



Town of Nantucket

Finance Committee

March 6th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director, Steven Hunter, Financial Analyst, Libby Gibson, Town Manager, Mike Burns, Transportation Manager, Chris Lowe, Solid Waste Manager, David Gray, Sewer Director, Tracy MacDonald, Real Estate Specialist
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Chris Glowacki, Stephen Maury, Joanna Roche
Absent Members:	Rob Giacchetti

Meeting Introduction and Overview of Fiscal Year 2026 Solid Waste Budget

- Denice Kronau calls the Finance Committee meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jeremy. **Roll call vote: Peter Aye, Stephen Aye, Chris Aye, Joe Aye, Jill Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comment, which is then closed due to no participants.
- Chris Lowe discusses the fiscal year 2026 Solid Waste budget, including the RFP process, the new contract with Waste Options, and the goals for FY26.
- Chris highlights the need to increase revenue while reducing disposal costs, including differentiating C and D residuals from category one to category which will save disposal costs.
- The fiscal year 2026 budget for solid waste is \$18,092,111, with a hybrid budget based on historical volume tracking and the new waste service contract.

Fiscal Year 2026 Solid Waste Capital and Operational Expenses

- Chris Lowe outlines the five capital items identified to support the purchase of the composter and the transfer station, including repair and maintenance items.
- The need to purchase and install cameras at the new facilities to monitor and ensure proper operation.

- George Aronson explains the \$1.5 million professional services increase is required for the town to actively manage the assets, including permitting and technical work.

Solid Waste Revenue and Financial Sources

- Joseph Wright questions the town subsidy of \$11,000,008 and suggests ways to reduce it, including increasing charges for services.
- Libby Gibson discusses the high cost of disposing of waste on Nantucket and the challenges of reducing waste.
- George Aronson explains the current system of no charges for municipal solid waste and the potential trade-offs of implementing charges.
- The discussion includes the need for a balanced budget and the role of the Select Board in setting user fees.

Discussion on Warrant Articles 14 – 16 for Annual Town Meeting 2025

- Article 14: Supplemental appropriation for Tom Nevers Road bike path is opened for discussion.
- Motion to adopt Article 14 (Supplemental Appropriation: Tom Nevers Road Bike Path) is made by Peter, seconded by Jill. **Roll call vote: Jeremy Aye, Jill Aye, Chris Aye, Stephen Aye, Peter Aye, Joe Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Article 15 - Appropriation: Fiscal Year 2026 Enterprise Funds Operations is moved to the March 11th meeting.
- Article 16: Capital funds is discussed, with a minor change in the funding for an emergency mobile PFAs treatment system.
- The committee debates the need for a detailed description of the mobile PFAs treatment system before making a decision, with some members wanting to approve the Article 16 and others wanting to wait until more information can be provided.
- A motion is made to defer the vote on Article 16 (Appropriation: Enterprise Funds Capital Expenditures) until the March 11th meeting. Made by Peter, seconded by Joanna. **Roll call vote: Chris Aye, Jeremy Aye, Peter Aye, Stephen Aye, Jill Aye, Joanna Aye, Joe Aye, Denice Aye. Passes Unanimously.**

Articles 76 and 77 - Sewer District Map Changes

- Article 76: David Gray explains the approval of the Sewer Commissioners for the District Map Change on Rachel Drive, South Shore Road and Felcon Drive
- Motion to support the Sewer Commissioners on Article 76 (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - Rachel Drive, South

Shore Road and Felcon Drive) is made by Chris, seconded by Peter. **Roll call vote: Jeremy Aye, Peter Aye, Chris Aye, Stephen Aye, Jill Aye, Joanna Aye, Joe Aye, Denice Aye. Passes Unanimously.**

- Article 77: David Gray explains that the Sewer Commissioners rejected Article 77 for the District Map Change on 42 Monohansett Road
- Motion to support the Sewer Commissioners on Article 77 (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 42 Monohansett Road) is made by Jill, seconded by Peter. **Roll call vote: Chris Aye, Jeremy Aye, Peter Aye, Joe Aye, Stephen Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 78 and 79 - Sewer District Map Changes

- Stephen Maury as a citizen discusses the challenges of developing affordable housing without sewer access and the potential impact on town employees.
- The committee discusses the implications of overriding the sewer commissioners' decision and the broader implications for affordable housing.
- The discussion highlights the need for a balanced approach to affordable housing development and the constraints imposed by the sewer.
- The committee acknowledges the unique opportunity presented by private developers to create attainable housing at a lower cost.
- Motion to take no action on Articles 78 and 79 (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 13A Woodland Drive and a Portion of 13 Woodland Drive & General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - a Portion of 13 Woodland Drive) made by Joanna, seconded by Jeremy. **Roll call vote: Joanna Aye, Jeremy Aye, Peter Aye, Joe Aye, Jill Nay, Chris Nay, Denice Nay. Passes 4-3.**

Discussion on Article 80 General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 44 Skyline Drive

- Jill Vieth expresses discomfort with spot zoning and spot sewer, emphasizing her preference for consistency.
- Joanna Roche clarifies the distinction between affordable housing and accessible housing, highlighting the latter's importance in their community.
- Denice Kronau questions the Cliff Williams' project and whether it aligns with community needs.
- Arthur Gasbarro argues that the committee should view this article differently than articles 78 & 79 as it is a different set of circumstances.

- Denice Kronau calls for a motion on the Sewer Commissioners' recommendation.
- John Giorgio clarifies that Stephen Maury can vote if he does not have a financial interest in the article.
- Motion to support the Sewer Commissioners on Article 80 (General Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 44 Skyline Drive) is made by Chris, seconded by Peter. **Roll call vote: Peter Aye, Jill Aye, Chris Aye, Joe Aye, Joanna Aye, Stephen Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 81 - Real Estate Lease/License of Baxter Road Property for Erosion Control

- Vince Murphy provides a quick recap of the Baxter Road geotube project, emphasizing its importance for coastal engineering and the support from the Select Board and residents.
- Joseph Wright questions the financial responsibility of the project, and Vince Murphy clarifies that it is funded by the residents of Baxter Road.
- Peter Schaeffer expresses confusion about the sudden support for geotubes, but Vince Murphy explains the consistent support from residents and the Select Board.
- Motion to adopt Article 81 (Real Estate Lease/License of Baxter Road Property for Erosion Control) is made by Joe, seconded by Peter. **Roll call vote: Peter Aye, Jill Aye, Joe Aye, Chris Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 93 Real Estate Acquisition/Conveyance: Parcels Abutting Tom Nevers Road

- Tracy MacDonald discusses the project on Tom Nevers Road, explaining the ownership details and the agreement with Mass DOT to convey the parcels to the town.
- The town plans to convey the full width of the road to the county for the bike path project.
- Motion to adopt Article 93 (Real Estate Acquisition: Parcels Abutting Tom Nevers Road and Real Estate Conveyance: Tom Nevers Road and Parcels Abutting Tom Nevers Road) is made by Chris, seconded by Peter. **Roll call vote: Peter Aye, Jill Aye, Chris Aye, Joe Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 94 Real Estate Disposition: Lease of Portions of 48 Sparks Avenue and Access Utility Easements

- Tracy MacDonald explains the Nantucket Education Trust's plan to build additional staff housing on town land, connecting to existing housing on Cow Pond Lane.
- The trust requests a long-term lease from the town for the new housing units.

- Motion to adopt Article 94 (Real Estate Disposition: Long-term Lease of Portions of 48 Sparks Avenue and Access and Utility Easements) is made by Peter, seconded by Joanna. **Roll call vote: Peter Aye, Jill Aye, Jeremy Aye, Joanna Aye, Stephen Aye, Chris Aye, Joe Aye, Denice Aye. Passes Unanimously.**

Articles 95 and 96 Real Estate Dispositions for Utility Easements

- Tracy MacDonald discusses Article 95 the utility easement for electrical equipment related to the new airport housing unit.
- Motion to adopt Article 95 (Real Estate Disposition: Utility Easement - Portion of 10 Nobadeer Farm Road/Airport Housing) is made by Joe, seconded by Jeremy. **Roll call vote: Joe Aye, Chris Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Tracy MacDonald explains Article 96 the temporary license for electrical equipment related to the airport ramp project and the need for a permanent easement to National Grid.
- Motion to adopt Article 96 (Real Estate Disposition: Utility Easements/Airport) is made by Joe, seconded by Jeremy. **Roll call vote: Peter Aye, Jill Aye, Chris Aye, Joe Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Articles 97 and 98 Real Estate Dispositions for Utility Easements

- Tracy MacDonald discusses Article 97, the utility easement at 16 Broad Street for equipment-related easements.
- Motion to adopt Article 97 (Real Estate Disposition: Utility Easement/16 Broad Street) is made by Peter, seconded by Joe. **Roll call vote: Joe Aye, Jill Aye, Peter Aye, Chris Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Tracy MacDonald explains Article 98 the utility easement for electrical equipment related to the new dorm on Waitt Drive.
- Motion to adopt Article 98 (Real Estate Disposition: Utility Easement/Waitt Drive) is made by Joe, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Peter Aye, Chris Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 99 Conveyance of 7 Amelia Drive to Affordable Housing Trust Fund

- Tracy MacDonald discusses the conveyance of a small lot on Amelia Drive to the Nantucket Affordable Housing Trust for a potential RFP.
- The lot is intended for a small-scale development, possibly a non-profit with a small apartment above.

- Motion to adopt Article 99 (Real Estate Disposition: Conveyance of 7 Amelia Drive to the Nantucket Affordable Housing Trust Fund) is made by Joe, seconded by Peter. **Roll call vote: Chris Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Peter Aye, Joe Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Meeting Adjournment

- Denice Kronau asks if anyone has committee reports, nobody reports anything.
- Denice Kronau announces the next meeting dates and the to-dos from the current meeting.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Jill Aye, Joanna Aye, Jeremy Aye, Chris Aye, Stephen Aye, Denice Aye. Passes Unanimously.**