 700 and required medallions from the Select Board.
- He argues that increasing the number of medallions from 700 to 1000 would increase traffic and administrative burdens.
- Burton points out that there is no shortage of rental vehicles and that some medallion holders are hoarding unused medallions.

**Administrative and Enforcement Challenges**

- Amy Baxter, the licensing administrator, explains the current medallion distribution and management process.
- She mentions the practice of allowing unused medallions to be paid for, which she believes should end.
- Baxter suggests setting a deadline for medallion applications to ensure they are used or redistributed.
- Noah Karberg, the airport manager, discusses the financial impact of Turo and Turo-like operators on airport revenue.

**Financial and Operational Impact of Turo**

- Karberg provides statistics on the decline in airport rental car revenue and the increase in Turo activity.
- He estimates that Turo-like operators are generating significant revenue and impacting the local market.
- Karberg emphasizes the importance of considering the opinions of incumbent rental car operators at the airport.
- The discussion shifts to the cost of rental cars and the potential impact of increasing the number of medallions.

**Debate on Medallion Allocation and Market Demand**

- Stephen Maury questions the demand for additional rental cars and the impact on traffic.
- Rob raises concerns about the cost of rental cars and the need for a more competitive market.

- The committee discusses the potential revenue neutrality of increasing the number of medallions.
- The conversation highlights the need for a clear understanding of the market demand and the administrative challenges of managing medallions.

**Rebecca's Perspective on Article G**

- Rebecca, the sponsor of the warrant article, expresses frustration with the process and the lack of clarity in the meeting.
- She argues that the traffic issue is due to the increase in cars transported via the car ferry, not the number of rental cars.
- Rebecca emphasizes the need for a fair assessment of the rental car market and the impact of Turo.
- The committee discusses the need for Rebecca to present her article in a future meeting and the process for making recommendations.

**Assignment of Budget Review Tasks**

- The committee assigns departments for the review of the operating budget, including police, Harbor Master, emergency preparedness, fire, water, airport, sewer, storm water, general fund, DPW, solid waste, and island home.
- The committee members volunteer for various departments, ensuring a thorough review of the budget.
- The next meeting is scheduled for January 11 to discuss short-term rental bylaws and other articles.
- The committee is informed about the upcoming solid waste presentation and the need to attend if possible.

**Committee Reports and Future Meetings**

- Jill provides an update on the preliminary report of the town council study committee, noting the high-level discussions on the charter and process.
- Jeremy mentions the need for feedback on the zoning aspect of changing the form of government.
- The committee agrees to discuss the zoning issue in a future meeting to provide feedback to the town council study committee.

- Motion to adjourn, made by Chris Glowacki, seconded by Stephen Maury. **Roll call vote: Roche - aye, Giachetti - aye, Glowacki - aye, Maury- aye, Bloomer - aye, Schaeffer- aye, Wright - aye, Kronau - aye.**

# Town of Nantucket
# Finance Committee
# January 11th, 2024 4PM – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Joseph Wright, Christopher Glowacki, Joanna Roche. Jill Vieth, |
| Absent Members: | Jeremy Bloomer |

**Approval of Agenda and Public Comment**

- Denice Kronau calls the meeting to order and requests approval of the agenda, Made by Vieth which is seconded by Schaeffer.
- **Roll call vote: Vieth - aye, Schaeffer - aye, Glowacki – aye, Giacchetti – aye, Wright – aye, Maury – aye, Kronau - aye,**
- Public comment is closed as no one raises their hand.
- Approval of meeting minutes from January 31, 2023, is discussed. Peter makes a motion to accept, and Jill seconds. A roll call is conducted for remote members.

  **Roll call vote: Vieth - aye, Schaeffer - aye, Glowacki - aye, Kronau - aye, Maury - aye.**
- Cliff Williams is invited to discuss his article on the landfill committee.

**Citizen Warrant Article I: Madaket Landfill Committee - Discussion on Landfill Management**

- Cliff Williams discusses his efforts to advocate for landfill management, including gasification and shredding of trash.
- Cliff Williams expresses frustration with negative recommendations and the lack of proactive measures.
- Cliff suggests lobbying local contractors and businessmen to manage the landfill, emphasizing the need for local control.

**Citizen Warrant Article I: Madaket Landfill Committee - Clarification on Landfill Contract Expiration**

- John Giorgio corrects Cliff on the landfill contract expiration date, which is December 1, 2025.
- John explains the town's plan to issue an RFP for landfill management, aiming for a different approach than the current contract.
- The current contract is deemed not in the town's best interest, and steps are being taken to manage the landfill properly.
- Cliff suggests that gasification is different from incineration and could be a viable option.

**Citizen Warrant Article I: Madaket Landfill Committee - Technical Clarifications and Meeting Logistics**

- Denice Kronau reminds everyone to state their names for the minutes.
- Cliff seeks consensus on his article, expressing concern about negative recommendations in the past.
- Rob questions the difference between Cliff's article and the Select Board's efforts, and John clarifies the Select Board's approach.
- The committee decides to wait for the presentation at tonight's workshop to better understand the landfill management options.

**Discussion on Landlord-Tenant Laws: Citizen Warrant Article J: Request for Town Assistance with Evictions**

- Cliff discusses the challenges of being a landlord in Massachusetts, including eviction processes and state regulations.
- He suggests lobbying the state to make laws more favorable for landlords to encourage year-round rentals.
- John Giorgio explains the complexity of landlord-tenant law and the town's limited influence.
- The committee discusses the potential for the town to advocate for changes at the state level.
- Glowacki makes a motion to not adopt Cliff's article, citing the need for more work and a coalition to address the issue, which is seconded by Vieth
- **Roll Call Vote: Roche nay, Glowacki aye, Giachetti aye, Wright aye, Schaeffer aye, Vieth aye, Kronau aye, passes 6-1**

**Discussion on Citizen Warrant Articles M and P Short-Term Rental Amendments**

- The Article sponsor for Citizen Warrant Article M wasn’t present, so it was moved to a later date.
- Steven Cohen discusses his Article P on short-term rental amendments, focusing on prohibiting corporate ownership.
- John Giorgio explains the Select Board's potential article, which includes similar provisions and additional restrictions.
- The committee decides to continue the discussion pending the Select Board's final decision.

**Conclusion and Next Steps**

- The committee agrees to wait for the Select Board's final decision before further discussion on short-term rental amendments.
- The next meeting is scheduled for January 16, 2024, fully remote.
- The committee discusses the upcoming budget review process and the need for clear communication with town departments.
- The meeting adjourns with a motion from Vieth and seconded by Schaffer.
- **Roll call vote: Maury - aye, Roche - aye, Vieth - aye, Schaeffer - aye, Wright - aye, Giacchetti- aye, Glowacki - aye, Kronau - aye.**

# Town of Nantucket
# Finance Committee
# January 16th, 2024 4PM – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Libby Gibson, Town Manager; Rick Sears, Assistant Town Manager; Amanda Perry, HR Director |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Joseph Wright, Christopher Glowacki, Joanna Roche. Jill Vieth, |
| Absent Members: | Jeremy Bloomer |

**Approval of Agenda and Public Comment**

- Denice Kronau calls for approval of the agenda, moved by Schaeffer which is seconded by Stephen Maury.
- **Roll Call: Wright, Schaeffer, Maury, Giachetti, Glowacki, Kronau – Aye**
- Roll call is conducted to confirm attendance, with Denice Kronau addressing members by their first names to avoid confusion.
- Denice Kronau opens the floor for public comments but notes no hands are raised.
- Denice Kronau explains the use of Zoom for the meeting and confirms the attendance of various members and anticipated speakers.

**Introduction of Leah Hill and Presentation on Citizen Warrant Article K**

- Leah Hill is introduced to present her citizen article proposing the town adopt the state's paid family and medical leave law.
- Leah Hill explains the current Federal Family and Medical Leave Act (FMLA) and its limitations, including job security for up to 12 weeks but unpaid unless employees have accrued time off.
- Leah Hill highlights the high cost of living on Nantucket and the financial strain on employees who cannot work during their FMLA leave.
- Leah Hill presents the state's paid family and medical leave law, which offers paid leave and job security for qualifying conditions, and explains the town's contribution would be around $263,061 annually.

**Discussion on the State's Paid Family and Medical Leave Law**

- Leah Hill provides detailed comparisons between the state's and federal leave laws, emphasizing the state's paid leave and the town's potential to be the first municipality to adopt it.
- Leah Hill shares her screen to illustrate the financial benefits of the state's paid leave, including the town's contribution and the potential return on investment.
- Leah Hill discusses the town's high employee turnover and the potential benefits of the state's paid leave in retaining employees and improving morale.
- Leah Hill concludes her presentation, inviting questions from the committee.

**Questions and Concerns from Committee Members**

- Jill Vieth asks about the mandatory nature of the contribution for employees if the town adopts the law.
- Peter Schaeffer questions the town's decision to opt for this program, given its complexity and potential cost.
- Libby Gibson raises concerns about the program's complexity, the need for collective bargaining, and the lack of funds appropriated in the fiscal 25 budget.
- Amanda Perry and David Jenkins discuss the potential complications of implementing the program, including the need for extensive negotiations with unions.

**Further Discussion on Implementation and Financial Impact**

- Brian Turbitt provides a detailed analysis of the financial impact on the town, including the potential increase in the town's contribution rate and the need for additional funds.
- John Giorgio questions the town's ability to predict the long-term financial impact of the program.
- Leah Hill responds to concerns about the program's impact on employees with pre-existing conditions and the state's existing implementation of the program for state employees.
- The committee discusses the potential need for further study and the town's ability to manage the program's implementation.

**Motion and Vote on the Citizen Warrant Article**

- Peter Schaeffer makes a motion to not adopt the citizen warrant article.
- The motion is seconded by Chris Glowacki and discussed by the committee.

- Joanna Roche suggests referring the article for further study to town administration.
- Peter Schaeffer and Chris Glowacki withdraw their initial motion.
- Roche makes a motion to forward this article for further study by the Town. Seconded by Maury.

  **Roll Call Vote: Wright aye, Schaeffer aye, Glowacki aye, Maury aye, Giachetti aye, Vieth aye, Roche aye, Kronau aye.**

**Conclusion and Next Steps**

- Denice Kronau thanks Leah Hill for her presentation and the committee members for their participation.
- The committee moves on to the fiscal year 2025 budget presentation by Libby Gibson.

**Budget Development Overview**

- Libby Gibson introduces the budget development process, emphasizing the town manager's role in preparing and submitting the annual operating budget.
- The budget process began with a review of preliminary projected expenses and revenues on September 12.
- Budget instructions were issued to departments on September 22, and a projection review was conducted with the Select Board on September 27.
- The budget objectives include keeping the recommended operating budget within projected revenue, addressing priorities in the Select Board's strategic plan, and maintaining flexibility with the levy limit and use of free cash.

**Fiscal Year 2025 Budget Objectives**

- The fiscal year 2025 budget objectives include addressing priorities in the Select Board's strategic plan, focusing on infrastructure maintenance, and addressing staffing issues.
- The budget aims to maintain flexibility with the levy limit and use of free cash to stabilize if economic indicators are uncertain.
- Specific initiatives recommended in the fiscal 25 budget are shown by focus area of the strategic plan.
- Additional priorities include planning for the new Our Island Home facility and maintaining the parks facilities and areas.

**Significant Projects and Staffing Concerns**

- The Surfside water main extension project is well underway but requires significant additional capital funding and staff time.
- The town is in the process of advertising for a project manager position and has a vacant town engineer position.
- Public safety staffing is a concern, with additional funding recommended for positions in the fire department.
- The Somerset sewer extension project is one of the "collision projects" reviewed with the Select Board, seeking design funding for the 2024 annual town meeting.

**Housing and Employee Retention**

- Town employee retention remains a focus, with measures to initiate, continue, or expand to address staffing deficiencies and housing challenges.
- Compensation issues have been addressed in collective bargaining contracts and with non-union staff, with regular reviews to ensure competitiveness.
- The town is restructuring the housing and real estate offices to clarify responsibilities and has advertised for a rental property manager.
- The budget includes recommendations for expense increase requests, prioritizing items that support the Select Board's strategic plan and address departmental operations and efficiency.

**Revenue and Expense Projections**

- Brian Turbitt presents the revenue and expense projections, projecting $152,389,000 in revenue for fiscal 25.
- The total expenses are projected at $152,252,000, leaving approximately $136,443 in unused levy capacity.
- The governor recently made unilateral budget cuts of $375 million to the fiscal 24 budget due to revenue shortfalls.
- The state is experiencing a downturn in tax receipts, which could impact state aid and the fiscal 25 budget.

**Detailed Budget Breakdown**

- The budget breakdown includes operational expenses, town salaries, school operational expenses, and health insurance for active employees and retirees.

- General insurance and debt service are also included in the budget, with projected increases in health insurance and general insurance.
- Enterprise Fund subsidies and special appropriations are also part of the budget, with specific allocations for mosquito control, health and human services, and affordable housing trust.
- The budget includes recommendations for expense increase requests, with funding to come from the tax levy, other general revenues, and free cash.

**Expense Increase Requests**

- The town administration is recommending $2,341,000 in expense increase requests, with $417,900 for one-time expenses and $1,923,000 for ongoing expenses.
- The recommendations include funding for communications-related issues, education and compliance outreach, and a replacement vehicle for town administration.
- The town is seeking funding for grant application professional services and support for internally seeking grants.
- The budget includes recommendations for project tracking software and one-time expenses for the town clerk due to additional election events.

**Outstanding Items and Current Unknowns**

- State aid is always a concern, with projections for level funding but potential impacts from pending litigation and future town regulations.
- Supply chain and labor issues are impacting certain areas of town operations and projects.
- The cost of projects in the coastal resiliency plan is astronomical, and alternate funding sources will be sought.
- The town is preparing for the expiration of the waste services agreement for solid waste operations and has numerous plans in place for long-term solid waste planning.

**Next Steps and Committee Reports**

- The budget recommendations will be reviewed by the Select Board and the public hearing endorsed the budget at its January 10 meeting.
- The budget process will continue through mid-March, with a town meeting and election scheduled for May 7 and May 21.
- Committee reports include updates from the Town Council Study Committee, Contract Review Committee, and other committees.

- The next meeting is scheduled for January 25, with several citizen warrant articles to be discussed.
- A motion to Adjourn is made by Schaeffer, seconded by Roche.

  **Roll Call Vote: Schaeffer aye, Wright aye, Giachetti aye, Roche aye, Glowacki aye, Vieth aye, Kronau aye.**

# Town of Nantucket
# Finance Committee
# January 25th, 2024 4PM – Minutes

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

| | |
|---|---|
| Staff: | Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Jeremy Bloomer |
| Absent Members: | Christopher Glowacki, Joseph Wright, Joanna Roche |

**Meeting Call to Order and Agenda Approval**

- Denice Kronau calls the meeting to order and mentions the recording of the meeting.
- Denice Kronau changes the order of discussion to start with the withdrawal from the Good Neighbor agreement and then discuss the offshore wind power article.
- Denice Kronau asks for approval of the agenda, which is approved by Peter Schaeffer and seconded by Jeremy Bloomer.
- Denice Kronau instructs Val Oliver to present her articles within the five-minute time frame.

**Val Oliver's Presentation on Articles 77 and Article 78 Withdraw Town from Good Neighbor Agreement and Offshore Wind Power**

- Val Oliver discusses the Good Neighbor agreement and offshore wind power in a joint presentation due to similar content.
- Val Oliver highlights the lack of community discussion and the closed-session signing of the Good Neighbor agreement.
- Val Oliver details the obligations of Vineyard Wind and the Nantucket parties, emphasizing the significant visual impact on Nantucket.
- Val Oliver mentions the potential economic loss to Nantucket's tourism economy and the high cost of decommissioning the turbines.

**Article 77 and Article 78: Discussion on Good Neighbor Agreement and Legal Implications**

- Peter Schaeffer questions the town's electricity supply and the contract with Vineyard Wind.

- Val Oliver clarifies that the town does not receive direct electricity but pays higher rates through the grid.
- Jeremy Bloomer asks about the town's performance under the contract, and Val Oliver mentions discussions with the Select Board.
- Denice Kronau and Matt Fee discuss the historical context and the challenges faced during the negotiation process.

**Article 77 and Article 78: Legal and Financial Considerations**

- John Giorgio emphasizes the Select Board's authority to negotiate and compromise claims, and the non-binding nature of the articles.
- John Giorgio warns against the potential legal risks of breaching the contract and the town's exposure to liability.
- Stephen Maury questions the compliance of Vineyard Wind with their obligations and the payment received by the town.
- Brian Turbitt confirms that Vineyard Wind has paid the first $4 million, and the total payment is expected to be $13 million.

**Article 77 and Article 78: Public Comment and Additional Questions**

- Cliff Williams expresses concerns about the agreement's impact on the town and the lack of public involvement.
- Veronica Bonnet criticizes the lack of transparency and the town's reluctance to discuss the agreement publicly.
- Peter Schaeffer and Rob Giacchetti discuss the severability clause and the potential legal implications of breaking the agreement.
- Denice Kronau explains the committee's role in recommending motions and the possibility of reconsidering the articles in the future.

**Article 77 and Article 78: Committee's Decision and Next Steps**

- Motion not to adopt Article 77 (Withdraw Town From Good Neighbor Agreement):
- Peter Schaeffer made the motion, seconded by Rob Giacchetti
- **Roll call vote: Stephen Maury (nay), Jill Vieth (aye), Jeremy Bloomer(nay), Peter Schaeffer (aye), Rob Giacchetti (aye), Denice Kronau (aye) passes 4-2**
- Motion not to adopt Article 78 (Offshore Wind Power - Town Meeting Vote Required):
- Peter Schaeffer made the motion, seconded by Jill Vieth

- **Roll call vote: Jill Vieth (aye), Rob Giacchetti (aye), Stephen Maury (nay), Jeremy Bloomer (aye), Peter Schaeffer (aye), Denice Kronau (aye) passes 5-1**
- Denice Kronau advises the sponsors to rework the articles and bring them back to the committee for further discussion.
- The committee agrees to close the public comment section and proceed with the next agenda item.

**Article 36: Appropriation: African Meeting House Investigation - Discussion on Police Investigation and Public Records Request**

- Gail Holdgate begins her presentation on the African Meeting House investigation, highlighting the lack of accountability and the need for an independent investigation.
- Denice Kronau and Gail Holdgate discuss the investigation conducted by the Nantucket police and its transfer to the state police.
- Gail Holdgate mentions the rude treatment she received from the state police and the confusion over the young man's plea.
- Denice Kronau suggests Gail make a public records request to the Cape and Islands district attorney for more information.
- John Giorgio explains the process of making a public records request, which involves sending a letter or email to the district attorney.

**Article 36: Suggestion to meet with New Police Chief and Community Concerns**

- Jeremy Bloomer suggests Gail meet with the new police chief to discuss the issue and get a fresh perspective.
- Gail Holdgate expresses hesitation but agrees to meet with the new chief.
- Denice Kronau and Peter Schaeffer discuss the outcome of the investigation, noting that no one was arrested after six years.
- Denice Kronau explains the legal constraints on town funds and the need for town employees to oversee investigations.

**Article 36: Financial and Legal Constraints on Investigations**

- John Giorgio clarifies that town funds cannot be given to individuals for investigations.
- Gail Holdgate questions the effectiveness of the investigation and suggests hiring qualified individuals for a new investigation.
- Stephen Maury and Cliff Williams discuss a previous investigation at the airport that was overseen by town employees.

- John Giorgio emphasizes that the Select Board, not private citizens, should oversee investigations.

**Article 36: Proposed Changes to Warrant Article**

- Denice Kronau suggests Gail rewrite her warrant article to comply with legal requirements.
- Gail Holdgate agrees to rewrite the article and consult with the Select Board.
- John Giorgio offers to help draft a motion for the Finance Committee to appropriate funds for the investigation.
- Denice Kronau advises Gail to bring the revised article back to the Finance Committee for further discussion.
- No motions are made on the article and they move forward to

**Article 92 Charter Change-Department Heads Report to Town Manager - Discussion on Town Manager's Authority and Employment Contracts**

- Meghan Perry presents an article proposing that all town employees report to the town manager.
- John Giorgio explains the current MOU between the Planning Commission and the town, which allows the Planning Commission to hire employees.
- Hillary Rayport clarifies that the article aims to prevent town employees from having side contracts with state agencies.
- Peter Schaeffer and Jeremy Bloomer express concerns about the potential unintended consequences of the article.
- Motion to close public comment on Article 92 (department heads report to town manager):
- Jill made the motion, Stephen seconded
- **Roll call vote: All in favor (Jill, Rob, Stephen, Jeremy, Peter, Denice)**

**Concerns About Governance and Employment Contracts**

- Hillary Rayport explains the historical context of the Planning Commission's authority to hire employees.
- John Giorgio reiterates that the article would not affect the current employment agreement between the Planning Commission and the Director of Plus.

- Peter Schaeffer suggests that Megan and Hillary discuss the article with the town manager.
- Denice Kronau decides to defer Article 92 to a future meeting for further discussion and clarification.
- Motion to Adjourn made by Stephen, Seconded by Peter.
- **Roll call vote: All in favor (Jill, Stephen, Jeremy, Peter, Joe, Rob)**

# Town of Nantucket

# Finance Committee

# January 30th, 2024 4PM – Minutes

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

| | |
|---|---|
| Staff: | Libby Gibson, Town Manager; Andrew Patnode, DPW Director; Chris Lowe, Solid Waste Manager; Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer |
| Absent Members: | Joanna Roche |

## Approval of the Agenda and Public Comment

- Denice Kronau calls the meeting to order and requests approval of the agenda.
- Motion to approve the agenda made by Peter, Seconded by Stephen
- **Roll Call Vote: Jill Vieth (aye), Chris Glowacki (aye), Rob Giacchetti (aye), Stephen Maury (aye), Peter Shaeffer (aye), Joe Wright (aye)**
- Denice opens the floor for public comment, but no one raises their hand. Public Comment is then closed

## Article 75 Establishment of Madaket Landfill Working Partnership Committee - Debate on Landfill Management and Contractor Involvement

- Cliff Williams discusses the establishment of a working partnership committee for the Madaket landfill, emphasizing the town's ability to manage the landfill without external contracts.
- Cliff criticizes the $3.5 million price tag for the CMD building, suggesting it could be built for much less.
- Peter Schaeffer questions the feasibility of forming a DPW board for landfill management.
- Chris Lowe provides a structural integrity survey of the building, estimating its value at $5 million.
- Drew Patnode mentions the building's assessed value was negotiated down from an original assessment.
- Jill Vieth questions the effectiveness of Cliff's proposed commission compared to the existing work group.

## Article 75 Concerns About Local Contractors and Expertise

- Cliff Williams argues for using local contractors over external vendors to avoid being held hostage in contracts.
- Stephen Maury discusses the challenges of hiring local contractors due to licensing and certification issues.
- Peter Schaeffer highlights the expertise of George Aaronson and Howard Max on the county advisory committee.
- Libby Gibson emphasizes the complexity and specific expertise required to manage the landfill.

## Article 75 Liability and Financial Implications

- Joseph Wright raises concerns about the $19 million liability of closing the landfill facility.
- Christopher Glowacki questions the involvement of local contractors in the work group.
- Cliff Williams expresses willingness to engage more with local individuals and organizations.
- Curtis Barnes inquires about the DPW director's opinion on taking over the landfill.
- Peter Schaeffer made a motion to not adopt Article 75, seconded by Joseph Wright
- **Roll call vote: Joe Wright (aye), Chris Glowacki (aye), Rob Giacchetti (aye), Stephen Maury (aye), Peter Shaeffer (aye), Jeremy Bloomer (aye), Denice Kronau (aye)**

## Discussion on Finance Committee's Role and Responsibilities

- Denice Kronau explains the Finance Committee's role in making recommendations on financial matters.
- Stephen Maury suggests the committee can choose not to make recommendations on certain articles.
- Peter Schaeffer expresses concerns about lowering the committee's responsibilities.
- Jill Vieth suggests limiting the number of public hearings for certain articles.

## Potential Changes in Finance Committee Processes

- Denice Kronau discusses the possibility of not making recommendations on articles without financial impact.
- Christopher Glowacki raises concerns about the committee's responsibility to thoroughly investigate articles.
- Stephen Maury suggests the committee can focus on major expenditures and important issues.
- Jill Vieth emphasizes the need for the committee to spend more time on big-picture topics.

## Final Remarks and Adjournment

- Denice Kronau summarizes the discussion and the potential changes in the committee's processes.
- The meeting concludes with a motion to adjourn, made by Jill Vieth, Seconded by Peter Schaeffer
- **Roll call vote: Joe (aye), Jeremy (aye), Jill (aye), Chris (aye), Rob (aye), Stephen (aye), Peter (aye)**

# Town of Nantucket
# Finance Committee
# February 1st, 2024 4PM – Minutes

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

| | |
|---|---|
| Staff: | Libby Gibson, Town Manager; Brian Turbitt, Finance Director; Leslie Snell, Director of Planning; Mark Willet, Water Department Director; Vince Murphy, Sustainability Program Manager |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer. Joanna Roche |
| Absent Members: | |

**Finance Committee Meeting Call to Order**

- Denice Kronau calls the Finance Committee meeting to order at 4 PM on Thursday, February 1, 2024, both in person and on Zoom.
- Approval of the agenda is moved by Peter and seconded by Stephen.
- **Roll Call Vote: Jeremy Bloomer, Joe Wright, Joanna Roche, Jill Vieth, Chris Glowacki, Rob Giacchetti, Stephen Maury, Peter Schaeffer, and Denice Kronau. – all voted aye**
- Denice opens the floor for public comment, but no one raises their hand.

**Adoption of Previous Meeting Minutes**

- Denice asks if members have read the minutes from February 2 and February 6, 2023.
- Members indicate they have not read the minutes, so Denice decides to skip this item for now.

**Article 92: Home Rule Petition**

- Denice introduces Article 92, which amends the town charter to require town department heads to be town employees.
- Meghan Perry explains her efforts to set up a meeting with the town manager and mentions the 2012 MOA and 2019 Novak report.
- Meghan highlights the Novak report's recommendation for town department heads to report to the town manager, not the Select Board or regional planning agencies.

- Meghan clarifies that Article 92 only affects town administrative department heads, not boards like the airport or school.

**Discussion on Article 92**

- John Giorgio explains that the current article does not achieve the petitioners' goals and requires amendments to the Special Act and charter.
- Mary Longacre clarifies that the Director of Planning is not a town employee and that the town manager has no control over the Director's contract.
- Mary emphasizes that the town manager has been consulted in drafting contracts and that the town and NPDC work collaboratively.
- Mary and John express concerns that the article could create confusion and legal implications for contracts with the water company and airport.

**Debate on Article 92**

- Peter Schaeffer suggests voting on the article immediately, while Christopher Glowacki questions the inherent badness of town department heads having contracts with boards.
- Denice notes that the Novak report is five years old and wonders why the Select Board and town manager have not implemented its recommendations.
- Rick Atherton suggests delaying further decisions until after a meeting between the Select Board and NPDC on February 20.
- Hillary Rayport emphasizes the need for accountability and governance, noting that the current arrangement creates a bifurcated government.

**Vote on Article 92**

- Peter Schaeffer makes a motion not to adopt Article 92, which is seconded by Jill Vieth.
- The motion passes unanimously, with no further discussion.
- **Motion not to adopt Article 92. Roll call vote: Joe, Joanna, Jeremy, Jill, Chris, Rob, Stephen, Peter, Denice - all voted aye**.

**Article 74: Surfside Crossing Funding Restriction**

- Meghan Perry explains that the article aims to prevent future funding for Surfside Crossing, including legal fees and unit purchases.
- Stephen Maury and Christopher Glowacki express concerns that the article could restrict affordable housing initiatives.

- John Giorgio clarifies that the Affordable Housing Trust can spend funds without town meeting approval, but the article is non-binding.
- Motion not to adopt Article 74 made by Chris Glowacki, seconded by Peter Schaeffer. **Roll call vote: Joe, Joanna, Jeremy, Jill, Chris, Rob, Stephen, Peter, Denice - all voted aye.**

**Water Department Budget Presentation**

- Mark Willett presents the water department's budget, highlighting goals like the new well and groundwater model updates.
- Mark discusses the impact of the drought and the need for conservative revenue projections.
- The committee asks questions about water usage, peak summer loads, and the aquifer's recharge rate.

**Article 1 Receipt of Reports - Acceptance of Town Reports**

- Libby Gibson introduces Article 1, which accepts the town's annual report.
- Motion to adopt Article 1 (to accept reports of the town) made by Chris, seconded by Jeremy. **Roll call vote: Jeremy, Joe, Joanna, Jill, Chris, Rob, Stephen, Peter, Denice - all voted aye.**

**Articles 5 and 7 - Reserve Fund and Personnel Compensation Plans for FY2025**

- Brian Turbitt presents that the recommendation is for $500,000 to be appropriated for the reserve fund for FY2025
- Motion to adopt made by Stephen, Seconded by Joanna. **Roll call vote: Joanna, Joe, Jeremy, Jill, Chris, Rob, Stephen, Peter, Denice - all voted aye.**
- Brian Turbitt presents the personnel compensation plans for 2025, including market adjustments and a modest increase for the town clerk.
- Curtis Barnes suggests increasing the chair's salary to $7500 and board members to $6000, but Denice explains that this is a policy decision for the Select Board.
- Motion to adopt Article 7 (personnel compensation plans for 2025), made by Peter, Seconded by Joanna. **Roll call vote: Joanna, Joe, Jeremy, Jill, Chris, Rob, Stephen, Peter, Denice - all voted aye.**

**Bulk Adoption of Articles**

- The committee votes to adopt a motion to adopt Articles 63, 67, 69, 70, 73, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 91 in bulk.

- Joe Wright asks about maps for Article 69, and Vince Murphy explains the process for creating sub-districts for coastal resilience.
- Joanna Roche emphasizes the importance of considering the entire island as one district for fairness.
- Motion to adopt Articles 63, 67, 69, 70, 73, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 91 in bulk. Made by Stephen, Seconded by Peter. **Roll call vote: Jill, Chris, Rob, Stephen, Peter, Joe, Joanna, Jeremy, Denice - all voted aye.**

**Adjournment**

- The committee votes to adjourn the meeting, with the next meeting scheduled for Monday, February 5, at 4 PM in the community room.
- The meeting will include a public hearing on various articles, including rental car and short-term rental articles.
- Motion to Adjourn made by Peter, Seconded by Jeremy
- **Roll call: Jeremy Bloomer, Joe Wright, Joanna Roche, Jill Vieth, Chris Glowacki, Rob Giacchetti, Stephen Maury, Peter Schaeffer, and Denice Kronau**. **- all voted aye.**

# Town of Nantucket
# Finance Committee
# February 8th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Libby Gibson, Town Manager; Brian Turbitt, Finance Director; Martin Anguelov, CFO Nantucket Public Schools; Elizabeth Hallet, Superintendent Nantucket Public Schools |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer. Joanna Roche |
| Absent Members: | |

**Introduction to the Town Finance Committee Meeting**

- The Finance Committee meeting is called to order at 4:14PM,
- Stephen Maury seeks approval of the agenda, Peter makes the motion to approve, seconded by Jill.
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright – Unanimous approval.**
- Maury opens public comment for any items not on the agenda, no comments were made.
- The committee discusses and approves the meeting minutes from February 2, 2023, and February 6, 2023.
- Motion to adopt minutes, made by Peter, seconded by Jill.
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Jill Vieth, Christopher Glowacki, Joanna Roche – Unanimous approval.**
- The committee moves on to discuss Warrant articles for the annual town meeting in 2024.
- Brian Turbitt presents Article 27, which recommends raising and appropriating the county assessment from the fiscal 2025 tax levy and other general revenues.

**Discussion of Warrant Articles 27, 28 and 30**

- The committee discusses and approves Article 27, which raises and appropriates the county assessment.
- A motion to approve is made by Rob, seconded by Jill

- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**
- Brian Turbitt explains article 28 is for if the County Commissioners and County review board disagreed in the adoption of the County budget and as there isn't a disagreement no action is necessary.
- A motion to take no action is made by Chris, seconded by Peter
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**
- Brian Turbitt presents Article 30, which recommends appropriating $500,000 from the fiscal 2025 tax levy and other general revenues to the Other Post Employment Benefits Trust Fund.
- The committee discusses the balance and unfunded liability of the trust fund, which is approximately $100 million.
- Brian Turbitt explains the policy recommendation to the Select Board to direct any additional assessment to the trust fund once the pension is fully funded in 2037.
- Motion to adopt Article 30 (Appropriation: Other Post-Employment Benefits Trust Fund), made by Chris, Seconded by Peter.

  **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche– Unanimous approval.**

**Senior Workout Program and Stabilization Funds**

- Brian Turbitt presents Article 31, which discusses the senior work-off program, which had two participants last year.
- Motion to approve Article 31 (Appropriation: FY2023 Senior Work-Off Program), made by Chris, Seconded by Peter.
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**
- The committee discusses the use of funds not expended in the program and their potential rollover for future years.

- Brian Turbitt presents Article 33, which discusses the Special Purpose Stabilization Fund for town employee accrued liabilities, such as vacation and sick leave buyouts.
- Motion to approve Article 33 (Appropriation for Special Purpose Stabilization Fund for Town Employee Accrued Liabilities), made by Peter, Seconded by Chris.

  **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**
- The committee discusses the distinction between the Special Purpose Stabilization Fund and the general Stabilization Fund.

**General Stabilization Fund and Free Cash Appropriation**

- Brian Turbitt presents Article 111, which recommends depositing $1 million from free cash into the general Stabilization Fund and $1 million into the capital project stabilization fund.
- The committee discusses the use of the stabilization funds for unexpected revenue shortfalls and emergency expenditures.
- Brian Turbitt explains the policy of replenishing the general Stabilization Fund before withdrawing funds.
- The committee discusses the investment of funds in the stabilization funds and their potential use for catastrophic events.
- Motion to approve Article 111 (Appropriation: Stabilization Fund), made by Peter, Seconded by Jeremy.
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**
- Motion to take no action on Article 112 (appropriation free cash), made by Peter, Seconded by Jeremy
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche – Unanimous approval.**

**School Budget Presentation and Enrollment Trends**

- Elizabeth Hallet presents the fiscal year 2024-2025 school budget, starting with enrollment trends over the past 15 years.

- The committee discusses the impact of housing costs and available housing on enrollment, with a projected increase in student numbers.
- Elizabeth Hallet highlights the growth in the English learner population and the need for professional development for teachers working with these students.
- The committee discusses the special education population and the challenges of addressing the needs of students with significant medical needs.

**Budget Development and Chapter 70 Contribution**

- Martin Anguelov presents the current budget for fiscal year 2024, which is $37,000,003.26.
- The committee discusses the proposed budget for fiscal year 2025, which is $40,000,001.78, representing a 2.85% increase.
- Martin Anguelov explains the increase in tuition expenses for out-of-district students and the need to prepare for these costs.
- The committee discusses the historical comparison of per pupil expenditures and the state's Chapter 70 contribution to the foundation budget.

**Federal Entitlement Grants and Budget Allocation**

- Elizabeth Hallet presents the federal entitlement grants, including the IDEA grant for special education and the ESSER grant for pandemic-related expenses.
- The committee discusses the impact of the Esser grant on professional development and the need to plan for its expiration in September 2024.
- Elizabeth Hallet explains the allocation of federal grants to support special education, social-economic needs, teacher recruitment, and English learners.
- The committee discusses the distribution of the budget among the schools, central office, facilities, athletics, and technology departments.

**Discussion on Special Education and English Learner Support**

- The committee discusses the percentage of the budget allocated to special education and English learners, which is approximately 25% and 10%, respectively.
- Elizabeth Hallet explains the overlap between special education and English learners and the need for professional development for teachers.
- The committee discusses the impact of the employment shortage on the provision of TAs for students with IEPs.

- The committee emphasizes the importance of meeting the needs of special education students and the challenges of the current employment market.

**Finance Committee Meeting Overview**

- Elizabeth Hallet discusses the healthy state of the program, noting minimal additional requests for fields and equipment.
- Martin Anguelov explains the athletic program's financial sustainability, including equipment purchases and transportation costs.
- Jeremy Bloomer and Stephen Maury discuss the FY 2025 budget and the breakdown of spending on sports.
- Elizabeth Hallet highlights the importance of coaching stipends and the collective bargaining agreement with teachers.

**Coaching Stipends and Budget Breakdown**

- Martin Anguelov provides detailed budget figures for high school and middle school coaching stipends.
- Elizabeth Hallet emphasizes the importance of coaching stipends in the overall budget and the collective bargaining agreement.
- Jeremy Bloomer questions the percentage of the budget allocated to sports and compares it to other school districts.
- Martin Anguelov explains the operating expense and payroll breakdown, including transportation and utility costs.

**Community School Revenue and Budget Planning**

- Martin Anguelov discusses the Community School revenue breakdown, including gifts and donations and participant fees.
- Elizabeth Hallet outlines the budget planning process, focusing on district and school goals, special education, and English learners.
- The importance of federal and state funding, as well as utility expenses, is highlighted.
- Elizabeth Hallet mentions the need for additional technology upgrades and professional development for academic initiatives.

**Mental Health and Student Well-being**

- Jeremy Bloomer inquires about the impact of COVID-19 on student mental health and the need for additional resources.

- Elizabeth Hallet describes the mental health crisis and the challenges in finding appropriate providers.
- The role of programs like Fair Winds and off-island initiatives in supporting students is discussed.
- Elizabeth Hallet emphasizes the need for year-round housing for staff to retain teachers and improve retention rates.

**Teacher and TA Staffing Issues**

- Joanna Roche raises concerns about the high turnover rate of new teachers and the lack of TAs in special education classes.
- Elizabeth Hallet acknowledges the challenges and mentions ongoing negotiations with TAs.
- The importance of meeting IEP requirements and the need for careful utilization of TAs is discussed.
- Joanna Roche urges the administration to ensure that surveys on student health and wellness are administered and analyzed.

**Capital Program Committee and Facilities Funding**

- Christopher Glowacki questions the negative recommendation from the Capital Program Committee on the facilities fund.
- Martin Anguelov explains the decision to withdraw the request due to the lack of a complete project plan.
- The availability of funds for specific projects, such as the tennis courts and baseball field, is mentioned.
- The need for a comprehensive plan for the athletic complex is emphasized.

**Per Pupil Expenditure and Budget Growth**

- Stephen Maury highlights the negative real growth in per pupil expenditures and the impact of inflation.
- Martin Anguelov explains the conservative budget approach and the challenges in hiring due to increased tuition costs at residential schools.
- The importance of retaining high-quality teachers and the impact of housing on staff retention is discussed.
- Elizabeth Hallet mentions the need for new schools with updated technology and infrastructure to meet future needs.

**Final Remarks and Questions**

- Stephen Maury emphasizes the need for a budget that reflects the community's investment in schools.
- Jeremy Bloomer encourages the school administration to think about the long-term impact of budget decisions.
- Joseph Wright and Peter Schaeffer discuss the challenges of housing and the need for better retention of teachers.
- Elizabeth Hallet and Martin Anguelov reiterate the importance of addressing housing and retention issues to improve the quality of education.
- Motion to adjourn the meeting, moved by Jill, seconded by Peter.
- **Roll Call Vote: Denice Kronau, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Jeremy Bloomer– Unanimous approval.**

# Town of Nantucket
# Finance Committee
# February 12th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Leslie Snell, Planning Director |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Jill Vieth, Christopher Glowacki, Joseph Wright, Joanna Roche |
| Absent Members: | Jeremy Bloomer, Rob Giacchetti |

**Approval of Agenda and Public Comment**

- Denice Kronau calls the meeting to order and mentions the audio and video recording.
- Approval of the agenda is moved by Peter, Seconded by Stephen.

  **Roll Call: Joe Wright (aye), Jill Vieth (aye), Stephen Maury (aye), Chris Glowacki (aye), Peter Schaeffer (aye), Denice Kronau (aye). Unanimous**
- Denice Kronau opens public comment, but no one raises their hand for comments.
- Denice Kronau closes public comment and moves to discuss warrant articles for the annual town meeting 2024.

**Introduction to Warrant Articles**

- Leslie Snell provides an overview of the zoning articles, mentioning 22 total articles, 12 sponsored by the planning board, and 9 citizen petitions.
- Leslie Snell explains the changes in height limitations in the CMI zoning districts for projects containing at least 25% affordable housing.
- Stephen Maury and Leslie Snell discuss the rationale behind the height changes and their impact on affordable housing projects.
- Denice Kronau asks for a motion to support the Planning Board's recommendation, which is unanimously approved.
- Motion to support the Planning Board's motion on Article 38 (Height Limitation Affordable Housing), made by Peter, Seconded by Chris
- **Roll call: Joe (aye), Jill (aye), Joanna (aye), Stephen (aye), Chris (aye), Peter (aye), Denice (aye). Unanimous.**

**Discussion on Article 39 (Zoning Bylaw Amendment: Definitions - Apartment ) and 40 (Zoning Bylaw Amendment: Definitions - Tertiary Dwelling)**

- Leslie Snell explains Article 39, which clarifies the definition of an apartment in a commercial structure to prevent it from occupying more than 50% of the first floor area.
- Denice Kronau and Leslie Snell discuss the positive recommendation from the planning board and the need for a simple majority vote.
- Motion to support the Planning Board's motion on Article 39 (change to apartment definition), Peter made the motion, seconded by Stephen. **Roll call: Joanna (aye), Jill (aye), Joe (aye), Stephen (aye), Chris (aye), Peter (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 40, which removes the special permit requirement for three units in a single structure and standardizes ground cover and gross floor area allowances.
- Stephen Maury and Leslie Snell discuss the impact of removing the special permit requirement and the Planning Board's positive recommendation.
- Motion to support the Planning Board's motion on Article 40 (tertiary dwelling changes). **Roll call: Joanna (aye), Jill (aye), Joe (aye), Stephen (aye), Chris (aye), Peter (aye), Denice (aye). Unanimous.**

**Article 41 (Zoning Bylaw Amendment: Side and Rear Setbacks in R-1 and RC-2) and 42 (Zoning Bylaw Amendment: Residential Development Options - Flex Development, Protected Open Space) Discussion**

- Leslie Snell explains Article 41, which amends the definition of front yard and setback requirements in R1 and RC2 zoning districts to make them consistent with other districts.
- Denice Kronau and Leslie Snell discuss the logic behind the previous different setback requirements and the Planning Board's positive recommendation.
- Motion to support the Planning Board's motion on Article 41 (Side and Rear Setbacks in R-1 and RC-2), made by Peter, Seconded by Stephen. **Roll call: Joanna (aye), Jill (aye), Joe (aye), Stephen (aye), Chris (aye), Peter (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 42, which deals with flex developments and allows the planning board to consider alternative options for holding open space restrictions.
- Stephen Maury and Leslie Snell discuss the potential issues with maintaining open space and the Planning Board's positive recommendation.
- Motion to support the Planning Board's motion on Article 42 (Flex Development, Protected Open Space). Made by Peter, Seconded by Stephen. **Roll call: Chris (aye),**

**Stephen (aye), Denice (aye), Joe (aye), Jill (aye), Peter (aye), Joanna (aye). Unanimous.**

**Article 43 (Zoning Bylaw Amendment: Rear Lot Subdivision) and 44 (Zoning Bylaw Amendment: Moorlands Management District MMD, Permit Granting Authority) Discussion**

- Leslie Snell explains Article 43, which deals with rear lot subdivisions and the approval not required plan requirements.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motion on Article 43 (rear lot subdivision), made by Peter, seconded by Stephen. **Roll call: Joe (aye), Jill (aye), Joanna (aye), Stephen (aye), Chris (aye), Peter (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 44, which changes the special permit granting authority for the Moreland Management District from the planning board to the Zoning Board of Appeals.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a simple majority vote.
- Motion to support the Planning Board's motion on Article 44 (Moreland Management District, Permit Granting Authority) made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Jill (aye), Joe (aye), Joanna (aye), Denice (aye). Unanimous.**

**Article 45 (Zoning Bylaw Amendment: Moorlands Management District Pool Prohibition) and 46 (Zoning Map Change: RC-2 to CMI or CTEC - 43 Nobadeer Farm Road) Discussion**

- Leslie Snell explains Article 45, which is a citizen petition to prohibit swimming pools in the Moreland Management District.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motion on Article 45 (Moreland Management District, Pool Prohibition) made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Joe (aye), Joanna (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 46, which deals with a zoning change from R5 to RC2 or C Tech for 43 Nobadeer Farm Road.

- Denice Kronau and Leslie Snell discuss the Planning Board’s decision to take no action and the need for a two-thirds vote.
- Motion to support the Planning Board’s motion on Article 46 (zoning map change). **Roll call: Joanna (aye), Joe (aye), Jill (aye), Chris (aye), Stephen (aye), Peter (aye), Denice (aye). Unanimous.**

**Article 47 (Zoning Map Change: RC-5 to RC-2 or CTEC - Pine Crest Drive (portions of)) and 48 (Zoning Map Change: R-10 to R10L - Nobadeer Way) Discussion**

- Leslie Snell explains Article 47, which deals with a zoning change from R5 to RC2 or C Tech for a portion of Pine Crest Drive.
- Stephen Maury and Leslie Snell discuss the impact of the zoning change on the property and the Planning Board’s positive recommendation.
- Motion to support the Planning Board’s motion for Article 47 (zoning change from R5 to RC2 or CTEC), made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Joanna (aye), Jill (aye), Joe (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 48, which corrects a typo in the zoning bylaw for the Moreland Management District.
- Denice Kronau and Leslie Snell discuss the Planning Board’s positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board’s motion for Article 48 (zoning correction from R10 to R10L). made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Jill (aye), Joanna (aye), Joe (aye), Denice (aye). Unanimous.**

**Article 49 (Zoning Map and Zoning Bylaw Change: LUG-3 to CI and Town and County Overlay District Change - Nantucket Airport (portion of)) and 50 (Zoning Map Change: Open Space Parcels – Various) Discussion**

- Leslie Snell explains Article 49, which deals with the rezoning of a portion of airport property from Lug 3 to CI.
- Stephen Maury and Leslie Snell discuss the need for the rezoning to accurately reflect the property's use and the Planning Board’s positive recommendation.
- Motion to support the Planning Board’s motion on Article 49 (zoning change for airport property) made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Jill (aye), Joe (aye), Joanna (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 50, which deals with various zoning map changes for parcels designated as open space.

- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motion on Article 50 (zoning map changes for open space parcels), made by Peter, Seconded by Stephen. **Roll call: Joe (aye), Jill (aye), Joanna (aye), Peter (aye), Stephen (aye), Chris (aye), Denice (aye). Unanimous.**

**Article 51 (Zoning Map Change: LUG-2 to R-40 - 71 Hummock Pond Road) and 52 (Town and County Overlay District Change - 71 Hummock Pond Road )Discussion**

- Leslie Snell explains Article 51, which deals with a zoning change to place a portion of 71 Helmet Pond Road in the R40 district.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Leslie Snell introduces Article 52, which deals with a companion article to Article 51, changing the town overlay designation for a portion of airport property.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motions on Articles 51 and 52 (zoning changes for 71 Hummock Pond Road). Made by Peter, Seconded by Stephen. **Roll call: Joanna (aye), Joe (aye), Jill (aye), Chris (aye), Stephen (aye), Peter (aye), Denice (aye). Unanimous.**

**Article 53 (Zoning Map Change: LUG-2 to R-20 - 25 Rugged Road )and 54 (Zoning Map Change - R-40 to CN - 1 Evergreen Way and 21 Airport Road) Discussion**

- Leslie Snell explains Article 53, which deals with a zoning change to create an additional lot on 71 Helmet Pond Road.
- Stephen Maury and Leslie Snell discuss the potential precedent set by the article and the Planning Board's positive recommendation.
- Denice Kronau suggests postponing the discussion on Article 53 to a future meeting for further review.
- Leslie Snell introduces Article 54, which deals with a zoning change to allow commercial use on a portion of One Evergreen Way.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a simple majority vote.
- Motion to support the Planning Board's motions on Article 54 (R-40 to CN - 1 Evergreen Way and 21 Airport Road) Made by Peter, Seconded by Stephen. **Roll call: Joanna**

**(aye), Joe (aye), Jill (aye), Chris (aye), Stephen (aye), Peter (aye), Denice (aye). Unanimous.**

**Article 55 (Zoning Map Change: R-10 to CN - 3 Cobble Court) and 56 (Zoning Map Change: R-5 to CN - 75B Old South Road) Discussion**

- Leslie Snell explains Article 55, which deals with a zoning change to allow commercial use on a portion of 3 Cobalt Court.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motions on Article 55 (R-10 to CN - 3 Cobble Court) made by Peter, Seconded by Stephen. **Roll call: Joanna (aye), Joe (aye), Jill (aye), Chris (aye), Stephen (aye), Peter (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 56, which deals with a zoning change to allow an additional dwelling unit on a portion of 70 5P Old South Road.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a simple majority vote.
- Motion to support the Planning Board's motion on Article 56 (R-5 to CN - 75B Old South Road), made by Peter, Seconded by Stephen. **Roll call: Peter (aye), Chris (aye), Stephen (aye), Joanna (aye), Jill (aye), Joe (aye), Denice (aye). Unanimous.**

**Article 57 (Zoning Bylaw Amendment: Definitions and Word Usage/Ground Cover/Greenhouse) and 58 (Zoning Bylaw Amendment: New Section 139.9 - Middle Income Inclusionary Housing) Discussion**

- Leslie Snell explains Article 57, which deals with amending the definition of ground cover to allow an exemption for greenhouses.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.
- Motion to support the Planning Board's motion on Article 57 (Definitions and Word Usage/Ground Cover/Greenhouse). **Roll call: Peter (aye), Stephen (aye), Chris (aye), Joanna (aye), Jill (aye), Joe (aye), Denice (aye). Unanimous.**
- Leslie Snell introduces Article 58, which deals with creating middle-income inclusionary housing.
- Denice Kronau and Leslie Snell discuss the Planning Board's positive recommendation and the need for a two-thirds vote.

**Conclusion and Adjournment**

- Denice Kronau and Leslie Snell discuss the need for a quorum to continue the meeting.
- John Giorgio advises that the meeting should be adjourned due to the lack of a quorum.
- Denice Kronau and Leslie Snell agree to adjourn the meeting and reschedule for a future date.

**Discussion on Upcoming Meetings and Attendance**

- Denice Kronau notes that Val is scheduled to return on February 15 and mentions the potential return of the wind article sponsors.
- Stephen Maury brings up the housing review scheduled for February 22 and asks John Giorgio to attend, as there will be discussions on housing and procurement strategies.

**Scheduling and Housing Review**

- Denice Kronau confirms the housing review meeting on February 22 and asks John Giorgio to attend, mentioning the possibility of discussing housing warrant articles.
- John Giorgio clarifies if the meeting is about housing warrant articles or general housing, and Denice Kronau confirms it will cover both.

**Next Meeting and Additional Agenda Items**

- Denice Kronau announces the next meeting date as tomorrow at 4 PM, confirming it will be a hybrid meeting.
- Steven Cohen inquires about Article 59, and Denice Kronau confirms it will be discussed next week.
- Denice Kronau calls for any other business before adjourning the meeting.
- Jill Vieth informs the committee about a parks and rec meeting on Thursday at 4 PM, discussing indoor recreation facilities, and encourages attendance.

**Adjournment and Roll Call**

- Denice Kronau calls for a motion to adjourn, which is made by Stephen, seconded by Peter.

  **Roll Call: Peter (aye), Stephen (aye), Chris (aye), Jill (aye), Joe (aye), Denice (aye). Unanimous.**

# Town of Nantucket

# Finance Committee

# February 13th, 2024 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant; Rick Sears, Assistant Town Manager; Erica Mooney, Town Administration; |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Jill Vieth, Christopher Glowacki, Joseph Wright, Joanna Roche, Jeremy Bloomer |
| Absent Members: | Rob Giacchetti |

**Meeting Call to Order and Attendance Confirmation**

- Denice Kronau calls the Finance Committee meeting to order, noting it is fully remote due to weather conditions.
- Members and attendees are confirmed via roll call, including Stephen Maury, Peter Schaeffer, Jeremy Bloom, Chris Glowacki, Joe Wright, Jill Veith
- Approval of the agenda is moved by Peter, Seconded by Stephen followed by a roll call vote to approve the agenda.
- **Roll call vote: Stephen - Aye, Peter - Aye, Jeremy – Aye, Chris - Aye, Joe - Aye, Jill – Aye. Unanimous.**
- Public comment is opened; no hands are raised, so public comment is closed.

**Discussion of Article 68 Real Estate Lease/License of Baxter Road Property for Erosion Control**

- Discussion begins with Article 68 sponsored by the Select Board regarding the lease/license of Baxter Road property for erosion control.
- Vicki Marsh explains the purpose of the article, which is to comply with Chapter 67-1E of the town bylaws for erosion control structures.
- Questions from the committee include clarifications on the necessity of the lease/license and the inclusion of both existing and proposed geotubes.
- Further discussion covers the economic terms and the involvement of the Conservation Commission.

- Motion to adopt Article 68 (Real estate lease/license of Baxter Road property for erosion control) made by Peter, Seconded by Jeremy **Roll call vote: Stephen - Aye, Peter - Aye, Jeremy - Aye, Chris - Aye, Joe - Aye, Jill – Aye, Joanna – Aye. Unanimous.**

**Home Rule Petition: Conveyance of School Street from County to Town (Article 89)**

- Andrew Vorce introduces Article 89, explaining the historical context of transferring county land to the town.
- Christopher Glowacki asks about the completeness of transferring all county land, to which Andrew responds that occasional parcels may surface.
- Motion to accept Article 89 (Home Rule petition, conveyance of School Street from county to town), made by Peter, Seconded by Stephen. **Roll call vote: Joe - Aye, Stephen - Aye, Jeremy - Aye, Chris - Aye, Peter - Aye, Jill - Aye, Joanna – Aye. Unanimous.**

**Real Estate Conveyances from Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust (Article 90)**

- Andrew Vorce provides details on the cleanup parcels in Sconset and the importance of transferring custody of land for open space purposes.
- Motion to accept the article is made, seconded, and voted unanimously.
- Motion to accept Article 90 (Home Rule petition, real estate conveyances from town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust Inc), made by Peter, Seconded by Jeremy **Roll call vote: Joanna - Aye, Jill - Aye, Joe - Aye, Peter - Aye, Chris - Aye, Stephen - Aye, Jeremy - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition: Unnamed Way in Size (Article 93)**

- Andrew Vorce explains the acquisition article for a paper street between two land bank parcels.
- Motion to accept Article 93 (Unnamed Way in Siasconset) is made by Peter, Seconded by Jeremy. **Roll call vote: Joanna - Aye, Jill - Aye, Joe - Aye, Peter - Aye, Chris - Aye, Stephen - Aye, Jeremy - Aye, Denice - Aye. Unanimous**

**Real Estate Acquisition and Conveyance: Linden and Hawthorne Avenues in Siasconset (Articles 94 and 95)**

- Andrew Vorce explains the acquisition/conveyance articles for this paper street.
- Motion to accept Articles 94 and 95 (Real estate acquisition/conveyance: Linden and Hawthorne Avenues in Siasconset), moved by Peter, Seconded by Jeremy **Roll call vote:**

**Joanna - Aye, Jill - Aye, Joe - Aye, Peter - Aye, Chris - Aye, Stephen - Aye, Jeremy - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition and Conveyance: Unnamed Way - Grove Lane to West Chester Road (Articles 96 and 97)**

- Andrew Vorce describes the acquisition and subsequent conveyance of a paper street to the land bank for open space purposes.
- Motion to accept Articles 96 and 97 (Real estate acquisition, unnamed way - Grove Lane to West Chester Road and conveyance), made by Peter, Seconded by Joe. **Roll call vote: Joe - Aye, Peter - Aye, Joanna - Aye, Stephen - Aye, Chris - Aye, Jeremy - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Conveyance: Miscellaneous Parcels in Size (Sconset and Grove Lane) (Article 98)**

- Andrew Vorce explains the conveyance of parcels to the land bank for comprehensive management.
- Motion to accept Article 98 (Real estate conveyance: Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust Inc, miscellaneous parcels in Sconset and Grove Lane), made by Peter, Seconded by Jeremy **Roll call vote: Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Peter - Aye, Joe - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition: 75A, 705B, and 77 Bartlett Road (Article 99)**

- Andrew Vorce mentions that further discussion will occur with David Gray regarding the potential location for a sewer pump station.
- the Article 99 review is delayed until further discussion with David Gray.

**Real Estate Acquisition and Disposition: Miacomet Park (Articles 100 and 101)**

- Andrew Vorce explains the acquisition and subsequent disposition of a subdivision for open space preservation.
- Motion to accept Articles 100 and 101 (Real estate acquisition/conveyance - paper streets, Miacomet Park) made by Peter, Seconded by Jeremy **Roll call vote: Jill - Aye, Joanna - Aye, Stephen - Aye, Chris - Aye, Joe - Aye, Peter - Aye, Jeremy - Aye, Denice - Aye. Unanimous.**

**Real Estate Conveyance: School Street, Surfside (Article 102)**

- Andrew Vorce describes the conveyance of a portion of School Street to provide access while retaining a one big beach easement.
- Motion to accept Article 102 (Real estate conveyance, School Street, Surfside), made by Peter, seconded by Joe **Roll call vote: Joe - Aye, Peter - Aye, Jeremy - Aye, Joanna - Aye, Stephen - Aye, Chris - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Conveyances: Utility Easements for Electric Vehicle Charging Stations (Article 103)**

- Andrew Vorce presents the necessary easements for installing EV charging stations at Surfside Beach and the Jetties.
- Motion to accept Article 103 (Real estate conveyances, utility easements for electric vehicle charging stations), made by Peter, seconded by Joe. **Roll call vote: Joe - Aye, Peter - Aye, Jill - Aye, Chris - Aye, Joanna - Aye, Jeremy - Aye, Stephen - Aye, Denice - Aye. Unanimous.**

**Real Estate Conveyance: Wauwinet Road and Unnamed Way (Article 104)**

- Andrew Vorce explains the conveyance of a leftover roadway segment for the one-mile bike path plans.
- Motion to accept Article 104 (Real estate conveyance, Wauwinet road and unnamed way), made by Peter, Seconded by Joe. **Roll call vote: Peter - Aye, Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Joe - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition and Conveyance: Unnamed Way Surfside (Articles 105 and 106)**

- Andrew Vorce describes the acquisition and subsequent conveyance of unused roadways to property owners.
- Motion to accept Articles 105 and 106 (Real estate acquisition, unnamed way Surfside and conveyance) made by Peter, seconded by Jeremy **Roll call vote: Jeremy - Aye, Joanna - Aye, Stephen - Aye, Chris - Aye, Peter - Aye, Joe - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition and Conveyance: Bank Avenue and Adjacent Way (Articles 107 and 108)**

- Arthur Reade represents the property owners seeking to convey an unused roadway to their property.
- Motion to accept Articles 107 and 108 (Real estate acquisition, Bank Avenue and adjacent way, and conveyance), motion to accept made by Peter, Seconded by Joe

**Roll call vote: Joe - Aye, Peter - Aye, Jeremy - Aye, Chris - Aye, Stephen - Aye, Joanna - Aye, Jill - Aye, Denice - Aye. Unanimous.**

**Real Estate Acquisition and Conveyance: Hamblin Road (Articles 109 and 110)**

- Andrew Vorce explains the acquisition and subsequent conveyance of an unused roadway segment.
- Clarification is provided by Arthur Reade regarding the accuracy of the map presented.
- Motion to accept Articles 109 and 110 (Real estate acquisition and conveyance, Hamblin Road), motion to accept by Peter, seconded by Joe. **Roll call vote: Joe - Aye, Peter - Aye, Jeremy - Aye, Chris - Aye, Stephen - Aye, Jill - Aye, Joanna - Aye, Denice - Aye. Unanimous.**
- Motion to adjourn, made by Peter, seconded by Joe. **Roll call vote: Joanna - Aye, Stephen - Aye, Jill - Aye, Peter - Aye, Jeremy - Aye, Chris - Aye, Joe - Aye, Denice - Aye. Unanimous.**

# Town of Nantucket
# Finance Committee
# February 15th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; David Gray, Sewer Director; Mariya Basheva, Assistant Town Accountant; Libby Gibson, Town Manager |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Stephen Maury, Christopher Glowacki, Joanna Roche, Jeremy Bloomer, Rob Giacchetti, Jill Vieth |
| Absent Members: | |

**Finance Committee Meeting Introduction and Public Comments**

- Denice Kronau calls the meeting to order and requests approval of the agenda. Motion to approve by Peter, Seconded by Stephen. **Roll call vote: Joe - Aye, Jeremy - Aye, Chris - Aye, Rob - Aye, Stephen - Aye, Denice - Aye. Unanimous.**
- Public comments are opened and closed without any raised hands.
- David Gray is invited to present on his department's achievements and activities.

**David Gray's Presentation on Sewer Department Achievements**

- David Gray discusses the Surfside Road area project, highlighting the completion of major infrastructure components and upcoming tasks.
- The hiring of a storm water manager and the completion of year 1c of the MOP program are mentioned.
- Installation of a dewatering centrifuge and PFAs/PFOA testing at the Surfside treatment facility are discussed.
- David Gray explains the significance of the testing data for future planning and potential treatment methods.

**Discussion on PFAs/PFOA Testing and Future Treatment Methods**

- David Gray elaborates on the sources of PFAs/PFOA in waste streams, including landfill leachate and carpet cleaners.
- Stephen Maury and David Gray discuss the chemical components in carpets contributing to PFAs.

- Jeremy Bloomer inquires about the cost and feasibility of PFAs treatment technologies.
- David Gray mentions the high cost of pilot programs and the need for further data to identify specific contamination sources.

**Exploring Off-Island Solutions and Local Technologies**

- Joanna Roche suggests exploring off-island trucking companies for waste disposal.
- David Gray discusses the challenges and potential solutions for waste management on Nantucket.
- Stephen Maury mentions proposals for PFAs destruction technologies that are not currently operational in the U.S.
- David Gray highlights the complications of air emissions from PFAs treatment and the need for informed decision-making.

**Operational and Capital Expenses Overview**

- David Gray provides an overview of operational expenses, including electricity, vehicle maintenance, and sludge disposal costs.
- Capital expenses are discussed, including potential projects for alternative sewer water infrastructure and CMOM program repairs.
- The Somerset needs area extension and Sconset area sewer redesign and reconstruction are highlighted.
- David Gray mentions the need for new equipment and the challenges of maintaining aging infrastructure.

**Training and Staffing Challenges**

- David Gray emphasizes the importance of training for his team, including specialized training in confined space entry, chemical safety, and equipment operation.
- Jeremy Bloomer inquires about salary and wage increases, which are attributed to overtime and staffing changes.
- Brian Turbitt explains the impact of the new contract on salary increases and the challenges of retaining staff.
- David Gray discusses the reduction in repair and maintenance costs due to the return to pre-COVID pricing.

**Article 2 Appropriation of Unpaid Bills and Article 4 Revolving Accounts**

- Brian Turbitt presents the list of unpaid bills, explaining the reasons for each, including transition issues and training disputes.
- Motion to accept Article 2 (Appropriation Unpaid Bills), Made by Chris, Seconded by Peter. **Roll call vote: Joanna - Aye, Joe - Aye, Jeremy - Aye, Chris - Aye, Rob - Aye, Stephen - Aye, Peter – Aye, Denice - Aye. Unanimous.**
- The appropriation of $6 million for the airport fuel revolving fund is discussed, with a note on the potential for future increases.
- Motion to accept Article 4 (Revolving Accounts Spending Limits for Fiscal Year 2025). Made by Peter, Seconded by Jeremy **Roll call vote: Joanna - Aye, Joe - Aye, Jeremy - Aye, Chris - Aye, Rob - Aye, Stephen - Aye, Peter – Aye, Denice - Aye. Unanimous.**

**Article 24 Appropriation Waterways Improvement Fund and Article 25 Ambulance Reserve Fund**

- The appropriation of $367,000 from the Waterways Improvement Fund for harbor maintenance and improvements is approved. Motion to accept Article 24 (Appropriation Waterways Improvement Fund) made by Peter, Seconded by Stephen. **Roll call vote: Peter – Aye, Stephen - Aye, Rob - Aye, Chris - Aye, Joanna - Aye, Joe - Aye, Jeremy - Aye, Denice - Aye. Unanimous.**
- The appropriation of $900,690 from the Ambulance Reserve Fund for firefighter and ambulance supplies is also approved. Motion to accept Article 25 (Appropriation Ambulance Reserve Fund), made by Peter, Seconded by Jeremy **Roll call vote: Peter – Aye, Stephen - Aye, Rob - Aye, Chris - Aye, Jeremy - Aye, Joe – Aye, Joanna - Aye, Denice - Aye. Unanimous.**

**Article 26 Ferry Embarkation Fee and Article 32 Appropriation for Special Purpose Stabilization Fund for Airport Employee Accrued Liabilities**

- The appropriation of $200,000 from the ferry embarkation fee fund for public safety and emergency services is approved.
- Motion to accept Article 26 (Ferry Embarkation Fee) made by Jeremy, Seconded by Peter. **Roll call vote: Peter – Aye, Stephen - Aye, Rob - Aye, Chris - Aye, Jeremy - Aye, Joe – Aye, Joanna - Aye, Denice - Aye. Unanimous.**
- The appropriation for the special purposes stabilization fund for airport employee accrued liabilities is tabled due to the airport's decision not to contribute this year.

- Motion to take no action on Article 32 (Appropriation for Special Purposes Stabilization Fund for Airport Employee Accrued Liabilities) made by Peter, Seconded by Rob. **Roll call vote: Jeremy – Aye, Joe – Aye, Joanna - Aye, Chris - Aye, Rob - Aye, Peter – Aye, Stephen - Aye, Denice - Aye. Unanimous.**

**Article 36 Appropriation: African Meeting House Investigation**

- The appropriation for the African Meeting House investigation is not pursued by the sponsor. Motion not to adopt Article 36 (Appropriation African Meeting House Investigation). Made by Chris, Seconded by Jeremy. **Roll call vote: Jeremy – Aye, Joe – Aye, Joanna - Aye, Chris - Aye, Rob - Aye, Peter – Aye, Stephen - Aye, Denice - Aye. Unanimous.**

**Article 72 Repeal Chapter 141: Stretch Energy Code - Discussion on Stretch Code and HERS Ratings**

- John Fones and Eddie Ward present their concerns about the stretch code and HERS ratings, highlighting the cost and efficiency issues.
- Nat Lowell adds his perspective, emphasizing the need for a hybrid approach to building codes.
- Lisa Sullivan, the Green Communities Program Coordinator, explains the benefits of the stretch code and the financial implications of leaving the program.
- Andy Buccino and Vince Murphy provide additional context on the carbon accounting and climate change implications of the stretch code.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Discussion on Building Code and Energy Efficiency**

- Jeremy Bloomer highlights the challenge of addressing global issues with single-issue concerns, particularly regarding the warrant article on building code changes.
- Jill Vieth inquires about the percentage of Massachusetts electricity generated through carbon sources, with Vince Murphy providing an estimate of 50-55%.
- Stephen Maury and Andy Buccino discuss the carbon accountancy of stretch-compliant and base code-compliant houses, with Andy suggesting Andy as a HERS writer for detailed information.
- Andy Buccino provides a breakdown of New England's energy mix, emphasizing the role of natural gas and the potential of heat pumps in cold climates.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Impact of Building Code on the Community**

- Joanna Roche raises concerns about the impact of the building code on the building community, questioning the reasons for stepping away from the agreement.
- Rob Giacchetti asks about the impact of different appliances on HERS ratings, with Andy Buccino explaining the differences in energy and carbon intensity.
- Eddie Ward discusses the broader implications of climate change and energy consumption, suggesting a tabling of the discussion for further studies.
- Denice Kronau emphasizes the need to reconcile the code's impact on the island with the broader context of 291 communities adhering to the code.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Challenges and Solutions in Energy Efficiency**

- Vince Murphy highlights the importance of public hearings and the potential limitations on building efficiency if the code is abandoned.
- Jill Vieth and Nat Lowell discuss the practical challenges of transitioning to all-electric appliances, particularly for restaurants and the reliability of electric systems.
- Lisa Sullivan explains the process of code development and the importance of continuous improvement in energy efficiency.
- Christopher Glowacki and Vince Murphy debate the potential impact of the code on electricity consumption and the need for a third cable.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Hybrid Approach and Future Considerations**

- Stephen Maury suggests considering a hybrid approach to the building code, allowing for a mix of electric and gas appliances.
- Nat Lowell emphasizes the importance of continuous improvement and the practical challenges of transitioning to all-electric systems.
- Andy Buccino argues for the benefits of energy efficiency and the potential for the town to lead in sustainable building practices.
- Denice Kronau proposes postponing a decision to allow for further reflection and additional information, particularly on the cost and operational impact of the code.

**Next Steps and Action Items**

- Stephen Maury requests specific information on the cost and carbon impact of the building code, with Andy Buccino agreeing to provide detailed studies.
- Denice Kronau assigns Stephen to work with John and Andy to ensure the accuracy of the cost and carbon impact studies.
- Vince Murphy expresses gratitude for Andy's willingness to assist and emphasizes the importance of understanding the parameters of the study.
- The committee agrees to postpone a decision on the building code article to allow for further discussion and reflection.
- Motion to adjourn the meeting, made by Peter, Seconded Chris. **Roll call vote:, Joe – Aye, Jill - Aye, Jeremy – Aye, Chris - Aye, Rob - Aye, Peter – Aye, Stephen - Aye, Denice - Aye. Unanimous.**

# Town of Nantucket
# Finance Committee
# February 22nd, 2024 – Minutes

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

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

**Calling Meeting to Order and Housing Department and the Affordable Housing Trust Fund Update**

- Denice Kronau calls the meeting to order seeks approval of the agenda, Peter made the motion to approve, seconded by Jill. **Roll Call Vote: Jill – Aye, Chris – Aye, Rob – Aye, Stephen – Aye, Peter – Aye, Jeremy – Aye, Joe – Aye. Passes Unanimously.**
- Kristie Ferrantella and Brian Turbitt present the affordable housing trust fund update.
- Kristie explains the selection criteria for projects, emphasizing the Select Board's strategic plan and funding sources like PPC funds and neighborhood first funds.
- The focus is on rental projects due to state guidelines, which are easier to add to the subsidized housing inventory.

**Funding and Project Allocation**

- Kristie details the funding allocation: $84 million appropriated, $67.5 million spent or reserved, leaving $17 million for upcoming projects.
- Breakdown of spending: 33% on vacant land acquisition, 33% on construction subsidies, 20% on acceleration projects, and 7% on existing home purchases.
- Brian discusses the classification of loans and the impact of long-term mortgages on the town's financial strategy.
- Stephen Maury questions the strategic use of leverage and the town's equity in property-level investments.

**Project Breakdown and Challenges**

- Kristie presents a chart showing the addition of units to the subsidized housing inventory and the increase in funding over the years.
- Discussion on the cost per unit and the challenges of comparing different projects.
- Stephen Maury questions the cost differences between Habitat for Humanity and larger institutional projects like 6 Fairgrounds.
- Brian Turbitt explains the economic differences and the role of donated labor in Habitat for Humanity projects.

**Construction Subsidies and Acceleration Projects**

- Kristie reviews the construction subsidies for various projects, including Habitat for Humanity and Richmond acceleration projects.
- Discussion on the timeline and completion dates for projects like 6 Fairgrounds and 31 Fairgrounds.
- Brian Turbitt highlights the importance of meeting Safe Harbor requirements and the challenges of funding cost overruns.
- Stephen Maury questions the expected cost and timeline for upcoming projects like 135 137 Orange Street.

**Vacant Land and Future Projects**

- Kristie discusses the potential for 31 units on vacant land and the RFP process for selecting developers.
- Brooke Mohr explains the challenges of developing projects quickly to meet Safe Harbor requirements.
- Denice Kronau inquires about the possibility of buying existing properties with capacity for additional homes.
- Kristie mentions the potential for adding more dwellings to existing properties like the one on Somerset.

**Employee Housing and Fair Housing Act**

- Discussion on the challenges of prioritizing municipal employees for affordable housing due to the Fair Housing Act.
- Vicki Marsh explains the guidelines for EOH Chelsea and the potential for local preference units.

- Christopher Glowacki asks about the application of the Fair Housing Act to non-income-restricted units.
- Kristie clarifies that the Fair Housing Act applies to income-restricted units, not all housing.

**Borrowing Authority and Financial Strategy**

- Brian Turbitt discusses the need for borrowing authority to support future projects and the role of financial advisors like Hilltop Securities.
- Discussion on the complexity of project structures and the need for better terms to protect the town's financial interests.
- Jeremy Bloomer questions the town's equity contribution and the potential return on investment for taxpayers.
- Brian explains the need for a structured approach to ensure the town's funds are used effectively.

**Year-Round Units and Safe Harbor**

- Kristie updates the committee on the increase in the number of year-round units required by the 2020 census.
- Discussion on the challenges of meeting the 10% goal and the impact of Safe Harbor requirements.
- Brooke Mohr explains the quirks of Chapter 40 B and the focus on rental projects to meet Safe Harbor.
- Stephen Maury questions the impact of being outside Safe Harbor and the potential for re-entry.

**Leasing Land and Future Projects**

- Discussion on the potential for leasing land to developers for additional revenue.
- Brian Turbitt explains the unique aspects of each project and the need for flexible RFPs.
- Jill Vieth questions the cost of projects and the potential for higher ground lease amounts.
- Peter Schaeffer inquires about the possibility of using eminent domain or town-owned land for large-scale housing projects.

**Conclusion and Next Steps**

- Denice Kronau announces the need to move on to other agenda items and suggests continuing the discussion in a future meeting.

- Stephen Maury asks about the possibility of buying restrictions on existing tertiary dwellings to count on the shy list.
- Kristie explains the development of a year-round deed restriction program for future projects.
- The committee agrees to continue the discussion in a future meeting, focusing on the remaining agenda items.

**Article 20: Appropriation: Affordable Housing Trust - Finance Committee Discussion on Budget and Overrides**

- Jill Vieth expresses concern about the $45 million debt and the impact of the $20 million level.
- Christopher Glowacki mentions that the expectation is to use the transfer fee to cover some of the amount.
- Stephen Maury clarifies that the overrides have already been passed and are being used for the debt.
- Brian Turbitt explains that the $3 million from the annual $6.5 million override will be used for debt service, with no additional cost to the taxpayer.
- Jeremy Bloomer questions the sufficiency of the $3 million to cover the entire $45 million debt, and suggests considering a larger project.

**Clarification on Override and Debt Service**

- Stephen Maury suggests focusing on a slide showing how the $46 million will be spent.
- Denice Kronau emphasizes that the borrowing must be authorized by town meeting.
- Jeremy Bloomer questions the use of proceeds and suggests a tighter description for town meeting approval.
- Joseph Wright supports leveraging part of the $6 million annually to borrow $45 million.

**Discussion on Permanent Override and Transfer Tax**

- Christopher Glowacki clarifies that the term "permanent override" is a legal term and not necessarily permanent.
- Brian Turbitt explains that the current town administration committed to specific uses of the override funds.
- Stephen Maury and Christopher Glowacki discuss the role of the transfer tax in relation to the override.

- Brooke Mohr emphasizes the need to act locally and borrow money to keep projects moving forward.
- Brooke Mohr highlights the challenges of large-scale developments on Nantucket due to lack of dirt and political opposition.
- Motion to Adopt Article 20 - Appropriation: Affordable Housing Trust, made by Jeremy, Seconded by Peter. **Roll Call Vote: Jeremy – Aye, Joe – Aye, Joanna – Aye, Jill – Aye, Chris – Aye, Rob – Aye, Stephen – Aye, Peter – Aye, Denice – Aye. Passes Unanimously.**

**Community Preservation Committee (CPC) Budget Discussion**

- Glena Stokes-Scarlett presents the fiscal year 2025 CPC budget, detailing projects for historic preservation, community housing, open space, and administrative costs.
- Kathy Richen mentions that this year saw a lot of vital requests, including urgent needs at the Unitarian Church and Landmark House.
- Peter Schaeffer questions the quality of the 25 apartments for $25 million, and Stephen Maury raises concerns about the cost of church projects.
- Jeremy Bloomer questions the reimbursement process for CPC projects, and Denice Kronau confirms that projects are reimbursed after completion.
- Jill Vieth motions to adopt the CPC budget, and the motion is seconded and passed unanimously.
- Motion to adopt Article 34 (Community Preservation Committee Appropriation: Fiscal Year 2025 Budget), made by Jill, Seconded Peter. **Roll Call Vote: Jeremy – Aye, Jill – Aye, Chris – Aye, Rob – Aye, Stephen – Aye, Peter – Aye, Denice – Aye. Passes Unanimously.**
- The CPC has no Budget transfers so the motion is to take no action.
- Motion to take no Action on Article 35 (Appropriation: Community Preservation Committee: Fiscal Year 2025 Budget Transfers), made by Jill seconded by Peter. **Roll Call Vote: Jeremy – Aye, Jill – Aye, Chris – Aye, Rob – Aye, Stephen – Aye, Peter – Aye, Denice – Aye. Passes Unanimously.**

**Article 53 Zoning Map Change: LUG-2 to R-20 - 25 Rugged Road and Article 58 Zoning Bylaw Amendment: Middle Income Inclusionary Housing**

- Christopher Glowacki supports the planning board's decision on the zoning map change, despite concerns about the covenant program.

- Stephen Maury and Jill Vieth express concerns about the zoning change undermining the covenant lot program.
- Leslie Snell explains the 50% voting threshold for housing choice articles and the planning board's positive recommendation.
- Motion to support the Planning Boards motion on Article 53 (LUG-2 to R-20 - 25 Rugged Road) made by Peter, seconded by Chris. **Roll Call Vote: Jeremy – Aye, Jill – Nay, Chris – Aye, Rob – Aye, Stephen – Nay, Peter – Aye, Denice – Nay, Joanna – Aye. Passes 5-3 to**
- Anne Kuszpa explains Article 58 Zoning Bylaw Amendment: New Section 139.9 - Middle Income Inclusionary Housing, which requires developers to include middle-income units in projects with five or more units.
- Christopher Glowacki raises concerns about the impact on large employers like the hospital and the town, and suggests an amendment to exempt them.
- The rest of the discussion on Article 58 is tabled until a later date when more information is available.

**Compromise on Short Term Rental (STR) Article**

- John Giorgio presents the final compromise version of the STR article, which includes definitions and prohibitions on corporate ownership and affordable housing units.
- The article also includes a grandfathering provision for properties that paid the rooms excise tax before January 1, 2024, and owned the property before May 7, 2024.
- Rob Giacchetti questions the explicit inclusion of LLCs, trusts, and S corps in the definition of natural persons.
- Brooke Mohr clarifies that the definition of corporation is limited to those not tied to natural persons.
- Steven Cohen emphasizes that the article is about limiting who can get a Certificate of Registration, not about zoning or permissive articles.

**Discussion on Short-Term Rental Articles 59,60,61 and 62**

- Jill Vieth expresses a need to understand the zoning piece before voting on the STR article.
- Steven Cohen clarifies that the zoning article is only necessary if there is a negative court case, and the motion is to take no action on it.
- John Giorgio and Jeremy Bloomer discuss the simplicity and clarity of the STR article for the public.

**Motions on Articles 60, 61 and 62.**

- Denice Kronau asks for a motion on Article 60
- Motion to adopt Article 60 as written (General Bylaw Amendment - Short Term Rentals), made by Peter, Seconded Jill. **Roll Call Vote: Jeremy – Aye, Joanna – Aye, Jill – Aye, Rob – Aye, Peter – Aye, Denice – Aye. Passes unanimously**
- Motion to take no action on Article 61(General Bylaw Amendment - Short Term Rentals), made by Jill, Seconded by Rob. **Roll Call Vote: Jeremy – Aye, Joanna – Aye, Jill – Aye, Rob – Aye, Peter – Aye. Passes unanimously**
- Motion to take no action on Article 62(General Bylaw Amendment - Short Term Rentals), made by Jill, seconded by Rob. **Roll Call Vote: Jeremy – Aye, Joanna – Aye, Jill – Aye, Rob – Aye, Peter – Aye, Denice – Aye. Passes unanimously**
- Denice Kronau notes that Article 59 is not on the agenda but decides to discuss it since it pertains to the discussion of warrant articles for the annual town meeting 2024.

**Discussion on Article 59 and Comment Language**

- Stephen Cohen requests the Commission to consider the comment language he suggested to explain the situation to the public.
- Jill Vieth and Denice Kronau discuss the need for the finance committee to support the planning board's motion and make a comment regarding Article 59.
- Rob Giacchetti questions the relevance of the comment language, suggesting it could be part of an FAQ.

**Clarification and Support for Planning Board Motion**

- John Giorgio highlights the significant steps taken by attorney Cohen's group to reach a compromise on Article 60's wording.
- John Giorgio explains that the comment is intended to clarify the situation and avoid a contentious discussion at the town meeting.
- Denice Kronau confirms the motion to support the planning board's motion and adopt attorney Cohen's verbiage as a comment.
- Motion to support the planning board motion and to adopt Attorney Cohen’s verbiage as the comment on Article 59 (Zoning Bylaw Amendment: Definitions and Word Usage/Residential Rental Use/Cohen), moved by Joanna, Seconded by Peter. **Roll Call Vote: Jeremy – Aye, Joanna – Aye, Jill – Aye, Rob – Aye, Peter – Aye, Denice – Aye. Passes unanimously**

**Conclusion and Adjournment**

- Denice Kronau skips committee reports and other business, choosing to proceed directly to adjournment. Motion to adjourn by Jill, seconded by Peter. **Roll Call Vote: Jeremy – Aye, Joanna – Aye, Jill – Aye, Rob – Aye, Peter – Aye, Denice – Aye. Passes unanimously**
- Denice Kronau thanks all members for their participation and contributions to the meeting.

# Town of Nantucket
# Finance Committee
# March 5th, 2024 – Minutes

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

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

**Meeting Introduction and Discussion on Article 9 Appropriation: Health and Human Services**

- Denice Kronau calls the meeting to order and seeks approval of the agenda, made by Peter, seconded by Joe. **Roll Call Vote: Jeremy – Aye, Chris – Aye, Stephen – Aye, Joe – Aye, Peter – Aye, Denice – Aye. Passes Unanimously.**
- Denice opens the meeting to public comment, nobody makes any public comment.
- Dorothy Hertz discusses the significant funding requests for Health and Human Services, mentioning over $900,000 in requests for the Human Service grant and over $500,000 for the cannabis grant.
- Dorothy emphasizes the need for more investment in services to support the growing infrastructure, highlighting the challenges of deciding which programs to fund.
- Jericho Mele adds that they are working on a consultancy to review their grant processes and benchmark against other municipalities to improve data tracking and reporting.

**Recusal of Conflicted Members and Rule of Necessity**

- Several members, including Stephen Maury, Joseph Wright, and Jeremy Bloomer, recuse themselves due to potential conflicts with organizations involved in the grant applications.
- The committee discusses the rule of necessity to proceed with the meeting despite being below quorum.
- John Giorgio advises that the rule of necessity can only be invoked if the full complement of members is present.
- John Giorgio advises the Committee members that were going to recuse that the Ethics Commission takes the position that involvement with a non-profit does not create a

prohibited financial interest. Advises them to submit 20 3b disclosure forms after the meeting to dispel any appearance of conflict.

**Detailed Breakdown of Grant Recommendations**

- Dorothy Hertz provides detailed information on the grant recommendations, starting with Pascon, which is recommended for $22,908 for taxi service and advertising for support groups.
- Elders Services is recommended for $30,600, they completed 10,388 home deliveries and did 2,309 meals this year.
- Nami is recommended for $85,000, with $10,000 for peer mentor training and $75,000 for subsidized youth therapy.
- Health Imperatives is recommended for $114,238.

**Additional Grant Recommendations and Discussions**

- Fairwinds is recommended for $115,000, including $50,000 for the Sliding Fee program and $50,000 for the peer recovery program.
- South Coast Legal is recommended for $5,000 to cover their travel costs to the island.
- The Interfaith Council is recommended for $100,000 to support their warming shelter and food pantry programs.

**Discussion on Strategic Priorities and Collaboration**

- Christopher Glowacki asks about the town's strategic priorities in funding human services and the role of municipal funds.
- Dorothy Hertz explains that the committee aims to support newer programs and institutional programs equally, while encouraging collaboration among organizations.
- Jericho Mele adds that the review process will look into separating grants for new applicants and existing programs, and develop better data collection and reporting processes.
- Joanna Roche highlights the importance of measuring the impact of large annual grants and considering whether the town should commit to long-term funding for certain organizations.
- The committee discusses the total recommended budget of $825,000 and the importance of funding programs that have a significant impact on the community.
- Stephen Maury suggests limiting the amount that can be awarded to any one applicant to ensure a broader distribution of funds.

- Motion to adopt Article 9 (Health and Human Services appropriations), made by Chris, seconded by Peter. **Roll call Vote: Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Joe - Aye, Peter - Aye, Denice - Aye. Unanimous.**

**Review of Articles 66, 70, 71 and 99.**

- Motion to adopt a positive motion for Article 66 (Sewer District Map Changes - Sankaty Road, Isobels Way and Plainfield) made by Stephen, Seconded by Joe. **Roll call Vote: Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Joe - Aye, Peter - Aye, Denice - Aye. Unanimous.**
- Motion to take no action on Article 70 (Sewer District Map Changes - 62 and 64 Sankaty Road) made by Stephen, seconded by Peter. **Roll call Vote: Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Joe - Aye, Peter - Aye, Denice - Aye. Unanimous.**
- Motion to support Article 71 (Sewer District addition) made by Chris, seconded by Peter. **Roll call Vote: Jeremy - Aye, Joanna - Aye, Chris - Aye, Stephen - Aye, Joe - Aye, Peter - Aye, Denice - Aye. Unanimous.**
- Article 99 (Real Estate Acquisition: 75A, 75B and 77 Bartlett Road) is tabled and will be reviewed at a later meeting.
- Motion to adjourn, made by Peter, seconded by Joe. **Roll call Vote: Joanna - Aye, Chris - Aye, Stephen – Aye, Joe – Aye, Peter - Aye, Denice - Aye. Unanimous.**

# Town of Nantucket
# Finance Committee
# March 7th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Libby Gibson, Town Manager; Mariya Basheva, Assistant Town Accountant; Lauren Sinatra, PLUS |
| Attending Members: | Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Joanna Roche, Jill Vieth, Rob Giacchetti |
| Absent Members: | |

**Approval of Agenda and Public Comments**

- Denice Kronau calls the Finance Committee meeting to order and requests approval of the agenda. Made by Peter, seconded by Jeremy. **Roll Call Vote: Jill Aye, Joanna Aye, Stephen Aye, Chris Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau closes public comments as no hands are raised.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Discussion on Bylaw Amendment and Stretch Energy Code**

- John Fones explains the need to leave the stretch energy code due to cost and grid issues.
- Denice Kronau opens the floor for questions and comments from committee members.
- Eddie Ward discusses the financial and environmental impacts of the stretch code, emphasizing the need for proper building methods and energy efficiency.
- Patrick highlights the grid issues and the impact of electric vehicles on the grid.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Detailed Cost Analysis and Grid Capacity**

- John Fones provides a detailed cost analysis of upgrading to the new stretch code requirements.
- Andy Buccino presents a PowerPoint on the energy efficiency and cost implications of the stretch code.
- Lauren Sinatra provides information on the local grid's capacity and the impact of the stretch code on winter peak loads.
- Discussion on the state's mandate for decarbonization and the implications for Nantucket.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Arguments for and Against the Stretch Code**

- Eddie Ward and Patrick express concerns about the practicality and efficiency of electric appliances in Nantucket homes.
- Andy Buccino and Vince Murphy argue for the long-term benefits of the stretch code, including energy savings and reduced carbon footprint.
- Lauren Sinatra and others discuss the state's mandate and the importance of meeting energy efficiency goals.
- Denice Kronau emphasizes the importance of the stretch code for Nantucket's green community status.

**Article 72 Repeal Chapter 141: Stretch Energy Code - Final Recommendations and Voting**

- Denice Kronau suggests taking no action but making a comment about the building community's concerns.
- Christopher Glowacki and others discuss the potential economic impact on the building industry.
- Motion not to adopt Article 72 (stretch energy code repeal), made by Jeremy, seconded by Stephen. **Roll Call Vote: Stephen Aye, Chris Aye, Joe Aye, Peter Nay, Rob Nay, Jill Nay, Joanna Nay, Jeremy Aye, Denice Aye. Passes 5-4.**

**Article 77 and 78 - Recusal and Reconsideration of the motions.**

- Joanna Roche recuses herself from the discussion.
- Denice Kronau explains the process of reconsidering a motion, noting that a new motion and second are required.
- Peter Schaeffer inquires about new information that might warrant reconsideration.
- Denice Kronau and others discuss the wording changes in articles 78.

**Debate on Article 78**

- John Giorgio raises concerns about the amended language of article 78, arguing it remains mandatory and not in proper legal form.
- John Giorgio explains the difference between a warrant article and a motion, emphasizing the need for clarity.
- Denice Kronau and others discuss the implications of the amended language and its potential impact on the town meeting vote.

- Stephen Maury and others express their views on the need for town meeting discussion and the non-binding nature of the article.
- Motion to reconsider Articles 77 and 78 (Withdraw from "Good Neighbor Agreement" / Offshore Wind Power) Stephen made the motion, Jeremy Seconded. **Roll Call Vote: Jeremy Aye, Stephen Aye, Jill Aye, Chris Nay, Joe Nay, Peter Nay, Rob Nay, Denice Nay. Motion Fails to Pass 3-5**

**Next Meeting and Committee Reports**

- Denice Kronau announces the date of the next meeting on Monday, March 11, and discusses the agenda, including articles 31 and 12.
- Denice Kronau and others discuss the remote nature of the upcoming meetings and the need for efficient and effective decision-making.
- Stephen Maury inquires about the costs associated with the Western Avenue article, with Denice Kronau indicating that more information will be available by the 14th.
- Committee reports are briefly discussed, with no significant updates from any committees since the last meeting.

**Adjournment and Final Remarks**

- Denice Kronau calls for a motion to adjourn, made by Peter, seconded by Joe. **Roll Call Vote: Jill Aye, Jeremy Aye, Rob Aye, Stephen Aye, Chris Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously**
- The meeting concludes with Denice Kronau thanking everyone and reminding them of their responsibilities.

# Town of Nantucket
# Finance Committee
# March 11th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Mariya Basheva, Assistant Town Accountant; Kristie Ferrantella, Housing Director |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Christopher Glowacki, Joseph Wright, Jeremy Bloomer, Jill Vieth, |
| Absent Members: | Rob Giacchetti, Joanna Roche, Stephen Maury |

**Approval of Agenda and Public Comment**

- Denice Kronau calls the meeting to order and requests approval of the agenda, made by Peter, seconded by Chris. **Roll Call Vote: Peter Aye, Chris Aye, Jill Aye, Joe Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, noting no electronic devices are raised.
- Denice closes the public comment session and moves to Agenda Item 4.

**Reconsideration of Article Two Appropriation: Unpaid Bills**

- Brian Turbitt requests reopening Article Two for unpaid bills from the police department.
- Chris makes a motion to reopen Article Two Unpaid Bills, seconded by Peter. **Roll Call Vote: Peter Aye, Chris Aye, Jill Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Brian mentions two new late AT&T bills totaling $420.88 for January and February 2023.
- Chris makes a motion to adopt Article Two Unpaid Bills, seconded by Peter. **Roll Call Vote: Chris Aye, Peter Aye, Jeremy Aye, Jill Aye, Joe Aye, Denice Aye. Passes Unanimously.**

**Article 3 Prior Year Articles**

- Brian Turbitt discusses the transfer of funds from the Fire Department and the General Fund for various projects.
- Brian explains the need to transfer funds for engine one replacement and water main projects.
- Brian details the request for $5,639,423.26 of retained earnings for capital projects.

- Brian mentions the transfer of $250,000 for leachate tanks at the solid waste facility.
- Motion to adopt Article 3 (Appropriation: Prior Year Articles) made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 6 FY24 General Fund Budget Transfers**

- Brian Turbitt outlines the transfers from various accounts to cover additional uniforms, paramedic training, and other expenses.
- Brian explains the settlement of the union contract and the overtime overage for paramedic training.
- Brian discusses the transfer of $42,500 from free cash to the special purpose stabilization fund for substance abuse.
- Peter Schaeffer questions the overage in the medical insurance account, and Brian explains it is due to union negotiations.
- Motion to adopt Article 6 (FY24 General Fund Budget Transfers) made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 8 General Fund Operating Budget**

- Brian Turbitt presents the total general fund operating budget of $131,013,302.
- Brian explains the transfer to the Affordable Housing Trust Fund and the allocation from free cash for one-time operating expenses.
- Brian details the funding sources, including raising appropriate and other general revenues, free cash, and the tax levy.
- The motion to adopt Article 8 (Appropriation: Fiscal Year 2025 General Fund Operating Budget) is made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 10 General Fund Capital Budget**

- Brian Turbitt discusses the general fund capital budget and the recommendations from the capital program committee.
- Brian notes the need to write a motion to delineate the capital projects, Article 10 is moved to a later date.

**Article 11 Town Employee Housing Feasibility Cost**

- Brian Turbitt introduces Article 11, requesting $3 million for town employee housing feasibility cost.
- Brian explains the purpose of the study to develop housing for town employees on available parcels.
- Kristie Ferrantella provides details on the potential development of parcels and the feasibility study.
- Jeremy Bloomer questions the number of homes that could be developed, and Brian clarifies the study's purpose.
- Motion to adopt Article 11 (Appropriation: Town Employee Housing Feasibility Costs), made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 13 Public Works Facility Improvements Design**

- Brian Turbitt presents Article 13, requesting $1.2 million for Public Works facility improvements.
- Brian explains the focus on the Shad Bush Road area and the need for engineering services and permitting.
- Christopher Glowacki inquires about the total cost, and Brian estimates it will bring the total to approximately $3.5 million.
- Motion to adopt Article 13 (Supplemental Appropriation: Public Works Facility Improvements – Design) made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 14 Newtown Road Transportation Improvements**

- Brian Turbitt discusses Article 14, requesting $2 million for Newtown Road transportation improvements.
- Brian explains the need for additional funds to complete all recommended improvements, including multi-use paths and drainage improvements.
- Motion to adopt Article 14 (Supplemental Appropriation: Newtown Road Transportation Improvements) made by Peter, seconded by Chris. **Roll Call Vote: Chris Aye, Peter Aye, Jill Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Article 15 Tom Nevers Park Debris Removal and Erosion Control/Dune Restoration**

- Brian Turbitt presents Article 15, requesting $2 million for Tom Nevers Park debris removal and erosion control.
- Jeremy Bloomer questions the timing of the project, and Libby Gibson explains the need for permitting and the uncertainty of costs.
- Motion to adopt Article 15 (Appropriation: Tom Nevers Park Debris Removal and Erosion Control/Dune Restoration) made by Peter, seconded by Chris. **Roll Call Vote: Chris Aye, Peter Aye, Jill Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Article 16 Expansion of Landfill Cell 3B**

- Brian Turbitt introduces Article 16, requesting $5,065,000 for the expansion of landfill cell 3B.
- Motion to adopt Article 16 (Appropriation: Expansion of Landfill Cell 3B) made by Peter, seconded by Chris. **Roll Call Vote: Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Jill Aye, Denice Aye. Passes Unanimously.**

**Article 17 Reconstruction of Jetties Beach Tennis Courts**

- Brian Turbitt discusses Article 17, requesting $1.9 million for the reconstruction of Jetty Beach courts.
- Charlie Polachi provides details on the construction timeline and the expected lifespan of the courts.
- Jill Vieth inquires about the inclusion of pickleball courts, and Charlie confirms the plan to include at least four pickleball courts.
- Motion to adopt Article 17 (Appropriation: Reconstruction of Jetties Beach Tennis Courts) made by Peter, seconded by Jeremy. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 18 Public Safety Auxiliary Building**

- Brian Turbitt presents Article 18, requesting $5 million for the public safety auxiliary building.
- Jeremy Bloomer inquires about meeting space in the building, and Brian clarifies it will be a repair facility and equipment storage.
- Motion to adopt Article 18 (Appropriation: Public Safety Auxiliary Building) made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 19 Acquisition of Composting Facility and Transfer Station**

- Brian Turbitt introduces Article 19, requesting $4,400,000 for the acquisition of the composting facility and transfer station.
- Motion to adopt Article 19 (Appropriation: Acquisition of Composting Facility and Transfer Station at Madaket Road Solid Waste Disposal Facility) is made by Peter, seconded by Chris. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 21 Fiscal 2025 Enterprise Fund Operations**

- Brian Turbitt presents Article 21, detailing the total budget for all enterprise funds.
- Brian explains the funding sources and the policy of not using retained earnings.
- Jeremy Bloomer questions the budget for Our Island Home, and Brian clarifies the funding sources and the separate article for the design of the new facility.
- Motion to adopt Article 21 (Appropriation: FY2025 Enterprise Funds Operations), made by Peter, seconded by Chris. **Roll Call Vote: Chris Aye, Peter Aye, Jill Aye, Jeremy Aye, Joe Aye, Denice Aye. Passes Unanimously.**

**Article 22 Enterprise Fund Capital Expenditures**

- Brian Turbitt discusses Article 22, detailing the total capital expenditures for all enterprise funds.
- Motion to adopt Article 22 (Appropriation: Enterprise Funds Capital Expenditures), made by Peter, seconded by Chris. **Roll Call Vote: Chris Aye, Peter Aye, Joe Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Article 23 Enterprise Fund Fiscal 2024 Budget Transfers**

- Brian Turbitt presents Article 23, detailing the budget transfers for Our Island Home.
- Peter Schaeffer questions the impact on the budget, and Brian explains the contract for travel nurses.
- Jeremy Bloomer inquires about the number of travel nurses, and Brian states he will need to verify the exact numbers.
- Motion to adopt Article 23 (Enterprise Funds: Fiscal Year 2024 Budget Transfers), made by Peter, seconded by Chris. **Roll Call Vote: Chris Aye, Peter Aye, Joe Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Article 29 Rescission of Previously Authorized Borrowing Authority**

- Brian Turbitt introduces Article 29, requesting the rescission of borrowing authority for completed projects.
- Motion to adopt Article 29 (Rescind Unused Borrowing Authority), made by Peter, seconded by Jeremy. **Roll Call Vote: Joe Aye, Jill Aye, Jeremy Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Article 99 Real Estate Acquisition: 75A, 75B and 77 Bartlett Road**

- Brian Turbitt presents Article 99, requesting authorization to acquire property for pump stations.
- Libby Gibson explains the need to take no action as negotiations with property owners have not been successful.
- Motion to take no action on Article 99 (Real Estate Acquisition: 75A, 75B and 77 Bartlett Road) made by Chris, seconded by Peter. **Roll Call Vote: Joe Aye, Jill Aye, Jeremy Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Adjournment**

- Denice Kronau calls for a motion to adjourn the meeting, made by Peter, seconded by Chris. **Roll Call Vote: Joe Aye, Jill Aye, Jeremy Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# April 2nd, 2024 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Jill Vieth, Stephen Maury, Rob Giacchetti |
| Absent Members: | Joanna Roche, Joseph Wright, Christopher Glowacki |

**Finance Committee Meeting Introduction and Roll Call**

- Denice Kronau opens the meeting, confirming the presence of all members and anticipated speakers.
- Denice explains the meeting's format, including public comments and the agenda.
- Denice seeks approval of the agenda, made by Jill, seconded by Peter. **Roll Call Vote: Peter Aye, Jill Aye, Rob Aye, Jeremy Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

**Public Comment and Meeting Agenda Approval**

- Denice opens the floor for public comments, but no one raises their hand or submits electronic comments.
- Denice turns the meeting over to Jill Vieth and Joe Grause for the discussion on the town council study work group.
- Jill Vieth provides an update on the town council study committee, emphasizing the importance of keeping the Finance Committee informed.
- Joe Grause introduces himself and outlines the committee's progress, including meetings with various town government officials and the Collins Center for Public Policy.

**Committee Formation and Initial Focus**

- Joe Grause explains the committee's formation in response to Article 81 from the previous year's town meeting.
- The committee includes nine members, including Jill Vieth as the Finance Committee representative and Tom Dixon as the Select Board representative.

- The committee has been meeting since November, focusing on education and understanding different forms of town government.
- The committee plans to shift focus to composing a town charter and public outreach activities to communicate the idea to voters.

**Discussion on Town Council Form of Government**

- Joe Grause discusses the pros and cons of different forms of government, including open town meeting, representative town meeting, town council, and strong manager or town council with mayor city council.
- Curtis Barnes emphasizes the need for a strong town manager and council, similar to Barnstable.
- Jill Vieth clarifies that the town council would decide on the organizational structure, including the retention of existing committees.
- Jeremy Bloomer stresses the importance of defining the problem the new form of government aims to solve before selling it to the public.

**Pros and Cons of a Town Council**

- Peter Schaeffer highlights the inefficiency of the current system, which requires decisions to be made only once a year.
- Jeremy Bloomer points out the need for a clear rationale for the change, emphasizing the importance of public input and efficiency.
- Stephen Maury questions the workload and efficiency of a town council, comparing it to the current Select Board.
- Jill Vieth and Joe Grause discuss the potential benefits of a town council, including increased public input and the ability to make decisions more quickly.

**Challenges and Considerations**

- Jill Vieth raises the issue of zoning as a significant change that would need careful consideration.
- Joe Grause notes that the current town meeting system attracts a relatively high participation rate compared to other towns.
- The discussion touches on the need for a clear and compelling reason for changing to a town council form of government.
- Denice Kronau emphasizes the importance of having a diverse town council to avoid a small group of people making decisions.

**Final Remarks and Next Steps**

- Joe Grause thanks the Finance Committee for their candid comments and acknowledges the need for a clear rationale for the proposed change.
- Denice Kronau reiterates the importance of understanding the current system and the proposed changes to make an informed decision.
- The meeting concludes with a motion to adjourn, which is seconded and approved by the members present.
- Jill Vieth encourages members to watch recent meetings for more context and information on the town council study committee.
- Motion to Adjourn, made by Peter, seconded by Jeremy. **Roll Call Vote: Jill Aye, Peter Aye, Jeremy Aye, Rob Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket

# Finance Committee

# April 25th, 2024 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Mariya Basheva, Assistant Town Accountant, Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Rob Giacchetti, Christopher Glowacki, Joseph Wright, |
| Absent Members: | Joanna Roche, Jill Vieth, |

**Meeting Call to Order and Attendance Confirmation**

- Denice Kronau calls the meeting of the Finance Committee to order on Thursday, April 25, at 5pm using Zoom.
- The meeting is being conducted remotely to ensure public access, and public participation is allowed unless required by law.

**Approval of Agenda and Public Comment**

- Denice requests approval of the agenda, made by Peter, seconded by Stephen. **Roll Call Vote: Peter Aye, Joe Aye, Chris Aye, Stephen Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comments but notes that no members of the public are participating.
- Denice mentions that this will be the last information session due to the number of people interested in the committee's recommendations.

**Discussion on Next Meeting and Article 59**

- Denice announces the next meeting date as Thursday, May 2, at 1pm, where they will address technical amendments and make recommendations for Article 12.
- Denice informs the committee that the Planning Board will not review their motion for Article 59 until May 6, the day before the town meeting.

**Closing Remarks and Adjournment**

- Denice asks if there is any other business from the committee members.

- Seeing no further business, Denice requests a motion to adjourn the meeting, made by Peter, seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Rob Aye, Stephen Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# May 2nd, 2024 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Mariya Basheva, Assistant Town Accountant, Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Libby Gibson, Town Manager, Kristie Ferrantella, Housing Director, Vince Murphy, Sustainability Programs Manager |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jeremy Bloomer, Jill Vieth, Stephen Maury, Rob Giacchetti, Christopher Glowacki |
| Absent Members: | Joanna Roche |

**Meeting Commencement and Roll Call**

- Denice Kronau opens the meeting, confirming the presence of all members and staff.
- Public participation is explained, and the meeting is confirmed to be recorded.
- Approval of the agenda is sought by Denice, motion by Jeremy, seconded by Joe. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Jill Aye, Jeremy Aye, Stephen Aye. Passes Unanimously.**
- Public comments are opened, but no one from the public wishes to speak.

**Approval of Previous Meeting Minutes and Article 12 and Article 59 Moved**

- Denice Kronau asks for corrections to the minutes from February 9 and February 13.
- No corrections are raised, and a motion the approve the Minutes from February 9th and February 13th is made by Jeremy, seconded by Stephen. **Roll Call Vote: Chris Aye, Rob Aye, Jeremy Aye, Jill Aye, Stephen Aye. Passes Unanimously.**
- Denice Kronau notes a change in the agenda for Articles 12 and 59 - Article 12 will be discussed in executive session, and Article 59 will be reviewed on May 7.

**Discussion on Article 12 Real Estate Acquisition/Appropriation: 31 Western Ave.**

- Steven Cohen raises questions and comments about Article 12.
- Libby Gibson explains the need for an executive session due to ongoing negotiations and a pending condition assessment.

- Steven Cohen expresses concerns about the lack of a public plan or budget for the project.
- Denice Kronau clarifies that the executive session will be held immediately after the moderator's conference.

**Technical Amendment One on Article 3 & Technical Amendment Three on Article 22**

- Brian Turbitt presents technical amendments, starting with an adjustment for the airport's fuel revolver.
- The airport's total transfer is adjusted to $6,739,423.26.
- Motion to adopt Technical Amendment One on Article 3, made by Jill, seconded by Jeremy. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Peter Aye, Stephen Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Technical amendment three involves adjustments to Article 22, including removing certain sewer and stormwater projects.
- Brian Turbitt explains the rationale behind the adjustments, citing capacity issues and project readiness.
- Jeremy Bloomer questions the delay in certain projects, and Brian Turbitt explains the capacity issues in the Sewer Department.
- Motion to adopt Technical Amendment Three on Article 22, made by Peter, seconded by Jill. **Roll Call Vote: Jill Aye, Stephen Aye, Peter Aye, Jeremy Aye, Rob Aye, Joe Aye, Chris Aye, Denice Aye. Passes Unanimously.**

**Discussion for Technical Amendment Four on Article 23**

- Technical amendment four involves transferring $1 million from the airport's retained earnings to the operating budget.
- Motion to adopt Technical Amendment Four on Article 23, made by Peter, seconded by Jill. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Peter Aye, Stephen Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Discussion for Technical Amendment Six on Article 63 and Discussion for Technical Amendment Seven on Article 68**

- Technical amendment six involves a spelling correction for the word "country."
- Motion to adopt Technical Amendment Six on Article 63. Made by Jill, seconded by Peter. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Peter Aye, Stephen Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

- Technical amendment seven involves changing the motion to "take no action" pending the Conservation Commission's final review.
- Motion to adopt Technical Amendment Seven on Article 68. Made by Jill, seconded by Joe. **Roll Call Vote: Jill Aye, Stephen Aye, Joe Aye, Chris Aye, Rob Aye, Peter Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Discussion for Technical Amendment Eight on Article 103 and Conclusion and Next Steps**

- Technical amendment eight is to change the motion from a recommendation for electric vehicle article to "take no action" instead.
- Motion to adopt Technical Amendment Eight on Article 103. Made by Chris, seconded by Peter. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Stephen Aye, Jill Aye, Peter Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- The finance committee confirms the next meeting will be on May 7 at 4:15 PM in the high school auditorium.
- Denice Kronau and Libby Gibson discuss the logistics of the executive session following the moderators conference.
- Motion to go into executive session following the moderator's conference. Made by Joe, seconded by Jill. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Stephen Aye, Jill Aye, Peter Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- A motion to adjourn the meeting is made by Peter, seconded by Jill. **Roll Call Vote: Joe Aye, Chris Aye, Rob Aye, Peter Aye, Stephen Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# June 4th, 2024 – Minutes

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

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Noah Karberg, Airport Manager; Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Stephen Maury, Christopher Glowacki, Joanna Roche |
| Absent Members: | Jill Vieth, Rob Giacchetti, Jeremy Bloomer |

**Approval of Agenda and Minutes**

- Denice Kronau calls the Finance Committee meeting to order and requests approval of the agenda, moved by Peter, seconded by Chris.
- The agenda is approved by roll call vote. **Roll Call Vote: Joe Aye, Chris Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comments, but no one has comments.
- Denice Kronau asks for edits or changes to the minutes from February 14. No edits are suggested, and the minutes are approved by roll call vote. Motion to approve the minutes from February 14. **Roll Call Vote: Chris Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Review and Discussion of Airport Fuel Revolver Increase**

- Denice Kronau introduces Noah Karberg and Brian Turbitt to discuss the airport fuel revolver increase.
- Brian Turbitt explains the process under Chapter 44, Section 53, and the Home Rule petition that allows the airport to have a revolving account for fuel.
- The spending cap for fiscal 24 is set at 6.9 million, and any excess funds flow into the enterprise operating fund account.
- Brian Turbitt requests an increase from 6.9 million to 8.8 million to ensure fuel bills can be paid.

**Discussion on Increased Traffic and Fuel Sales**

- Peter Schaeffer asks if the increase is due to increased traffic.

- Noah Karberg explains that the increase is due to longer stage lengths of aircraft, not increased traffic.
- Noah Karberg discusses the revenue from fuel sales, which is a significant source of airport revenue.
- Christopher Glowacki and Brian Turbitt discuss the fiscal purpose of the cap and the transfer of excess revenue into the operating budget.

**Planning Tool and Revenue Density**

- Noah Karberg presents a planning tool showing capture rates and gallons sold for arriving aircraft.
- Noah Karberg explains the revenue density of different airlines and the impact on fuel sales.
- Peter Schaeffer and Denice Kronau discuss the price comparison with other airports.
- Brian Turbitt mentions that the Select Board will act on the request at their next meeting.
- Motion to approve the airport fuel revolver increase. Made by Peter, Seconded by Chris. **Roll Call Vote: Joe Aye, Joanna Aye, Chris Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Utilizing Town Bill for Authorizing Grant-Funded Capital Expenditures**

- Brian Turbitt explains the process of using a Home Rule petition to authorize borrowings for grant-funded capital projects.
- The process involves the airport commission, the Select Board, and public notification.
- Noah Karberg discusses the need for an environmental study and the potential funding sources.
- Brian Turbitt and Noah Karberg explain the financial aspects and the importance of leveraging federal grants.
- Motion to approve Utilizing the Town Bylaws for Authorizing Grant-Funded Capital Expenditures, made by Peter, seconded by Chris. **Roll Call Vote: Joe Aye, Joanna Aye, Chris Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Debrief of Annual Town Meeting**

- Denice Kronau discusses the debrief of the annual town meeting and the feedback received.
- Peter Schaeffer suggests plain speak above each article to explain it better.

- Stephen Maury and Peter Schaeffer discuss the need for better visual displays and the impact of having attorneys represent individuals.
- Joanna Roche and Joseph Wright express concerns about the length and organization of the town meeting.

**Process Improvements for Future Town Meetings**

- Denice Kronau suggests tightening up the amendment process to ensure validity and clarity.
- Christopher Glowacki and Denice Kronau discuss the importance of explaining the process and the work done by committees.
- Joanna Roche and Joseph Wright emphasize the need for better communication and organization of town meeting articles.
- Denice Kronau proposes grouping non-binding articles together and reminding the public of their non-binding nature.

**Next Steps and Meeting Adjournment**

- Denice Kronau announces the next meeting date as July 9 and the need for a meeting room.
- The committee will review warrant articles starting on July 15, and the warrant must be adopted by June 26.
- The Select Board will adopt the final warrant on August 7.
- A Motion to Adjourn is made by Chris, seconded by Peter. **Roll Call Vote: Joe Aye, Joanna Aye, Chris Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# July 9th, 2024 – Minutes

**131 PLEASANT STREET, TRAILER ROOM B AND REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Stephen Maury, Christopher Glowacki, Joseph Wright, Jill Vieth, Rob Giacchetti, Joanna Roche |
| Absent Members: | Jeremy Bloomer |

**Finance Committee Meeting Call to Order and Agenda Approval**

- Denice Kronau calls the meeting to order on Tuesday, July 9, 2024,
- Denice seeks approval of the agenda, made by Peter, seconded by Stephen. **Roll Call Vote: Peter Aye, Stephen Aye, Joe Aye, Chris Aye, Rob Aye. Passes Unanimously.**
- Public comment is opened and closed without any comments from the public.
- Motion to adopt minutes from February 16, 2023. Made by Peter, seconded by Chris. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Chris Aye, Denice Aye. Passes Unanimously.**

**Reserve Fund Request and Solid Waste Collections**

- Brian Turbitt presents a request to transfer $340,000 from the reserve fund to solid waste collections and disposal.
- Brian explains the increased utilization at the transfer station and the rising costs of off-island disposal.
- Legal counsel and consulting costs for the upcoming solid waste IFB are also mentioned.
- Brian highlights the need for special legal counsel regarding prevailing wage and the engagement of an appraiser and additional consultants.

**Discussion on Reserve Fund Transfers**

- Christopher Glowacki clarifies the timeline for the reserve fund request.
- Stephen Maury asks about the increase in waste usage, and Brian explains the double amount of off-island trips and faster filling of non-compostable waste.

- Brian discusses the challenges in predicting waste usage and the impact of policy changes on costs.
- The committee discusses the potential need for additional transfers in fiscal 25 due to policy changes implemented mid-year.
- Motion to Approve (Reserve Fund Transfer), made by Peter, seconded by Stephen. **Roll Call Vote: Peter Aye, Stephen Aye, Chris Aye, Rob Aye, Joe Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

**Appointment of Chair and Vice Chair**

- Peter Schaeffer nominates Denice for chair, and she accepts with the understanding of stepping down after the special town meeting.
- Denice Kronau announces her intention to resign as chair after the special town meeting.
- Motion to appoint Denice Kronau as Chair. Made by Peter, seconded by Jill. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Joe Aye, Joanna Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Stephen Maury is nominated and accepted as Vice Chair, with the understanding of potentially becoming chair after the special town meeting.
- Motion to appoint Stephen as Vice Chair. Made by Joe, seconded by Jill. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Chris Aye, Joe Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Committee appointments are confirmed, with Jill, Peter, Joanna, and others staying on their respective committees.

**30 3B Transfers and Budget Adjustments**

- Brian Turbitt explains the 33B transfers, including $450,000 from DPW salaries and $100,000 from SWEF salaries to professional services.
- A miscommunication between OIH and finance staff leads to a request to transfer $170,000 from Island Home operating to salaries and overtime.
- Motion to approve 33B transfers for enterprise funds. Moved by Peter, seconded by Chris. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Chris Aye, Joe Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Brian commends departments for managing their budgets well and discusses the need for additional funds in various departments.

- Motion to approve 33B transfers for general fund. Made by Peter, seconded by Stephen. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Joe Aye, Rob Aye, Chris Aye, Denice Aye. Passes Unanimously.**

**Next Meeting Schedule and Special Town Meeting Preparation**

- Denice Kronau outlines the schedule for the next meetings, focusing on the review process for the special town meeting.
- Key articles for the committee's primary recommendation include short-term rentals, sewer articles, and the Home Rule petition.
- The committee will follow a structured format for sponsor presentations, public comment, and deliberation.
- Denice emphasizes the importance of adhering to the time limits for presentations to ensure a smooth and efficient meeting process.
- Motion to adjourn, made by Peter, seconded by Stephen. **Roll Call Vote: Peter Aye, Stephen Aye, Jill Aye, Joe Aye, Chris Aye, Rob Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# July 15th, 2024 – Minutes

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

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

**Approval of Agenda and Minutes**

- Denice Kronau calls the meeting to order and requests approval of the agenda, made by Peter, seconded by Jeremy. **Roll Call Vote: Chris Aye, Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- The minutes from February 23 and March 7 from 2023 have a motion to approve, made by Peter, seconded by Jeremy. **Roll Call Vote: Chris Aye, Jill Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Discussion on Warrant Articles and Public Comment**

- Denice Kronau discusses the non-binding nature of a warrant article and the possibility of addressing it directly with the Select Board.
- Jeremy Bloomer suggests that submitters of warrant articles should consult with the town council to save time.
- Libby Gibson mentions a guide for preparing warrant articles and the availability of town council for consultations.
- John Copenhaver and Betsy Braun introduce themselves and explain the intention of their warrant article regarding the Salt Marsh Center.

**Article 81 Real Estate Acquisition: 81 Washington Street Building**

- John Copenhaver explains the current ownership and maintenance of the Salt Marsh Center by the Nantucket Center for Elder Affairs (NCEA).
- John proposes transferring the building to the town for better maintenance and to avoid being the landlord.

- Denice Kronau and Libby Gibson discuss the process of transferring the building to the town and the need for a proposal to the Select Board.
- John Copenhaver and Betsy Braun provide details on the annual operating costs and maintenance responsibilities currently handled by NCEA.
- A Motion to take no Action is made by Chris, seconded by Peter. A Motion is then made to close public comment on this article, made by Peter, seconded by Jeremy. **Roll Call Vote: Jill Aye, Chris Aye, Jeremy Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- The roll call vote to Take no Action on Article 17 (Real Estate Acquisition: 81 Washington Street Building) then occurs. **Roll Call Vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Chris Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau advises John Copenhaver to draft a proposal and submit it to the Select Board for further action.

**Committee Reports and Discussions**

- Jill provides an update on the TCSC meeting and the ongoing process of writing a new charter for the town council.
- Peter Schaeffer and Brian Turbitt discuss the search for new operators for the solid waste facility and the potential cost of the new transfer station.
- Jeremy Bloomer and Brian Turbitt discuss the financial implications of the OIH building station and the potential use of tax-exempt financing.

**Final Remarks and Adjournment**

- Denice Kronau calls for any additional business and a motion to adjourn the meeting is made by Jill, seconded by Peter. **Roll Call: Chris Aye, Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Denice Aye. Passes Unanimously.**

# Town of Nantucket
# Finance Committee
# July 16th, 2024 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

| | |
|---|---|
| Staff: | Brian Turbitt, Finance Director; Libby Gibson, Town Manager; Mariya Basheva, Assistant Town Accountant |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Rob Giacchetti, Joanna Roche, Stephen Maury(Recused) |
| Absent Members: | Christopher Glowacki |

**Ground Rules and Agenda Adjustments**

- Denice Kronau opens the meeting.
- Denice announces the postponement of Article Six, sponsored by Stephen Cohen, to July 22 due to his recovery.
- The meeting will focus on Articles Five and Seven. Denice calls for an approval of the amended agenda, which is made by Peter, seconded by Jeremy. **Roll Call Vote: Joe Aye, Peter Aye, Jill Aye, Jeremy Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, noting none from the public.

**Key Messages and Meeting Structure**

- Denice outlines the strict time limits for sponsors, committee members, and public comments.
- Emphasizes the responsibility of the Finance Committee to the voters of Nantucket, highlighting the complexity and confusion of the warrant articles.
- Denice introduces Pamela Perun for Article Five.

**Pamela Perun's Presentation on Article Five General Bylaw Amendment: Short-Term Rentals**

- Pamela Perun explains the Amendment is needed to fix a drafting problem with Article 60, which was passed in May.
- The amendment aims to prohibit commercial investment-driven short-term rentals by clarifying the definitions of corporations, partnerships, and REITs.

- Pamela uses definitions from the land bank and the Internal Revenue Code to ensure clarity and consistency.
- She addresses potential financial implications, administration, and stakeholders, emphasizing the need for clear definitions to prevent legal ambiguities.

**Discussion on Article Five General Bylaw Amendment: Short-Term Rentals**

- Peter Schaeffer asks John Giorgio about the implications of including partnerships and REITs in the amendment.
- John Giorgio points out the need to include nonprofit corporations in the definition and questions whether Pamela's amendment captures them.
- Pamela clarifies that the land bank regulations include both for-profit and non-profit corporations.
- Denice and other committee members discuss the need for clarity and the potential impact on enforcement and administration.
- Denice makes a motion to close Public Comment on Article Five (General Bylaw Amendment: Short-Term Rentals), seconded by Peter. **Roll Call Vote: Jeremy Aye, Joe Aye, Jill Aye, Rob Aye, Joanna Aye, Peter Aye, Denice Aye. Passes Unanimously.**

**Motion to Take No Action on Article Five General Bylaw Amendment: Short-Term Rentals**

- Peter Schaeffer makes a motion to take no action on Article Six, citing the need for further refinement and consideration.
- Joe Wright agrees with Peter, noting the thoroughness of Pamela's presentation but agreeing with the need for delay.
- The motion to take no Action on Article 5 (General Bylaw Amendment: Short-Term Rentals) was made by Peter, seconded by Joanna. **Roll Call Vote: Joe Aye, Jill Aye, Jeremy Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

**Introduction of Article Seven General Bylaw Amendment: Short-Term Rentals**

- Denice introduces Matthew Peel, who presents Article Seven, a general bylaw amendment on short-term rentals.
- Matthew acknowledges the need for refinement and addresses specific complaints from the community, such as parking and safety concerns.
- He proposes a two-tiered fee system, an online complaint form, and the need for a full-time STR inspector.

- Matthew emphasizes the urgency of addressing these issues to improve the quality of life for residents.

**Discussion on Article Seven General Bylaw Amendment: Short-Term Rentals**

- Peter Schaeffer questions Matthew about his consultation with the police and fire departments regarding safety measures.
- Matthew clarifies that he did not consult with them but relies on his experience in the hotel industry.
- Jill Vieth questions Matthew about his focus on short-term rentals and suggests addressing broader issues affecting traffic and quality of life.
- John Giorgio raises concerns about the two-tiered fee system, the allocation of personnel, and the need for a more holistic approach to amending Chapter 123.
- A motion to close Public Comment on Article 7 (General Bylaw Amendment: Short-Term Rentals) is made by Peter, seconded by Jeremy. **Roll Call Vote: Jeremy Aye, Peter Aye, Joanna Aye, Rob Aye, Jill Aye, Denice Aye. Passes Unanimously.**

**Motion to Take No Action on Article Seven General Bylaw Amendment: Short-Term Rentals**

- Jeremy makes a motion to take no action on Article Seven, citing the need for further refinement and consultation.
- Joe Wright seconds the motion.
- The motion to take no action on Article Seven is approved by roll call. **Roll Call Vote: Joe Aye, Peter Aye, Joanna Aye, Jill Aye, Rob Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Next Steps and Meeting Adjournment**

- Denice reminds the committee of the next meeting date and the public hearing on July 18.
- The committee discusses the schedule for zoning articles and other warrant articles.
- Denice thanks the committee members and asks for a motion to adjourn, made by Peter, seconded by Jeremy. **Roll Call Vote: Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Jill Aye, Denice Aye. Passes Unanimously.**

# 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 $10 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.**

# Town of Nantucket
# Finance Committee
# January 14th, 2025 – Minutes

**REMOTE PARTICIPATION VIA ZOOM**

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

**Approval of Agenda and Public Comment**

- Denice Kronau opens the meeting, noting it is being recorded and requests approval of the agenda. Made by Peter, seconded by Jeremy.
- **Roll Call Vote: Peter Aye, Stephen Aye, Joanna Aye, Rob Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens public comment for any items not on the agenda.
- Denice Kronau mentions that the first item on the agenda is deferred due to Toby Brown's absence.
- Denice Kronau introduces Bobby DeCosta to discuss Citizen Warrant Article E, which involves adopting a state statute for town employees in the reserves.

**Discussion and Motion on Citizen Warrant Article E - Acceptance of MGL Ch. 33 S. 59**

- Bobby DeCosta explains the article aims to make up the difference in pay between military pay and town pay for employees in the reserves.
- John Giorgio clarifies that the acceptance of the statute is an up-or-down vote, and any changes would require special legislation.
- Jeremy Bloomer inquires about the number of town employees in the reserves, and Libby Gibson mentions there are two, with Mr. Webb being the most active.
- Michael Cranson provides details on the cost of overtime for fire department coverage during deployments, estimating it at around 396 hours over the past year.
- Peter Schaeffer makes a motion to accept Citizen Warrant Article E (Acceptance of MGL Ch. 33 S. 59), seconded by Jeremy. **Roll Call Vote: Joanna Aye, Peter Aye, Stephen Aye, Rob Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

**Discussion on Citizen Warrant Article V Charter Change – Notices of Public Hearings and Budget Review Assignments**

- Denice Kronau notes that Article V on charter change notices of public hearings is postponed due to Jason Graziadei absence.
- Denice Kronau discusses the budget review for FY 2026, emphasizing the importance of all committee members attending the session on February 1.
- Denice Kronau confirms the attendance of all members except Chris Glowacki, who is traveling.
- Denice Kronau assigns departments for budget review, with some minor adjustments from the previous year.

**Next Meeting and Additional Information**

- Denice Kronau confirms the date of the next meeting as Thursday at 4 PM, hybrid in person and Zoom.
- Libby Gibson informs the committee about the Select Board's discussion on warrant articles, including rental car, zoning, and e-bike articles.
- Denice Kronau postpones discussion on short-term rental-related articles until after the Planning Board's recommendation on zoning articles.
- Libby Gibson mentions the Select Board will adopt the warrant with ballot questions next Wednesday, and the Capital Program Committee's recommendations will be reviewed in the next joint meeting.
- Peter Schaeffer makes the motion to adjourn, and Jill Vieth seconds it. **Roll Call Vote: Peter Aye, Stephen Aye, Rob Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

# OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Please note that all fields are required unless otherwise noted.

2025 JAN 19 PM 1:16
NANTUCKET TOWN CLERK

**Your Contact Information:**

First Name: Meghan Perry    Last Name: Glowacki

Address: 2 Waydale Rd.

City: Nantucket    State: MA    Zip Code: 02554

Phone Number: 508-901-1505    Ext. ____

Email: MPEventing@me.com

Organization or Media Affiliation (if any): ____

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?
(For statistical purposes only)

☒ Individual    ☐ Organization    ☐ Media

**Public Body that is the subject of this complaint:**

☒ City/Town    ☐ County    ☐ Regional/District    ☐ State

Name of Public Body (including city/town, county or region, if applicable): Nantucket Finance Committee

Specific person(s), if any, you allege committed the violation: ____

Date of alleged violation: March 7, 2023 - Present

## Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

NO Finance Committee Meeting Minutes have been filed Since March 7, 2023. Based on the Town of Nantucket Agenda and minutes website there have been 55 meetings since the last posted meeting minutes (2/16/23 + 2/21/23, 3/9/23 - 12/12/2024).

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

All Finance Committee minutes must be done and made available in a timely manner. All members of the Finance Committee and their Support Staff should be required to attend training in Open meeting Law.

## Review, sign, and submit your complaint

**I. Disclosure of Your Complaint.**

**Public Record.** Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

**Publication to Website.** As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

**II. Consulting With a Private Attorney.**

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

**III. Submit Your Complaint to the Public Body.**

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed: [signature] Date: 1·9·25

*For Use By Public Body*
*Date Received by Public Body:*

*For Use By AGO*
*Date Received by AGO:*

# MEMORANDUM RE: ARTICLE 72 – CAR RENTAL BYLAW

1. "Medallion" and "Sticker" and "License"– These terms are currently all used in Chapter 58, inconsistently. In practice, each approved rental vehicle receives a "rental vehicle medallion" [RVM], and then each vehicle with a RVM is issued a sticker to affix on the rear bumper. It may make sense, at some point, to change this so as to have a just two terms for clarity. Each "car rental agency" must obtain one annual "license," which relates to all vehicles with RVMs and stickers subject to that license.
2. Excise tax – this issue arises under Chapter 58, but is also required in the 1989 special act that authorized the bylaw:

   > *The town of Nantucket is hereby authorized to enact by-laws requiring the annual licensing of motor vehicle rental agencies and the payment fees for such licenses not exceeding one hundred dollars per vehicle; provided, however, no such by-law shall require the payment of a fee for a motor vehicle upon which an excise has been assessed, levied and paid under the provisions of chapter sixty A of the General Laws by said town.*

   Excise tax is generally assessed by the city or town where the motor vehicle is "garaged," which may or not be where the owner resides; for businesses, it is where the "principal place of business is" in MA, unless the vehicle is principally garaged or registered elsewhere.

   As a result, car owners (traditional rental businesses and peer-to-peer users) may or may not pay excise tax to Nantucket, depending on where each vehicle is registered and garaged. Pursuant to the special act and Chapter 58, however, owners who do pay excise tax to Nantucket are exempt from the fee for an annual Chapter 58 license.

3. Current number of unissued medallions: In 2024, there were **148** unissued RVM/stickers. It is estimated that up to 140 RVMs are currently held by car rental agencies but have not been in use in recent years. **The proposed bylaw amendments are designed to provide the Select Board with authority to reclaim RVMs that have this status, so they may be made available to others seeking to put them into use**.
4. Does the Town risk liability if unused RVMs are taken back by the Town: While various parties currently holding RVMs might challenge such action by the Select Board (if the proposed amendments to Chapter 58 are approved), arguing that the holder has "property rights" in the RVM, Town Counsel's opinion is that the risk of owing damages is small. The bylaw currently states that "**each RVM constitutes the nonexpiring right to lease one motor vehicle.**" However, a RVM has no value or purpose unless its holder successfully obtains a license from the Select Board, and the licenses are only valid for one year and must be applied for annually. As such, the license (and thus the RVM) has more in common with other commercial licenses, such as common victualer or alcohol sales. When the Town revokes a license such as these two, this may be legally challenged, but a CV or alcohol license is not a "property right" for the licensee. One

main purpose of the proposed amendments to Chapter 58 is to authorize the Select Board to take steps it deems advisable to recover RVMs that have been held onto by rental companies without

5. Are private individuals renting their vehicle via peer-to-peer required to obtain Chapter 58 licenses? This is the question that preceded the current proposed bylaw changes. The current Chapter 58 definition of "rental agency" includes a "person…engaged in the business" of renting motor vehicles. This definition, last amended in 2003, was not adopted as contemplating a peer-to-peer rental platform, nor is it clear whether an individual utilizing a peer-to-peer platform is "engaged in the business" of car rentals for Chapter 58 purposes.

****The currently proposed Chapter 58 amendments in Article 72 would revise the definition, however, to expressly include "any individual" utilizing a peer-to-peer platform to rent their vehicle(s), and require an annual license and RMV, to clarify that such individuals will be subject to the license, RVM and sticker requirements of Chapter 58.**

F. Installation of warning signs in a school zone. Temporary installation of warning signs during construction.

G. Road improvements on First Way required by the Planning Board or the Select Board to support affordable housing, such housing defined herein as that housing intended primarily for year-round residents earning up to 150% of median family income, as determined by the U.S. Department of Housing and Urban Development, and sponsored by a municipal entity, the Housing Authority or its designated nonprofit; housing required in connection with § 139-11J (MCD); or housing on lots subject to a Nantucket Housing Needs Covenant.

H. Installation of traffic control devices using LED or other lights in a speed feedback sign to display a driver's speed or in a portable changeable message sign that displays messages to inform drivers of changing road conditions.

Or to take any other action relative thereto.

*(Select Board)*

## ARTICLE 72
### (General Bylaw Amendment: Car Rental Agencies, Registration of)

To see if the Town will vote to amend Chapter 58 (Car Rental Agencies, Registration of) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text; and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

**§ 58-1 Definitions.**
As used in this chapter, the following terms shall have the meanings indicated:

BATTERY ELECTRIC VEHICLE
A motor vehicle propelled by a motor powered by electrical energy from rechargeable batteries or other source onboard the vehicle.

MOTOR VEHICLE
The same meaning as defined in the General Laws.

RENTAL AGENCY
A person, business or corporation engaged in the Town of Nantucket in the business of renting, leasing or keeping for rent any motor vehicle. This definition shall include any individual renting a motor vehicle via a motor vehicle sharing or peer-to-peer vehicle sharing business or platform.

RENTAL or LEASE
To grant or make available the use, possession or enjoyment of a motor vehicle for an agreed period of time in exchange for an agreed payment, whether or not

such transaction is a separate agreement in itself or is part of a broader agreement between the parties thereto.

**§ 58-2 License required to rent or lease vehicles; sticker required on rental vehicles.**
No person, business or corporation shall engage in the business of renting, leasing or keeping for rent or lease any motor vehicle without first being licensed annually by the Select Board to do so. It shall be unlawful for any motor vehicle to be rented, leased or made available for rental or lease in the Town of Nantucket without such motor vehicle displaying a rental sticker affixed to the rear bumper pursuant to this chapter. Each sticker shall recite the registration number of the vehicle to which it is affixed.

**§ 58-3 Annual fee; issuance of licenses and stickers.**

A. Each application for a rental agency license shall be accompanied by a nonrefundable application fee as established by the Select Board. The application shall include a ~~listing of the registration number of~~ current registration certificate for each motor vehicle available or to be available for lease for the year in which the license is to be valid. Each vehicle issued a medallion must be available for inspection by the Town. Licenses for rental agencies shall be issued on a calendar-year basis and shall be issued after payment of an annual fee ~~of $100~~ per rental motor vehicle to be established by the Select Board from time to time; provided, however, that no payment of such fee shall be required for a motor vehicle upon which an excise has been assessed, levied and paid to the Town of Nantucket under the provisions of Chapter 60A of the General Laws. The Select Board shall issue a license to each approved applicant, which shall be posted in a conspicuous manner at the place of business.

B. The total number of motor vehicles available for lease on the island of Nantucket shall not exceed 700 for calendar year 2026. Thereafter the distribution of up to 100 additional medallions over the 700 limit may be issued at the discretion of the Select Board. The Select Board ~~shall~~may issue each rental agency one rental vehicle medallion (RVM) for each motor vehicle listed in its ~~1996~~ annual application ~~and which received a rental sticker~~. Each RVM constitutes the ~~nonexpiring~~ right to ~~lease~~rent one motor vehicle for the calendar year. No rental agency shall hold RVMs that are not issued by the Select Board to specific motor vehicles. ~~A rental agency shall possess one RVM for each motor vehicle listed in its application beginning in 1998.~~

~~C. Upon issuance of the license, the Select Board shall provide one annual rental sticker for each motor vehicle listed in the approved application, which shall be affixed by the licensee to the left rear bumper of each motor vehicle so listed. Each sticker shall recite the registration number of the vehicle to which it is affixed.~~

C. RVM's are transferable. Should a rental agency surrender its RVM rights to the Select Board, or should the Select Board possess surplus RVM's from any other cause, these RVM's may be retained by the Town and/or may be re-issued at a fee to be established from time to time by the Select Board. Any RVM's not obtained by any rental agency by the end of any calendar year shall be considered surplus as of January first and may be retired or re-issued by the Town at that time. The Select Board may, by regulation in accordance with § 2-1 of the Town Code, determine a process by which unused or surplus RVM's are distributed and for the approval of requests for transfer of RVM's.

~~D. RVM's are transferable, with or without consideration, to any other rental agency or entity. Such transfers may be made whenever, and to the extent that, the number of RVM's held by the transferor exceeds the number of unexpired annual stickers issued to the transferor. A transfer shall be effective upon written notice of the transfer, by the transferor, to the Select Board. Should a rental agency surrender its RVM rights to the Select Board, or should the Select Board possess surplus RVM's from any other cause, these RVM's may be retained by the Town and/or may be re-issued at a fee to be established from time to time by the Select Board. Any RVM's not obtained by any rental agency by the end of any calendar year shall be considered surplus as of January first and may be retired by the Town at that time.~~

D. RVMs are intended to be kept in use by licensed rental agencies. A current license holder applying for a renewal license for the next calendar year shall file a renewal application by October 1st. Such renewal application shall include a copy of the vehicle registration for any vehicle currently utilizing a RMV. If the Town obtains information suggesting that a rental agency is holding one or more RMVs that are not in use, the Select Board may conduct a hearing on the issue, after providing written notice to the agency with a minimum of seven days advance notice of said hearing. After providing a hearing, the Select Board may take such action as it deems necessary and appropriate, including but not limited to a suspension or revocation of one or more medallions. Any revoked medallions may be issued by the Select Board to another agency pursuant to § 58-3 and any policy or regulation for awarding RMVs adopted by the Select Board.

### § 58-3.1 Licensee to pay fees.

No license pursuant to this chapter shall be issued unless or until the applicant shall have paid to the Town all lease or rental transaction surcharges established by MGL c. 90, § 20E(i).

### § 58-4 Nontransferability.

~~The license shall not be transferable between businesses, persons or corporations, nor between location of business premises; individual motor vehicle stickers shall not be transferable between different motor vehicles.~~

The motor vehicle rental license shall not be transferable between locations of business premises. Individual motor vehicle stickers shall not be transferable between different motor vehicles or agencies, unless approved by the Select Board.

**§ 58-5 Violations and penalties.**
Violations of this chapter shall be punishable by a fine of $300, each day being considered a separate offense.

**§ 58-6 Vehicles with controls for disabled.**
Any rental motor vehicle equipped with controls for the disabled and used by a disabled person shall not be required to have a rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

**§ 58-7 Electric vehicles.**
The Select Board may develop an exemption for up to 10 battery electric vehicles from the rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

Or to take any other action relative thereto.

*(Select Board)*

## ARTICLE 73
### (General Bylaw Amendment: Bicycle Right of Way)

To see if the Town will vote to amend Chapter 57 (Bicycles and Mopeds), Article IV (Bicycle Right of Way) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

§ 57-13 Authority and purpose.
This article is enacted in accordance with MGL c. 40, § 22, to promote public safety by establishing certain rules and regulations concerning the use of the Town's roadways by bicycles and motor vehicles.

§ 57-14 Right of way for users of multi-use/shared use paths.

A. At any location at which a multi-use/shared path intersects with or is crossed by a public or private way or driveway with the exception of major intersections to be determined by the Town of Nantucket, bicyclists, pedestrians and other users of the paths shall have the right of way, and any person operating a motor vehicle shall stop and yield to such bicyclist, pedestrian or other user.

B. At any location at which a multi-use/shared path intersects with or is crossed by a public or private way with the exception of major intersections to be determined by the Town of Nantucket, the Town shall install informative path-crossing signs and separate stop signs facing the motor vehicle approach to the intersection so that drivers of motor vehicles are warned to use all caution necessary and to yield the right of way to any bicyclist, pedestrians or other users of the path.

For purposes of paragraphs A and B in § 57-14, a major intersection shall be considered to be the intersection between a main road, e.g., the Milestone Road, or secondary road that bears as much vehicular traffic as a main road, and a multi-use path.

C. The speed limit of bicycle, e-bike, or any device being operated on multi-use/shared use paths/walkway paths, shall not exceed 20 mph. When a user of such a device is within ten (10) feet of a pedestrian or other cyclist, the rider shall reduce speed and pass with caution and not in excess of 5 mph more than the pedestrian.

D. Before overtaking a pedestrian or cyclist from behind, a rider shall signal their presence by voice, bell, or bike horn to alert the pedestrian or cyclist.

DEFINITIONS.

Electric bicycle

A bicycle or tricycle equipped with fully operable pedals and an electric motor of 750 watts or less that meets the requirements of a class 1 electric bicycle or a class 2 electric bicycle.

Class 1: Pedal Assist

An electric bicycle or tricycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

Class 2: Throttle on Demand

An electric bicycle or tricycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

Class 3: Speed Pedelec

The electric drive system on the e-bike is activated by pedaling which ceases to provide assistance once the e-bike reaches 28 mph.

E-Cargo Bikes

Motorized bikes, which can come in any class listed above, that are designed to carry heavy loads, including additional people, or goods.

§ 57-15 Severability.

The provisions of this bylaw are severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

Or to take any other action relative thereto.

*(Select Board)*

## ARTICLE 74
## (General Bylaw Amendment: Motorized Passenger Devices)

To see if the Town will vote to amend Chapter 98 (Motorized Passenger Devices) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

§ 98-1 Prohibited absent express written permission.
No person shall operate a ~~motorized scooter,~~ motorized skateboard, Segway, all-terrain vehicles or other similar device (hereinafter referred to as "personal motorized passenger devices") on any Town-owned or -controlled public way, sidewalk, park, playground or beach ~~without the express written permission to do so from the Town official(s) or officer having jurisdiction over the use of said Town property or their respective designee (hereinafter referred to as the "authorizing official")~~. The following vehicles shall be exempt from the provisions of this chapter:

A. Vehicles or motorized passenger devices licensed or registered by the Commonwealth of Massachusetts as motor vehicles or otherwise to the extent authorized by the Commonwealth or the United States for such operation;

B. Vehicles or motorized passenger devices licensed or used by the federal government or any federal agency, instrumentality or entity, including the United States Postal Service, performing a service to the public;

C. Personal motorized passenger devices used by handicapped persons;

D. Personal motorized passenger devices used by public safety personnel, including police officers;

E. Landscaping equipment;

F. Golf carts.

~~§ 98-2 Conditions on grant of written permission.~~
~~A. Any grant of written permission to use a personal motorized passenger device issued by the authorizing official shall include the following conditions/restrictions: no personal motorized passenger device shall be operated:~~

~~(1) Without being equipped with a braking system;~~

~~(2) Without the rider wearing a helmet;~~

~~(3) In a careless or reckless manner as to endanger the safety of any person or the property of any person; and~~

(4) ~~Without complying with applicable federal, state and local laws and regulations.~~

~~B. The authorizing official is further authorized to impose such other restrictions and limitations as deemed appropriate or necessary to protect the public safety, interest and welfare. All persons using Town property pursuant to a grant of permission shall comply with the restrictions and limitations referenced herein or imposed pursuant hereto.~~

~~§ 98-3~~ § 98-2 Enforcement and penalties.
In addition to any other enforcement or penalty allowed under state law or Town bylaw, violation of this chapter may be enforced by non-criminal disposition, by any police officer or traffic director in the manner provided by MGL c. 40, § 21D, and Chapter 1, Article I of this Code.

Or to take any other action relative thereto.

*(Select Board)*

## ARTICLE 75
### (General Bylaw Amendment: Wetlands)

To see if the Town will vote to amend Chapter 136 (Wetlands) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text; and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

§ 136-2. Purpose.

The purpose of this chapter is to protect the wetlands of the Town of Nantucket by controlling activities deemed to have a significant or cumulative effect upon wetland values, including but not limited to the following: public or private water supply, groundwater, flood control, erosion control, storm damage prevention, water pollution, fisheries, shellfish, wildlife, rare species, including rare, threatened or endangered plant species and animals and habitats, recreation, resiliency and wetland scenic views (collectively, "the interests protected by this chapter"). This chapter is intended to utilize the Home Rule Authority of this municipality to protect additional resource areas for additional values, with additional standards and procedures in addition to those of the Wetlands Protection Act, MGL c. 131, § 40, and regulations thereunder, 310 CMR 10.00.

§ 136-3. Permit required; procedure.

A. No person shall commence to remove, fill, dredge, alter or build upon or within 100 feet of any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, meadow, bog, swamp or upon or within 100 feet of any estuary, creek,