

# MEETING POSTING

## TOWN OF NANTUCKET

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

**Committee/Board/s** | FINANCE COMMITTEE

**Day, Date, and Time** | MONDAY, MARCH 10, 2025 @ 4:00 PM

**Location / Address** | REMOTE PARTICIPATION VIA ZOOM  
The meeting will be aired at a later time on the Town's Government TV  
YouTube Channel  
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

**Signature of Chair or  
Authorized Person** | STEVEN HUNTER

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF  
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML  
STATUTE, NO MEETING MAY BE HELD!

### AGENDA

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86852243987?pwd=tjApXRzQJTAPFRZICpQQQhZ7qaMahF.1>

Meeting ID: 868 5224 3987  
Passcode: 334090

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Discussion, Deliberation and Recommendations for the Outstanding Warrant Articles for the Annual Town Meeting 2025, Including Any Articles That May Need to Be Revisited.

| Article | Primary Sponsor | Description                                         |
|---------|-----------------|-----------------------------------------------------|
| 2       | Select Board    | Appropriation: Unpaid Bills                         |
| 3       | Select Board    | Appropriation: Prior Year Articles                  |
| 4       | Select Board    | Revolving Accounts: Spending Limits for FY2026      |
| 6       | Select Board    | FY2025 General Fund Budget Transfers                |
| 9       | Select Board    | Appropriation: Health and Human Services            |
| 17      | Select Board    | Enterprise Funds: Fiscal Year 2025 Budget Transfers |
| 23      | Select Board    | Rescind Unused Borrowing Authority                  |

|     |                                                   |                                                                              |
|-----|---------------------------------------------------|------------------------------------------------------------------------------|
| 27  | Select Board for Community Preservation Committee | Community Preservation Committee: Fiscal Year 2025 Budget Transfers          |
| 34  | Select Board for Planning Board                   | Zoning Map Change: RC-2 to R-10 or CN - Surfside Road                        |
| 47  | Select Board for Planning Board                   | Zoning Bylaw Amendment: Year-round Housing                                   |
| 48  | Select Board for Planning Board                   | Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling |
| 59  | David F. Visco et al                              | Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road           |
| 65  | Emily Molden et al                                | Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots  |
| 103 | Select Board                                      | Appropriation: Stabilization Fund                                            |
| 104 | Select Board                                      | Appropriation: Free Cash                                                     |

5. Committee Reports

6. Date of Next Meeting – Tuesday, March 11, 2025 @ 4:00 PM (Remote)

7. Other Business

8. Adjournment

## Contract Review Committee Report FY26

1. Introduction
2. Requests
3. Conclusions
4. Summary of Award Recommendations
5. Appendix: Agency Details
6. Appendix: Rubric information
7. References

### 1. Introduction:

The Contract Review Committee is the Town of Nantucket's Human Services grant approval board, made up of representatives from the Finance Committee, NP&EDC, the Council of Human Services and at large members from the community. Each year, it evaluates grant applications for a variety of programs, covering the following major Human Services Sectors: Behavioral Health, Emergency Needs, Child and Youth Support, Elder Care, Substance Misuse, Health Care and Housing supports.

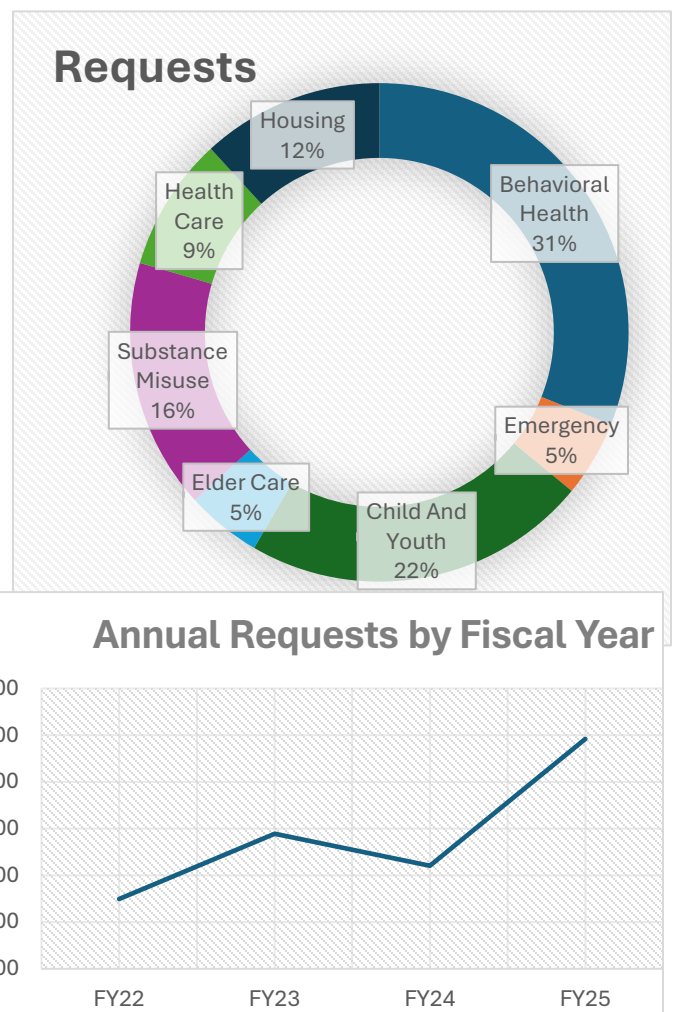
### 2. Requests

This year, as in most years, requests greatly exceeded awards. There were 22 requests from bidders, representing a total request in excess of a million dollars across the general Human Services and Substance Misuse grants. The sector breakdown of those requests can be found to the right.

Overall, grant requests have increased for the last several years, reflecting increased cost of service delivery, volatility in core costs such as food and labor, and likely increased need as the aftereffects of the pandemic continue to impact the community. Trends in total requests since the pandemic can be found here:

The Town of Nantucket Health and Human Services Grants help to support the efforts of a network of not-for-profit agencies on island. These organizations provide Nantucket with services that address the health and welfare of our island's year-round and seasonal residents, visitors and service workers. They provide programming in the major human

services sectors described above. The services provided also fall into two major categories of either



treatment or prevention programs. Applicants for the Town of Nantucket Health and Human Services Grants have all fallen into one or more of these categories. Additionally, the Town of Nantucket offers a separate grant process focusing on both the prevention and treatment of substance related issues.

For the FY 26 grant application cycle, the Council for Human Services and the Contract Review Committee examined recommendations from the Raftelis Group, a consultant group that was hired in 2024 to review the Health and Human Service grants. As a result, the CHS and the CRC took steps to improve the grant process. Building on several years of previous work, the grant application was improved to include requesting additional financial information and a robust rubric which was used as part of the evaluation process. These tools helped to create a snapshot of the grant request which includes a description of the need and the program recommendations that address these needs.

While numbers tell a vital component of the story, Nantucket is unique in a variety of ways. The distance, separation, population flux and difficulty in travel requires our not-for-profits to provide broader services than similar organizations in other communities. Residents do not always have the luxury of taking the ferry to find medical or behavioral health services. Nantucket's community in 2025 includes a population that in winter months is much different in numbers than in summer months. The complexity of multiple cultures and spoken languages, in addition to the fluctuating population numbers, are all considerations in our recommendations of grant applicants' programs to meet the needs of all of Nantucket.

Our island is home to outstanding service providers who serve our Nantucket community. With the assistance of Town of Nantucket Health and Human Services grant funding, these organizations collaborate to help in providing for physical, behavior and basic needs leading to a healthy and vibrant community.

This report outlines that the dollar amount of grant requests greatly exceeds the amount of allocated grant money that has been generously provided by the Town of Nantucket. The use of all available tools, along with the committee's time dedicated to reviewing and interviewing agencies, all come into play in providing our recommendations in support of Human Service providers. However, due to the large number of requests received this cycle, our focus for this year's Health and Human Services grant recommendations is focuses on direct client services over prevention.

### *3. Conclusions*

This year of the Contract Review Committee instituted a number of changes to the process of bid solicitation: an extended one-month period for open admissions to improve submission quality, changes to the grant application based on the experience of previous years, adjustments to the grant evaluation process with explicit rubrics, a "bidder's session" with prospective applicants and the adoption of an external report on the structure of the Contract Review Committee designed to modernize certain aspects of the grant process.

Additionally, the Town has allocated money for a comprehensive community needs assessment, to commence later this year, which will provide an update to the last needs survey, which was performed over a decade ago. This assessment will hopefully be able to present preliminary data to

inform next year's grant priorities and establish a consistent framework to direct funding to underserved sectors of the island's residents.

The request for funding has far exceeded available moneys for several years, while the available funding. Last year, the Town of Nantucket generously funded a one-time Youth Behavior Health Grant in a separate allocation of \$175,000, incentivizing the development of novel youth programming. We are also aware that the \$175,000 Substance Misuse Grants award, originally from the Cannabis tax revenues and impact fees, this year from the Special Stabilization fund, will no longer exist as a separate award after this grant cycle. Sadly, the need to provide substance misuse services and youth behavior health services is not going away when these funding streams do.

In addition, the last several years has seen a significant cost increase for many core services. In addition to inflation, price shocks have impacted food and labor costs, materials and delivery services have increased significantly since the \$650,000 funding level was established. Next fiscal year, the Contract Review Committee and the Council for Human Services will present a budget request to address these price changes, to more accurately reflect the costs of service provision on Nantucket.

Submitted respectfully by the Contract Review Committee and Staff of the Human Services Division of the Town of Nantucket.

## Summary of Award Recommendations

The following table shows the averaged rubric scores for each applicant.

| Agency Name                 | Criteria 1 | Criteria 2 | Criteria 3 | Criteria 4 | Criteria 5 | Total |
|-----------------------------|------------|------------|------------|------------|------------|-------|
| A Safe Place                | 5          | 3.4        | 4.6        | 3.4        | 3.6        | 20    |
| Artist Association          | 4.6        | 2.8        | 1.8        | 1.8        | 2.4        | 13.4  |
| Nantucket Atheneum          | 4.5        | 1.75       | 1.5        | 2.5        | 2.25       | 12.5  |
| Nantucket Dreamland         | 3.4        | 1.6        | 1.6        | 1.4        | 2          | 10    |
| Boys and Girls Club         | 3.4        | 1          | 3.4        | 2.6        | 0.6        | 11    |
| Elder Services              | 5          | 3          | 4.6        | 3.4        | 3.4        | 19.4  |
| Health Imperatives          | 4.6        | 3.4        | 3.8        | 3.8        | 4.2        | 19.8  |
| In the Herd                 | 4.6        | 1.2        | 2.2        | 2.2        | 3          | 13.2  |
| Inter Faith Council         | 5          | 4.2        | 4.6        | 3.8        | 3          | 20.6  |
| Nantucket Lighthouse School | 4.2        | 0.8        | 1.8        | 3          | 1          | 10.8  |
| MVCS                        | 4.6        | 2.2        | 3.8        | 3.8        | 2.4        | 16.8  |
| NAMI                        | 3.8        | 1.2        | 3          | 3          | 0.6        | 11.6  |
| Sharing Kindness            | 3.8        | 0.6        | 2          | 3.4        | 0.8        | 10.6  |
| Sherburne                   | 4.6        | 0.8        | 1.8        | 2.6        | 3.2        | 13    |
| South Coast Legal           | 5          | 1.8        | 3.8        | 3.2        | 2.8        | 16.6  |
| Nantucket STAR              | 5          | 2.2        | 3.4        | 3.4        | 3.4        | 17.4  |
| The Warming Place           | 5          | 4.5        | 3.5        | 4          | 3          | 20    |
| Fairwinds                   | 5          | 4.6        | 5          | 3.8        | 3.8        | 17.2  |
| Substance Applicants        |            |            |            |            |            |       |
| Addiction Solutions         | 5          | 4.2        | 4.2        | 3.4        | 3.4        | 20.2  |
| Health Imperatives          | 3.6        | 2.4        | 3.2        | 2.4        | 2.8        | 14.4  |
| NAMI/ASAP                   | 2.8        | 2.8        | 2.8        | 2.8        | 2.8        | 14    |
| PRXM                        | 3          | 1.75       | 1.25       | 2.5        | 1          | 9.5   |

Below is a summary of the awards, sector and Treatment/Prevention

| Agency       | Request | Award  | Funded Activities/Comments                                                                                      | Sector    | T | P |
|--------------|---------|--------|-----------------------------------------------------------------------------------------------------------------|-----------|---|---|
| A Safe Place | 66,000  | 60,000 | Funding supports expanded 24/7 hotline and emergency response, partnership with the Nantucket Police Department | Emergency | X |   |

|                      |         |         |                                                                                                                                                                             |                         |   |   |
|----------------------|---------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---|---|
| Artist's Association | 50,000  | 30,000  | Support the Wellness Through the Arts program for residents, which provides art classes to promote mental wellness.                                                         | Behavioral Health       | X |   |
| Nantucket Atheneum   | 7,000   | 0       | Film series and guided panel discussion on human services issues faced on Nantucket                                                                                         | Behavioral Health       |   | X |
| Nantucket Dreamland  | 85,000  | 0       | Youth driven video production along with theater presentation focused on social and emotional health                                                                        | Child and Youth Support |   | X |
| Boys & Girls Club    | 150,000 | 0       | Capital improvement not covered.                                                                                                                                            | Child and Youth Support | X |   |
| Elder Services       | 30,000  | 30,000  | Support Meals-On-Wheels for seniors and the congregate lunch program at the Saltmarsh Senior Center.                                                                        | Elder Care              | X |   |
| Health Imperatives   | 125,000 | 118,000 | Support expanded and enhanced health care services including reproductive health, WIC Nutrition assistance for uninsured and underinsured residents                         | Health Care             | X |   |
| In the Herd          | 121,000 | 55,000  | Support delivery of an animal-assisted therapeutic and experiential learning program focused on Social and Emotional Learning, life skills, mentorship and self-regulation. | Child and Youth Support | X |   |

|                    |         |        |                                                                                                                                                          |                         |   |          |
|--------------------|---------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---|----------|
| Interfaith Council | 95,000  | 75,000 | Support the Interfaith Councils ongoing operations at the food pantry, as well as emergency fuel, rental, and medical travel costs for island residents. | Housing and Food        | X |          |
| Lighthouse School  | 50,000  | 0      | Educational Speaker Series and panel discussions on issues impacting educators, parents and students                                                     | Child and Youth Support |   | <b>X</b> |
| MVCS               | 19,600  | 19,000 | Supports a variety of special needs programming for Nantucket families including advocacy, education, therapy and case management                        | Child and Youth Support | X |          |
| NAMI               | 120,000 | 51,000 | Support competitive reimbursement rates for island independent Island therapists, to provide additional therapeutic contact hours with Island residents. | Behavioral Health       | X |          |
| Sharing Kindness   | 9,500   | 5,000  | Expanded peer support groups for sudden loss survivors and a device for real time translation.                                                           | Behavioral Health       | X |          |
| Sherburne          | 39,556  | 17,000 | Memory focused experience sessions for seniors facing memory and cognitive impairment, as well as their caregivers.                                      | Elder Care              | X |          |
| South Coast Legal  | 5,000   | 5,000  | Provide free civil legal support for island residents in the areas of family, benefits, immigration and elderly law.                                     | Emergency Services      | X |          |
| Nantucket STAR     | 31,625  | 30,000 | Summer programming for individuals with special needs in                                                                                                 | Child and Youth         | X |          |

|                      |         |         |                                                                                                                                                                                                                                              |                   |   |   |
|----------------------|---------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---|---|
|                      |         |         | the areas of watersports/ocean adventures, community sailing, the Nantucket Wheelers bike program and aquatics.                                                                                                                              | Services          |   |   |
| The Warming Place    | 75,000  | 55,000  | Support the operations of the overnight homelessness shelter, regular daytime events, occasional health screenings and referral services.                                                                                                    | Housing and Food  | X |   |
| Fairwinds            | 125,000 | 100,000 | Gap funding for psychiatric care (the “sliding scale”) for many island residents, as well as a variety of internal trainings, management reviews and educational initiatives.                                                                | Behavioral Health | X |   |
| Substance Applicants |         |         |                                                                                                                                                                                                                                              |                   |   |   |
| Addiction Solutions  | 85,000  | 85,000  | Support medically assisted treatment for substance misuse disorder, including expanded wrap around services and expanded clinical hours.                                                                                                     | Substance Misuse  | X |   |
| Health Imperatives   | 25,000  | 25,000  | Support harm reduction services for Substance Misuse Disorder including in person health and wellness checks, case management, disease screening and treatment for addiction issues. No Town funding is used for the purchase of medication. | Substance Misuse  | X |   |
| NAMI/ASAP            | 23,630  | 23,630  | Youth wellness programming including breathwork, sound work and meditation for island as                                                                                                                                                     | Child and Youth   |   | X |

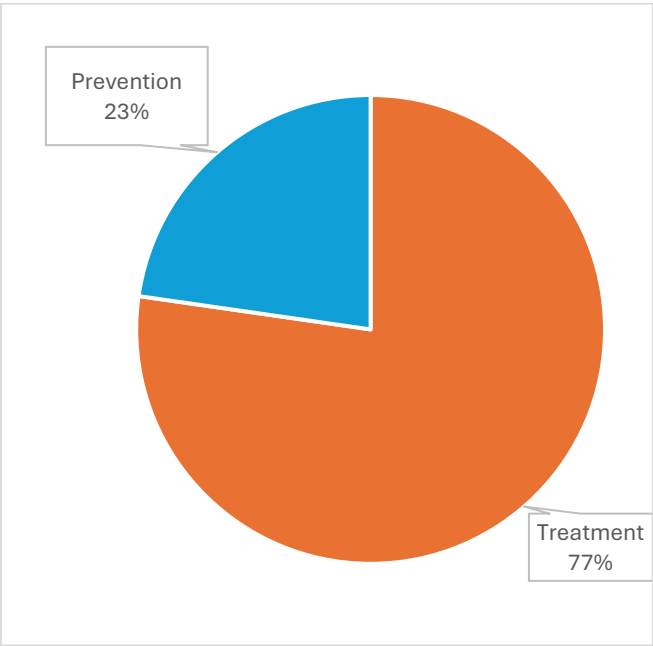
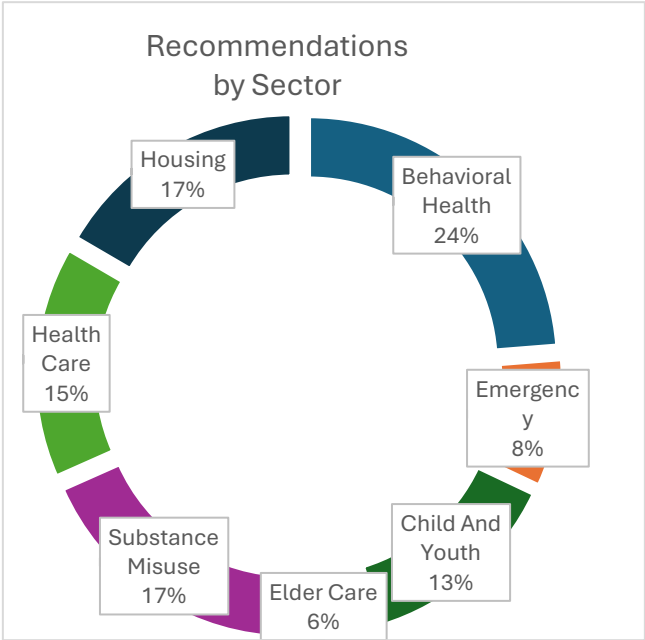
|      |         |   |                                                                               |                          |  |   |
|------|---------|---|-------------------------------------------------------------------------------|--------------------------|--|---|
|      |         |   | referred from the Nantucket Public Schools and both private schools.          |                          |  |   |
| PRXM | 100,000 | 0 | Mentoring program for HS students-No non-profit status at time of application | Child and Youth Services |  | X |

The Nantucket Boys and Girls Club request was considered a capital expense, and as such not appropriate for this grant process.

The Nantucket Atheneum, Dreamland and Lighthouse School requests were considered to have overlapping goals; a request for a collaborative grant application is underway.

PRXM’s 501c status is still pending at time of deliberations.

The final recommended allocations total \$650,000 for Human Services and \$133,600 as PRXM is ineligible for an award at time of deliberations.



## Appendix 1: Applicants and Programming (FY26)

There were 22 total applications to the Contract Review Committee grants, split between 17 for the Human Services funding and 4 for the Substance Misuse Grant. Below are the specifics of each organization, the program and their request. All data is as submitted by the grantor, with clarifications as necessary:

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### *A Safe Place “Domestic Violence Support and Education”*

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**Program Description:** Funding supports expanded 24/7 hotline and emergency response, partnership with the Nantucket Police Department and improved cultural and linguistic flexibility.

|                                 |             |                            |                   |
|---------------------------------|-------------|----------------------------|-------------------|
| Organizational Data             |             | CRC Grant Received FY25    | \$55,000          |
| Operating Budget in Previous FY | \$1,642,869 | Program Information        |                   |
| Total Expenses in Same          | \$1,571,886 | Anticipated Program Budget | \$1,077,384       |
| Net Profit/Loss for Same        | \$70,983    | Staff Expenses for Program | \$769,940         |
| Number of Full Time Employees   | 9           | Supplies Cost for Program  | \$10,000          |
| Number of Part Time Employees   | 6           | Program Start and End Date | 7/1/25 to 6/30/26 |
| Number of On Island Employees   | 14          | Anticipated Program Reach  | 359+              |
| All Grants Received FY25        | \$916,790   | Program Reach in FY25      | 359+              |
| All Grants Received FY24        | \$939,034   | Program Reach in FY24      | 359               |
| All Grants Received FY23        | \$936,965   | Program Reach in FY 23     | 337               |

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### *Artist’s Association “Wellness Through the Arts”*

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**Program Description:** The funding would support the Wellness Through the Arts program for residents, which provides mental wellness focused art classes.

|                                 |             |                            |                   |
|---------------------------------|-------------|----------------------------|-------------------|
| Organizational Data             |             | Staff Expenses for Program | \$46,000          |
| Operating Budget in Previous FY | \$2,397,100 | Supplies Cost for Program  | \$9,600           |
| Number of Full Time Employees   | 8           | Program Start and End Date | 7/1/25 to 6/30/26 |
| Number of Part Time Employees   | 6           | Anticipated Program Reach  | 175-200           |
| Number of On Island Employees   | 6           | Program Reach in FY25      | 150               |
| CRC Grant Received FY25         | \$40,000    | Program Reach in FY24      | 95                |
| Anticipated Program Budget      | \$55,600    | Program Reach in FY 23     | 50                |

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*Nantucket Atheneum “Wellness Film Series”*

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*Program Description:* This funding would support a series of films and discussions related to pressing issues within the Island community, with local subject matter experts guiding the panel discussions.

| Organizational Data             |             | Staff Expenses for Program | Included          |
|---------------------------------|-------------|----------------------------|-------------------|
| Operating Budget in Previous FY | \$2,145,000 | Supplies Cost for Program  | \$7,000           |
| Number of Full Time Employees   | 20          | Program Start and End Date | 7/1/25 to 6/30/26 |
| Number of Part Time Employees   | 62          | Anticipated Program Reach  | 500-800           |
| Number of On Island Employees   | 21          | Program Reach in FY25      | TBD               |
| CRC Grant Received FY25         | \$0         | Program Reach in FY24      | 50                |
| Anticipated Program Budget      | \$7,000     | Program Reach in FY 23     | 0                 |

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*Nantucket Boys & Girls Club “Club Jr”*

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*Program Description:* This funding would support the renovation of the physical plant of the Boys and Girls Club to expand its early childhood education offerings.

| Organizational Data             |             | Staff Expenses for Program | 191,280                           |
|---------------------------------|-------------|----------------------------|-----------------------------------|
| Operating Budget in Previous FY | \$4,803,000 | Supplies Cost for Program  | 15,000 recurring                  |
| Number of Full Time Employees   | 24          | Program Start and End Date | 9/25-6/26                         |
| Number of Part Time Employees   | 19          | Anticipated Program Reach  | 1,380 (30 Club Jr + NBGC members) |
| Number of On Island Employees   | 42          | Program Reach in FY25      | 30                                |
| CRC Grant Received FY25         | -           | Program Reach in FY24      | 20                                |
| Anticipated Program Budget      | 500,000     | Program Reach in FY 23     | -                                 |

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*Nantucket Dreamland “Let’s Talk about it”*

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*Program Description:* Funding would support Social and Emotional Learning through theater and literature, with guided discussions, as well as a student driven video production component.

| Organizational Data             |             | Number of On Island Employees | 18        |
|---------------------------------|-------------|-------------------------------|-----------|
| Operating Budget in Previous FY | \$3,339,500 | CRC Grant Received FY25       | 0         |
| Number of Full Time Employees   | 12          | Program Information           |           |
| Number of Part Time Employees   | 6           | Anticipated Program Budget    | \$300,000 |

|                            |                |                        |     |
|----------------------------|----------------|------------------------|-----|
| Staff Expenses for Program | \$50,000       | Program Reach in FY25  | N/A |
| Supplies Cost for Program* | \$250,000      | Program Reach in FY24  | N/A |
| Program Start and End Date | 7/1/25-6/30/26 | Program Reach in FY 23 | N/A |
| Anticipated Program Reach* | 10,000         |                        |     |

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*Elder Services “Senior Nutrition Program”*

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*Program Description:* This funding would support Meals-On-Wheels for seniors and the congregate lunch program at the Saltmarsh Senior Center.

|                                 |              |                            |                                       |
|---------------------------------|--------------|----------------------------|---------------------------------------|
| Organizational Data             |              | Staff Expenses for Program | \$2,996,899                           |
| Operating Budget in Previous FY | \$60,265,772 | Supplies Cost for Program  | \$3,063,213                           |
| Number of Full Time Employees   | 143          | Program Start and End Date | 7/1/2025-6/30/2026                    |
| Number of Part Time Employees   | 25           | Anticipated Program Reach  | 257 in Nantucket                      |
| Number of On Island Employees   | 3            | Program Reach in FY25      | To Be Determined                      |
| CRC Grant Received FY25         | \$26,600     | Program Reach in FY24      | Nantucket 217/Total Service Area 3295 |
| Program Information             |              | Program Reach in FY 23     | Nantucket 186/Total Service Area 3130 |
| Anticipated Program Budget      | \$6,782,995  |                            |                                       |

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*Health Imperatives “Health Equity Now”*

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*Program Description:* This funding would support expanded and enhanced health care services in the following areas: sexual and reproductive health care, WIC (Women Infants and Children) nutrition assistance and home visit services for low-income families and individuals on the island of Nantucket.

|                                 |              |                            |                    |
|---------------------------------|--------------|----------------------------|--------------------|
| Organizational Data             |              | Anticipated Program Budget | \$689,438          |
| Operating Budget in Previous FY | \$17,608,417 | Staff Expenses for Program | \$454,107          |
| Number of Full Time Employees   | 117          | Supplies Cost for Program* | \$82,688           |
| Number of Part Time Employees   | 53           | Program Start and End Date | 7/1/2025-6/30/2026 |
| Number of On Island Employees   | 3            | Anticipated Program Reach* | 1,000              |
| CRC Grant Received FY25         | \$114,238    | Program Reach in FY25      | 541 Q1             |
| Program Information             |              | Program Reach in FY24      | 954                |
|                                 |              | Program Reach in FY 23     | 1,041              |

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*In the Herd “Building Bridges”*

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*Program Description:* This funding would support an animal-assisted therapeutic and experiential learning program focused on Social and Emotional Learning, life skills, mentorship and self-regulation.

|                                 |          |                            |                     |
|---------------------------------|----------|----------------------------|---------------------|
| Organizational Data             |          | Anticipated Program Budget | \$122,000           |
| Operating Budget in Previous FY | \$40,000 | Staff Expenses for Program | \$75,000            |
| Number of Full Time Employees   | 1        | Supplies Cost for Program  | \$25,400            |
| Number of Part Time Employees   | 6        | Program Start and End Date | 7/12/2025-6/30/2026 |
| Number of On Island Employees   | 0        | Anticipated Program Reach  | 320                 |
| CRC Grant Received FY25         | \$65,000 | Program Reach in FY25      | 37 +                |
| Program Information             |          | Program Reach in FY24      | -                   |
|                                 |          | Program Reach in FY 23     | -                   |

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*Nantucket Lighthouse School “Educational Speaker Series”*

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*Program Description:* This funding would support an Educational Speaker Series and panel discussions to highlight issues of importance to educators, students and parents.

|                                 |             |                            |                        |
|---------------------------------|-------------|----------------------------|------------------------|
| Organizational Data             |             | Anticipated Program Budget | 50,250                 |
| Operating Budget in Previous FY | \$1,969,371 | Staff Expenses for Program | 4,200                  |
| Number of Full Time Employees   | 18          | Supplies Cost for Program* | 6,750                  |
| Number of Part Time Employees   | 7           | Program Start and End Date | 7/1/2025-6/30/2026     |
| Number of On Island Employees   | 25          | Anticipated Program Reach* | 200 (17k online reach) |
| CRC Grant Received FY25         | 0           | Program Reach in FY25      | 100 (17k online)       |
| Program Information             |             | Program Reach in FY24      | 100                    |
|                                 |             | Program Reach in FY 23     | 100                    |

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*Martha’s Vineyard Community Services “Family Support Center”*

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*Program Description:* This funding supports a variety of special needs programming for island families, including activities, education, advocacy and case management, social outings and consultations for families.

|                                 |                 |                            |                        |
|---------------------------------|-----------------|----------------------------|------------------------|
| Organizational Data             |                 | Staff Expenses for Program | 4,200                  |
| Operating Budget in Previous FY | \$12,232,475.00 | Supplies Cost for Program* | 6,750                  |
| Number of Full Time Employees   | 91              | Program Start and End Date | 7/1/2025-6/30/2026     |
| Number of Part Time Employees   | 49              | Anticipated Program Reach* | 200 (17k online reach) |
| Number of On Island Employees   | Service visits  | Program Reach in FY25      | 100 (17k online)       |
| CRC Grant Received FY25         | \$19,805.00     | Program Reach in FY24      | 100                    |
| Anticipated Program Budget      | 50,250          | Program Reach in FY 23     | 100                    |

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*NAMI "Independent Therapist Compensation"*

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*Program Description:* This funding would support competitive reimbursement rates for island independent Island therapists, to provide additional therapeutic contact hours with Island residents.

|                                 |           |                            |                                |
|---------------------------------|-----------|----------------------------|--------------------------------|
| Organizational Data             |           | Staff Expenses for Program | 940                            |
| Operating Budget in Previous FY | 900,000   | Supplies Cost for Program* | 0                              |
| Number of Full Time Employees   | 1         | Program Start and End Date | 7/25-6/26                      |
| Number of Part Time Employees   | 4         | Anticipated Program Reach* | 60 per quarter served average- |
| Number of On Island Employees   | 1         | Program Reach in FY25      | ~60                            |
| CRC Grant Received FY25         | \$85,000  | Program Reach in FY24      | ~60                            |
| Program Information             |           | Program Reach in FY 23     | ~60                            |
| Anticipated Program Budget      | \$121,000 |                            |                                |

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*Interfaith Council "Nantucket Food Fuel and Rental Assistance"*

---

*Program Description:* This funding would support the Interfaith Councils ongoing operations at the food pantry, as well as emergency fuel, rental and utility costs for island residents.

|                                 |                |                            |                |
|---------------------------------|----------------|----------------------------|----------------|
| Organizational Data             |                | Anticipated Program Budget | \$1,220,500.00 |
| Operating Budget in Previous FY | \$1,462,098.68 | Staff Expenses for Program | \$468,218.00   |
| Number of Full Time Employees   | 4              | Supplies Cost for Program  | \$10,500.00    |
| Number of Part Time Employees   | 2              | Program Start and End Date | \$741,782.00   |
| Number of On Island Employees   | 6              | Anticipated Program Reach  | 7/1/25-6/30/26 |
| CRC Grant Received FY25         | \$66,666.66    | Program Reach in FY25      | 5154           |
| Program Information             |                | Program Reach in FY24      | 4686           |
|                                 |                | Program Reach in FY 23     | 4,218          |

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*Sharing Kindness “Peer Group Survivor Support”*

---

*Program Description:* This funding would support expanded peer support groups for sudden loss survivors and a device for real time translation.

|                                 |         |                            |            |
|---------------------------------|---------|----------------------------|------------|
| Organizational Data             |         | Anticipated Program Budget | 9,500      |
| Operating Budget in Previous FY | 391,100 | Staff Expenses for Program | 5,500      |
| Number of Full Time Employees   | 1       | Supplies Cost for Program* | 4,000      |
| Number of Part Time Employees   | 4       | Program Start and End Date | 7/25-06/26 |
| Number of On Island Employees   | 1       | Anticipated Program Reach* | 15         |
| CRC Grant Received FY25         | 0.00    | Program Reach in FY25      | 0          |
| Program Information             |         | Program Reach in FY24      | 0          |
|                                 |         | Program Reach in FY 23     | 0          |

---

*Residences at Sherburne “Memory Café”*

---

*Program Description:* This funding would support memory focused experience sessions for seniors facing memory and cognitive impairment, as well as their caregivers.

|                                 |             |                            |                     |
|---------------------------------|-------------|----------------------------|---------------------|
| Organizational Data             |             | Anticipated Program Budget | \$39,566            |
| Operating Budget in Previous FY | \$2,903,921 | Staff Expenses for Program | \$18,744            |
| Number of Full Time Employees   | 10          | Supplies Cost for Program* | \$20,822            |
| Number of Part Time Employees   | 16          | Program Start and End Date | 07/01/25 - 06/30/26 |
| Number of On Island Employees   | 26          | Anticipated Program Reach* | 50                  |
| CRC Grant Received FY25         | \$33,332    | Program Reach in FY25      | 35                  |
| Program Information             |             | Program Reach in FY24      | 20                  |
|                                 |             | Program Reach in FY 23     | N/A                 |

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*South Coast Legal “Civil Legal Services”*

---

*Program Description:* This funding would support free civil legal support for island residents in the areas of family, benefits, immigration and elderly law.

|                                 |              |                               |            |
|---------------------------------|--------------|-------------------------------|------------|
| Organizational Data             |              | Number of Part Time Employees | 2          |
| Operating Budget in Previous FY | \$13,844,729 | Number of On Island Employees | 0          |
| Number of Full Time Employees   | 94           | CRC Grant Received FY25       | \$5,000.00 |

|                            |                |                            |    |
|----------------------------|----------------|----------------------------|----|
| Program Information        |                | Anticipated Program Reach* | 20 |
| Anticipated Program Budget | \$11,630       | Program Reach in FY25      | 14 |
| Staff Expenses for Program | \$9,966        | Program Reach in FY24      | 12 |
| Supplies Cost for Program* | \$1,664        | Program Reach in FY 23     | 11 |
| Program Start and End Date | 7/1/25-6/30/26 |                            |    |

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*STAR “Nantucket STAR”*

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*Program Description:* This funding would support programming for individuals with special needs in the areas of watersports/ocean adventures, community sailing, the Nantucket Wheelers bike program and aquatics.

|                                 |             |                            |                                  |
|---------------------------------|-------------|----------------------------|----------------------------------|
| Organizational Data             |             | Staff Expenses for Program | \$29,584.00                      |
| Operating Budget in Previous FY | \$16,175.75 | Supplies Cost for Program* | \$2,800.00                       |
| Number of Full Time Employees   | 0           | Program Start and End Date | July 7, 2025 to August 22, 2025. |
| Number of Part Time Employees   | 26          | Anticipated Program Reach* | 43 participants                  |
| Number of On Island Employees   |             | Program Reach in FY25      | 43                               |
| CRC Grant Received FY25         | 26          | Program Reach in FY24      | 27                               |
| Program Information             |             | Program Reach in FY 23     | 28                               |
| Anticipated Program Budget      | \$31,652.50 |                            |                                  |

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*Warming Place “Warming Place Operations”*

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*Program Description:* This funding would support the operations of the overnight homelessness shelter, regular daytime events, occasional health screenings and referral services.

|                                 |            |                            |                |
|---------------------------------|------------|----------------------------|----------------|
| Organizational Data             |            | Anticipated Program Budget | \$562,600      |
| Operating Budget in Previous FY | \$270,000* | Staff Expenses for Program | 222,760        |
| Number of Full Time Employees   | 0          | Supplies Cost for Program* | 75,520         |
| Number of Part Time Employees   | 10         | Program Start and End Date | 119,500        |
| Number of On Island Employees   | 10         | Anticipated Program Reach* | 7/1/25-6/30/26 |
| CRC Grant Received FY25         | \$5,000.00 | Program Reach in FY25      | 50             |
| Program Information             |            | Program Reach in FY24      | 45             |
|                                 |            | Program Reach in FY 23     | 37             |

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*Fairwinds “Advancing Access and Excellence in Behavioral Health Care”*

---

*Program Description:* This funding would support Gap funding for psychiatric care (the “sliding scale”) for many island residents, as well as a variety of internal trainings, management reviews and educational initiatives.

| Organizational Data             |                | Staff Expenses for Program | Included              |
|---------------------------------|----------------|----------------------------|-----------------------|
| Operating Budget in Previous FY | \$4,868,261.61 | Supplies Cost for Program* | 0                     |
| Number of Full Time Employees   | 27             | Program Start and End Date | 7/1/2025 to 6/30/2026 |
| Number of Part Time Employees   | 14             | Anticipated Program Reach* | 625                   |
| Number of On Island Employees   | FTE:18         |                            |                       |
| CRC Grant Received FY25         | \$115,000      | Program Reach in FY25      | 433                   |
| Program Information             |                | Program Reach in FY24      | 571                   |
| Anticipated Program Budget      | \$401,377.88   | Program Reach in FY 23     | 423                   |

### **Substance Misuse Grant Applicants**

#### *Addiction Solutions “Clinic Program”*

*Program Description:* The funding would support medically assisted treatment for substance misuse disorder, including expanded wraparound services and additional clinical man hours for expanded clinic hours. No town funding is used for the purchase of medication.

| Organizational Data             |           | Anticipated Program Budget | \$85,000     |
|---------------------------------|-----------|----------------------------|--------------|
| Operating Budget in Previous FY | \$375,000 | Staff Expenses for Program | \$79,200     |
| Number of Full Time Employees   | 0         | Supplies Cost for Program* | \$5,800      |
| Number of Part Time Employees   | 6         | Program Start and End Date | Ongoing      |
| Number of On Island Employees   | 6         | Anticipated Program Reach* | At least 800 |
| CRC Grant Received FY25         | \$50,000  | Program Reach in FY25      | At least 700 |
| Program Information             |           | Program Reach in FY24      | 986          |
|                                 |           | Program Reach in FY 23     | 1066         |

#### *Health Imperatives “Nantucket Harm Reduction”*

*Program Description:* This funding would support harm reduction services for Substance Misuse Disorder including in person health and wellness checks, case management, disease screening and treatment for addiction issues. No Town funding is used for the purchase of medication.

| Organizational Data             |              | Number of Part Time Employees | 53        |
|---------------------------------|--------------|-------------------------------|-----------|
| Operating Budget in Previous FY | \$17,608,417 | Number of On Island Employees | 3         |
| Number of Full Time Employees   | 117          | CRC Grant Received FY25       | \$114,238 |

|                            |                              |                            |      |
|----------------------------|------------------------------|----------------------------|------|
| Program Information        |                              | Anticipated Program Reach* | ~300 |
| Anticipated Program Budget | \$689,438                    | Program Reach in FY25      | ~300 |
| Staff Expenses for Program | \$454,107                    | Program Reach in FY24      | ~200 |
| Supplies Cost for Program  | \$82,688                     | Program Reach in FY 23     | ~75  |
| Program Start and End Date | July 1, 2025 – June 30, 2026 |                            |      |

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*NAMI/ASAP “MASTering the Mind”*

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*Program Description:* This funding would support youth wellness programming including breathwork, sound work and meditation for island as referred from the Nantucket Public Schools and both private schools.

|                                 |          |                            |             |
|---------------------------------|----------|----------------------------|-------------|
| Organizational Data             |          | Anticipated Program Budget | \$23,630    |
| Operating Budget in Previous FY | \$73,620 | Staff Expenses for Program | \$22,080    |
| Number of Full Time Employees   | 0        | Supplies Cost for Program* | \$1,550     |
| Number of Part Time Employees   | 1        | Program Start and End Date | 10/25-06/26 |
| Number of On Island Employees   | 1        | Anticipated Program Reach* | 576         |
| CRC Grant Received FY25         | \$18,620 | Program Reach in FY25      | 192         |
| Program Information             |          | Program Reach in FY24      | 0           |

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*PRXM “Recreation Center and Coaching Mentorship for Teenagers”*

---

*Program Description:* This funding would support mentorship and coaching services to teach Social and Emotional Learning tools to island youth.

|                                 |          |                            |                 |
|---------------------------------|----------|----------------------------|-----------------|
| Organizational Data             |          | Anticipated Program Budget | \$604,672       |
| Operating Budget in Previous FY | \$30,000 | Staff Expenses for Program | 407,000         |
| Number of Full Time Employees   | 0        | Supplies Cost for Program* | \$3,600         |
| Number of Part Time Employees   | 5        | Program Start and End Date | 1/1/25-12/31/25 |
| Number of On Island Employees   | 5        | Anticipated Program Reach* | 600             |
| CRC Grant Received FY25         | 0        | Program Reach in FY25      | 600             |
| Program Information             |          | Program Reach in FY24      | 30              |
|                                 |          | Program Reach in FY 23     | 15              |

## Appendix: Rubric Details

| Grade                                                                                                           | Points    | Measure                                                                                      |
|-----------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------|
| <i>Highly Advantageous (HA)</i>                                                                                 | 5 points  | Response excels on the specific criterion                                                    |
| <i>Advantageous (A)</i>                                                                                         | 3 points  | Response meets evaluation standard for the criterion                                         |
| <i>Not Advantageous (NA)</i>                                                                                    | 1 point   | Response does not fully meet the criterion or leaves a question or issue not fully addressed |
| <i>Unacceptable (U)</i>                                                                                         | 0 points* | Does not address the criterion                                                               |
| *Proposal may be automatically eliminated from further consideration if “0 points” is received in any category. |           |                                                                                              |

The Town will consider the following comparative criteria. These matters should be addressed in the written application and will be explored further in any interview with the applicant.

| Program Description |                                                                                                       |
|---------------------|-------------------------------------------------------------------------------------------------------|
| HA                  | Description is complete and robust of services, staff, cost and potential issues.                     |
| A                   | Description is complete but lacks detail in one of the above categories (services, staff, cost, etc.) |
| NA                  | Description is partially complete, vague or does not detail above categories (services, staff, etc.)  |
| U                   | Description does not address the criterion                                                            |
| Program Scope       |                                                                                                       |
| HA                  | Program serves the entire affected population of Nantucket.                                           |
| A                   | Program serves a significant portion of the affected island population.                               |
| NA                  | Program serves a portion of the island’s affected population.                                         |
| U                   | Programs serves a small portion of the island’s population.                                           |

| <b>Demonstration of Need</b> |                                                                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| HA                           | Need is urgent, pressing and unserved by other resources. Measured or observable evidence exists to support the scale and prevalence. |
| A                            | Need is common, serious in terms of consequences and underserved. Anecdotal and/or limited statistical evidence for same.             |
| NA                           | Need is limited, applies to overserved populations, or is duplicative. Limited anecdotal and no statistical evidence of the need.     |
| U                            | Need does not exist or cannot be demonstrated                                                                                         |
| <b>Definable Success</b>     |                                                                                                                                       |
| HA                           | Objectives are concise, demonstratable and have clear success/failure outcomes.                                                       |
| A                            | Objectives are concise or demonstratable, but clear success/failure outcomes are difficult to determine.                              |
| NA                           | Objectives are not clear or demonstratable, success/failure is difficult to determine                                                 |
| U                            | No objectives included                                                                                                                |
| <b>Collaboration</b>         |                                                                                                                                       |
| HA                           | Formal collaboration between two or more organizations                                                                                |
| A                            | Informal collaboration between more than two partners.                                                                                |
| NA                           | Informal collaboration between two agencies                                                                                           |
| U                            | No collaboration                                                                                                                      |

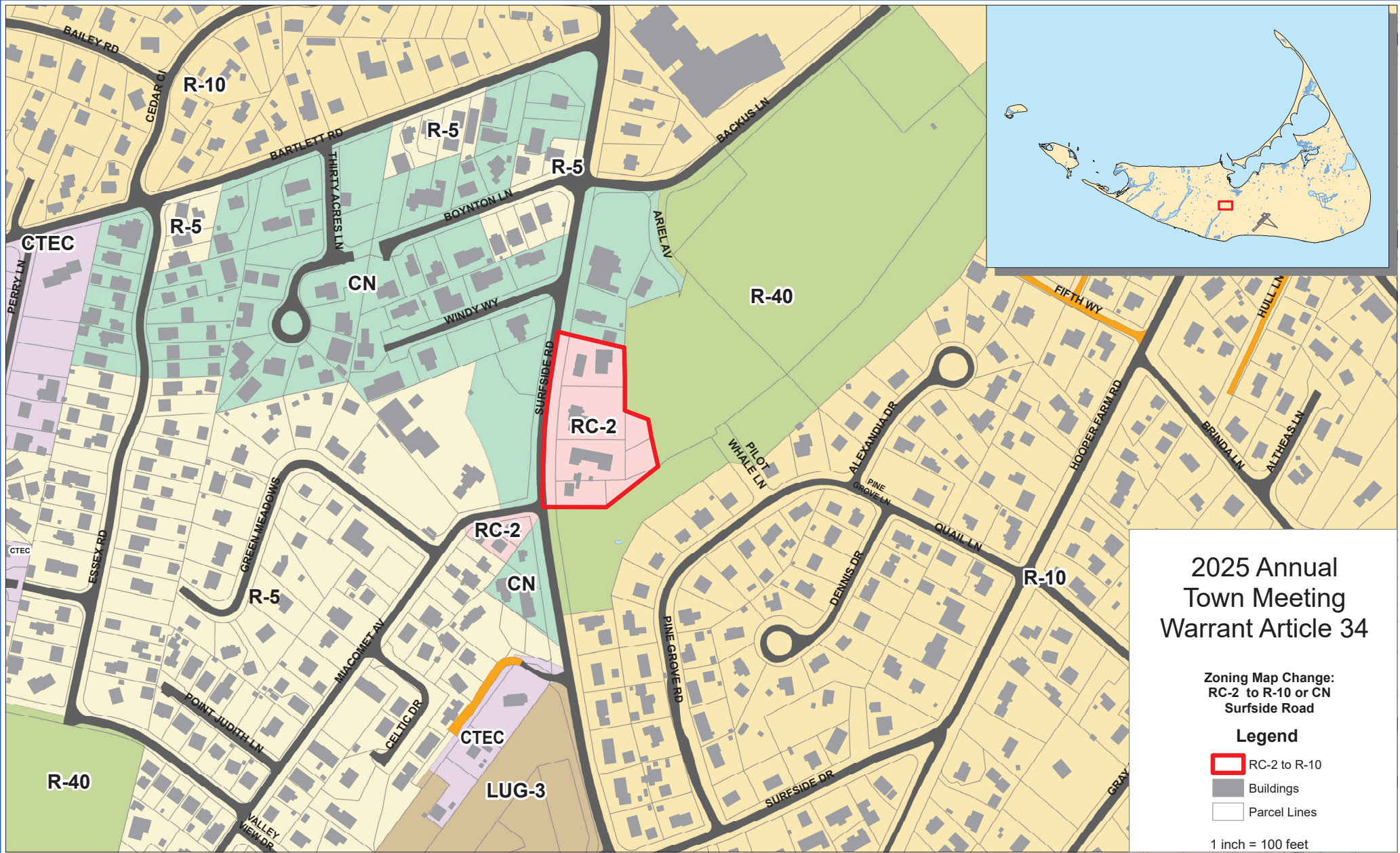
## *References*

Contract Review Human Services Submission Packet FY26 (available on request from [jmele@nantucket-ma.gov](mailto:jmele@nantucket-ma.gov))

Contract Review Substance Misuse Packet FY26 (available on request from [jmele@nantucket-ma.gov](mailto:jmele@nantucket-ma.gov))

Nantucket Behavioral Health Assessment (<https://nantuckethospital.org/wp-content/uploads/2022/05/Nantucket-BH-Assessment-Report-Phase-I.pdf?x29643> )

Raftelis Health and Human Services Study (available on request from [jmele@nantucket-ma.gov](mailto:jmele@nantucket-ma.gov))



# 2025 Annual Town Meeting Warrant Article 34

**Zoning Map Change:**  
RC-2 to R-10 or CN  
Surfside Road

## Legend

- RC-2 to R-10
- Buildings
- Parcel Lines

1 inch = 100 feet

**Data Sources:**  
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2018 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.  
The parcel boundaries are based primarily upon the Tax Assessor's data through October, 2022.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



## Town of Nantucket - GIS Mapsheet

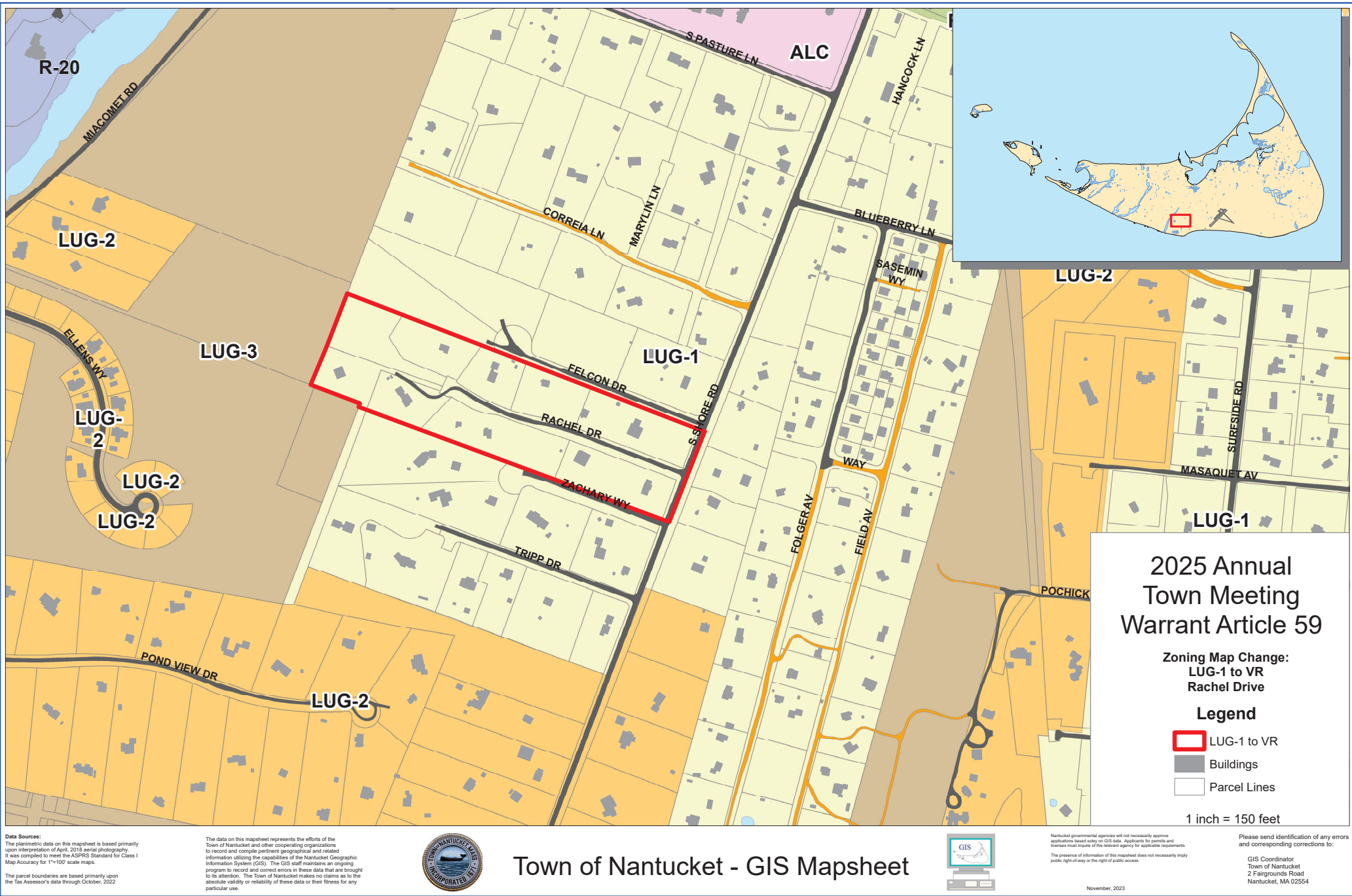


Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

January 2025

Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554



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# Town of Nantucket - GIS Mapsheet



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November, 2023

Please send identification of any errors and corresponding corrections to:  
  
GIS Coordinator  
Town of Nantucket  
2 Fairgrounds Road  
Nantucket, MA 02554

*A YES vote would indicate interest in converting from Open Town Meeting to a Town Council/Town Manager structure.*

*A NO vote would indicate opposition to this proposal and a preference for keeping Open Town Meeting.*

**ARTICLE 1**  
**(Receipt of Reports)**

To receive the reports of various departments and committees as printed in the Fiscal Year 2024 Annual Town Report or as may come before this meeting; or to take any other action related thereto.

*(Select Board)*

**ARTICLE 2**  
**(Appropriation: Unpaid Bills)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds for the payment, pursuant to Chapter 44 section 64 of the Massachusetts General Laws, of unpaid bills from previous fiscal years, including any bills now on overdraft; or to take any other action related thereto.

*(Select Board)*

**ARTICLE 3**  
**(Appropriation: Prior Year Articles)**

To see what sums the Town will vote to appropriate and transfer from available funds previously appropriated pursuant to Articles voted in prior years; or to take any other action related thereto.

*(Select Board)*

**ARTICLE 4**  
**(Revolving Accounts: Spending Limits for FY 2026)**

To see what spending limits the Town will establish for revolving accounts established pursuant to Chapter 44, section 53E½ of the Massachusetts General Laws and Section 19-21 of the Town Code for Fiscal Year 2026; or to take any other action related thereto.

*(Select Board)*

**ARTICLE 5**  
**(Appropriation: Reserve Fund)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of establishing a Reserve Fund pursuant to Chapter 40 section 6 of the Massachusetts

General Laws, to provide for the extraordinary and unforeseen expenditures which may arise during Fiscal Year 2026; said sum not to exceed five (5) percent of the Fiscal Year 2025 tax levy; or to take any other action related thereto.

*(Select Board)*

## ARTICLE 6

### (Fiscal Year 2025 General Fund Budget Transfers)

To see what sums the Town will vote to transfer into various line items of the Fiscal Year 2025 General Fund operating budget from other line items of said budget and from other available funds; or to take any other action related thereto.

*(Select Board)*

## ARTICLE 7

### (Personnel Compensation Plans for Fiscal Year 2026)

To see if the Town will vote to adopt the following Compensation Plans for Fiscal Year 2026:

#### *Schedule A -- Miscellaneous Compensation Schedule*

|                                                                  |                    |         |
|------------------------------------------------------------------|--------------------|---------|
| Abatement Advisory Committee (yearly per member)                 | \$600.00           |         |
| Americans with Disabilities Act Facilitator (hourly)             | \$32.00            |         |
| Building, Plumbing, Wiring Inspector, Assistants (hourly)        | Up to \$80.00      |         |
| Certified Nurse's Aide/Our Island Home (Per Diem - hourly)       | <del>\$26.00</del> | \$28.00 |
| Dietician/Our Island Home (hourly)                               | <del>\$43.00</del> | \$45.00 |
| Election Warden (hourly)                                         | \$35.00            |         |
| Election Worker (hourly)                                         | \$32.00            |         |
| Exercise Instructors/Senior Center (hourly)                      | Up to \$40.00      |         |
|                                                                  | \$45.00            |         |
| EMT, Call (hourly)                                               | \$32.00            |         |
| Fire Captain, Call (yearly)                                      | \$150.00           |         |
| Fire Fighter, Call (hourly)                                      | \$32.00            |         |
| Fire Lieutenant, Call (yearly)                                   | \$125.00           |         |
| Fire Chief, Second Deputy (yearly)                               | \$5,000.00         |         |
| Fire Chief, Third Deputy (yearly)                                | \$5,000.00         |         |
| Licensed Practical Nurse/Our Island Home (Per Diem - hourly)     | <del>\$33.50</del> | \$35.50 |
| Our Island Home Ancillary (Per Diem - hourly)                    | <del>\$23.50</del> | \$25.50 |
| Paramedic, Certified (Per Diem - hourly)                         | \$32.00            |         |
| Registered Nurse/Our Island Home (Per Diem - hourly)             | <del>\$49.00</del> | \$51.00 |
| Registrar of Voters (yearly)                                     | \$600.00           |         |
| Registrar, Temporary Assistant (hourly)                          | \$32.00            |         |
| <del>Reserve Police Officer (hourly)</del>                       | <del>\$32.00</del> |         |
| <del>Student Police Officer (hourly)</del>                       | <del>\$38.65</del> |         |
| Seasonal Assistant Harbormaster (hourly)                         | <del>\$32.00</del> | \$34.00 |
| Seasonal Lifeguard Supervisor (hourly)                           | <del>\$32.00</del> | \$34.00 |
| <del>Seasonal Maintenance Supervisor Public Works (hourly)</del> |                    | \$25.00 |

supporting the offices, departments, boards and commissions of the Town of Nantucket for Fiscal Year 2026; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 9**

### **(Appropriation: Health and Human Services)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the Council for Human Services to be used by the Council to contract with various health and human services, not-for-profit corporations to provide for the health, safety and welfare of the inhabitants of the Town of Nantucket; further, that all such sums be expended on the condition that grant agreements be executed by and between the Select Board and the respective private, not-for-profit agency for Fiscal Year 2026, which grant agreements shall stipulate mutually agreed upon terms and conditions; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 10**

### **(Appropriation: General Fund Capital Expenditures)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, for the purposes of capital expenditures for the offices, departments, boards and commissions of the Town of Nantucket; provided that one or more amounts to be raised and appropriated may be contingent upon a Proposition Two and One-half capital outlay exclusion ballot question; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 11**

### **(Appropriation: Town Employee Housing Design, Owner's Project Manager and Construction Costs)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to design and construct Town employee housing on Waitt Drive, including the cost of Design Services, Owner's Project Manager services, the cost of professional services such as permitting, engineering, construction and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 15**

### **(Appropriation: Fiscal Year 2026 Enterprise Funds Operations)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the operation of the Enterprise Funds of the Town of Nantucket for Fiscal Year 2026, out of anticipated revenues of the designated funds; or to take any other action related thereto.

*(Select Board for the Various Departments Indicated)*

## **ARTICLE 16**

### **(Appropriation: Enterprise Funds Capital Expenditures)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of capital expenditures for the Enterprise Funds of the Town of Nantucket; or to take any other action related thereto.

*(Select Board for the Various Departments Indicated)*

## **ARTICLE 17**

### **(Enterprise Funds: Fiscal Year 2025 Budget Transfers)**

To see what sums the Town will vote to transfer into various line items of Fiscal Year 2025 Enterprise Fund operating budgets from other line items of said budgets and/or from Enterprise Surplus Reserve Funds; or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 18**

### **(Appropriation: Waterways Improvement Fund)**

To see what sum the Town will vote to appropriate from the revenue received under Chapter 60B subsection (i) of section 2 and under Chapter 91 section 10A of the Massachusetts General Laws and sums received from the Commonwealth or Federal Government for purposes established by Chapter 40 section 5G of the Massachusetts General Laws including but not limited to (1) maintenance , dredging, cleaning and improvement of harbors, inland waters and great ponds, (2) the public access thereto, (3) the breakwaters, retaining walls, piers, wharves and moorings thereof, and (4) law enforcement and fire prevention in the Town and County of Nantucket, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

*(Select Board)*

## **ARTICLE 19**

### **(Appropriation: Ambulance Reserve Fund)**

To see what sum the Town will vote to appropriate from the Ambulance Reserve Fund for the purchase of ambulance-related equipment, including but not limited to

meaning of Chapter 35 section 32 of the Massachusetts General Laws; or to take any other action related thereto.

*(Select Board/County Commissioners)*

#### **ARTICLE 23**

##### **(Rescind Unused Borrowing Authority)**

To see what action the Town will take to amend, appropriate or reappropriate, transfer, modify, repeal or rescind unused borrowing authority authorized by previous town meetings.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 24**

##### **(Appropriation: Other Post-Employment Benefits Trust Fund)**

To see what sum the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to deposit into the Other Post-Employment Benefits Liability Trust Fund established pursuant to Mass. General Law chapter 32B, section 20, for Fiscal Year 2026.

Or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 25**

##### **(Appropriation: Fiscal Year 2026 Senior Work-off Program)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purpose of supporting the Senior Work-off Program pursuant to Massachusetts General Laws Chapter 59, section 5K for the Town of Nantucket for Fiscal Year 2026; or to take any other action related thereto.

*(Select Board)*

#### **ARTICLE 26**

##### **(Appropriation: Fiscal Year 2026 Community Preservation Committee)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative and operating expenses of the Community Preservation Committee, the undertaking of Community Preservation Projects and all other necessary and proper expenses for the year; or to take any other action relative thereto.

*(Select Board for Community Preservation Committee)*

## ARTICLE 27

### **(Community Preservation Committee: Fiscal Year 2025 Budget Transfers)**

To see what sums the Town will vote to transfer into the Community Preservation Committee reserved and unreserved fund balances to turn back the unspent remainder of projects approved in prior fiscal years so that it is available for future appropriations; or to take any other actions relative thereto.

*(Select Board for Community Preservation Committee)*

## ARTICLE 28

### **(Appropriation: Community Preservation Fund for Affordable Housing Trust Fund)**

To see if the Town will appropriate a sum of money to pay costs of acquiring land, which may include any buildings thereon, for the development of affordable housing, and also, to pay costs of designing, constructing, reconstructing and equipping affordable housing, all of which shall be undertaken in conjunction with the Town's Affordable Housing Trust, and for the payment of all other costs incidental and related thereto and to determine whether this amount should be raised by taxation, transfer from available funds, borrowing or otherwise, and, further, to authorize the Town to enter leases, subleases and any other similar arrangements with the Town's Affordable Housing Trust; or to take any other action relative thereto.

*(Select Board for Community Preservation Committee)*

## ARTICLE 29

### **(Rescind Unused Borrowing Authority for Affordable Housing Trust)**

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

For information of voters 2023 ARTICLE 18 provided as follows:

Appropriation: Affordable Housing Trust Fund)

To see what sums the Town will vote to appropriate, and also to raise, borrow

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

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

### ARTICLE 33

#### (Zoning Map Change: RC-2 to R-5 or CTEC - Appleton Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial-2 (RC-2) district in the Residential-5 (R-5) or Commercial Trade Entrepreneurship and Craft (CTEC) district:

| Map | Lot | Number | Street        |
|-----|-----|--------|---------------|
| 66  | 431 | 20     | Appleton Road |
| 66  | 23  | 22     | Appleton Road |
| 66  | 24  | 24     | Appleton Road |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

### ARTICLE 34

#### (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial-2 (RC-2) district in the Residential-10 (R-10) district or the Commercial Neighborhood (CN) district:

| Map | Lot   | Number | Street        |
|-----|-------|--------|---------------|
| 67  | 120.4 | 48     | Surfside Road |
| 67  | 220   | 50     | Surfside Road |
| 67  | 221   | 52R    | Surfside Road |
| 67  | 557   | 54     | Surfside Road |
| 67  | 559   | 54R    | Surfside Road |
| 67  | 560   |        | Surfside Road |
| 67  | 561   |        | Surfside Road |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

### ARTICLE 35

#### (Zoning Map Change: RC-2 to CMI or CTEC - 43 Nobadeer Farm Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following property currently located in the Residential Commercial-2 (RC-2) district in the Commercial Mid Island (CMI) or Commercial Trade Entrepreneurship and Craft (CTEC) district:

A structure, regardless of whether it conforms for Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height that contains at least one Dwelling Unit and is located on the same Lot as a Protected Use ADU.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

## ARTICLE 46

### (Zoning Bylaw Amendment: Dwelling Unit)

To see if the Town will vote to amend Chapter 139 (Zoning) 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).*

Amend section 2 (Definitions- Dwelling Unit)

~~A room or enclosed floor space used, or to be used, as a habitable unit for one family or household, with facilities for sleeping, cooking and sanitation.~~

A single housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

## ARTICLE 47

### (Zoning Bylaw Amendment: Year-round Housing)

To see if the Town will vote to amend Chapter 139 (Zoning) 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).*

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term “Year-round Housing”

Housing for occupancy by persons or families who occupy either rental or other housing as their principal residence for not less than 10 months a year.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

#### ARTICLE 48

##### **(Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling)**

To see if the Town will vote to amend Chapter 139 (Zoning) 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)*:

Amend section 18B (Parking requirements) for “Accessory Dwelling” as follows:

1. “Accessory Dwelling **Unit**”
2. CDT, CMI from “0” to “N/A”
3. CN, VN, VTEC from “1” to “N/A”

Or to take any other action related thereto.

*(Select Board for Planning Board)*

#### ARTICLE 49

##### **(Zoning Bylaw Amendment: Definitions - Attainable Housing)**

To see if the Town will vote to amend Chapter 139 (Zoning) 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)*:

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term “Attainable Housing” as follows:

Dwelling unit(s) restricted to occupancy by households who earn at or below 240% of the median annual household income for Nantucket County as reported by the U.S. Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is the most current, adjusted for household size. The calculation for 240% of the Nantucket County AMI shall use the 50% Nantucket AMI as reported by HUD or the EOHLC, whichever is the most current.

Or to take any other action related thereto.

(Jennifer Larrabee, et al)

#### ARTICLE 58

##### (Zoning Map and Zoning Overlay Change: LUG-1 to R-20 and Town and Country Overlay District Change - 25 Monohansett Road)

To see if the Town will vote to take the following actions:

1. Amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Commercial Trade Entrepreneurship and Craft (CTEC) district in the Residential 5 (R-5) district:

| Map | Lot | Number | Street           |
|-----|-----|--------|------------------|
| 79  | 112 | 25     | Monohansett Road |

2. Amend the map entitled "Town and Country Designations" and referenced in Chapter 139 of the Code of the Town of Nantucket, section 5E, by placing the following property currently located in the Country Overlay District (COD) in the Town Overlay District (TOD):

| Map | Lot | Number | Street           |
|-----|-----|--------|------------------|
| 79  | 112 | 25     | Monohansett Road |

All as shown on a map entitled "2024 Annual Town Meeting Warrant Article \_\_\_\_ LUG-1 to R-20 and Country Overlay District to Town Overlay District" dated \_\_\_\_\_ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Peter MacKay, et al)

#### ARTICLE 59

##### (Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road)

To see if the Town will vote to

| Map | Lot  | Number | Street           |
|-----|------|--------|------------------|
| 80  | 53.6 | 1      | Rachel Drive     |
| 80  | 53.3 | 2      | Rachel Drive     |
| 80  | 53   | 3      | Rachel Drive     |
| 80  | 53.4 | 4      | Rachel Drive     |
| 80  | 53.5 | 5      | Rachel Drive     |
| 80  | 53.8 | 5R     | Rachel Drive     |
| 80  | 53.7 | 6      | Rachel Drive     |
| 80  | 53.2 | 43     | South Shore Road |
| 80  | 53.1 | 47     | South Shore Road |

- (1) Amend the Zoning Map of the Town of Nantucket by placing the foregoing properties, currently located in the Limited Use General - 1 (LUG-1) district, to the Village Residential (VR) district:

As shown on the attached map.

Or to take any other action related thereto.

*(David F. Visco, et al)*

#### ARTICLE 60

##### **(Zoning Map Change: R-20 to R-10 - 13A and Portion of 13 Woodland Drive)**

To see if the Town, in support of the Nantucket Select Board's Strategic Plan goal related to housing:

*"Through a variety of approaches, promote affordable and attainable home ownership opportunities for the year-round community, which will meet housing needs at all income levels and lessen the burdens of government,"*

and recognizing that at no cost to the Town of Nantucket, the property owners have made a binding commitment through a recorded deed restriction - effective upon passage of this article and the related article adding this property to the Town Sewer District - to permanently require that all dwellings on the property be used for year-round occupancy, with sale and resale prices capped annually to ensure affordability for individuals earning up to 240% of the Area Median Income (AMI) for Nantucket, along with other restrictive covenants, will vote to take the following action:

To amend the Zoning Map of the Town of Nantucket by placing 13A Woodland Drive, currently in the Residential 20 (R-20) zoning district, and the portion of 13 Woodland Drive currently located in the Residential 20 (R-20) zoning district, to the Residential 10 (R-10) zoning district.

| Map | Lot | Number | Street         |
|-----|-----|--------|----------------|
| 79  | 208 | 13     | Woodland Drive |
| 79  | 8   | 13A    | Woodland Drive |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Stephen Maury, et al)*

#### ARTICLE 61

##### **(Zoning Map Change: LUG-2 to R-20 - Portion of 13 Woodland Drive)**

To see if the Town, in order to bring the parcel into alignment with the Surfside Area Plan - specifically item 2.4, which states:

| Map | Lot | Number          | Street         |
|-----|-----|-----------------|----------------|
| 79  | 208 | 13 (portion of) | Woodland Drive |

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Stephen Maury, et al)*

## ARTICLE 65

### **(Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots)**

For the protection of neighborhoods and the physical environment against detrimental expansion and alteration of buildings on preexisting nonconforming lots,

To see if the Town will vote to amend Chapter 139 of the Code of the Town of Nantucket (Zoning Bylaw) by making the following changes [note: language to be deleted is shown by strikeout; language to be added is shown in ***bold italics***; this method to denote changes is not meant to become part of the final text]:

Amend Section 33 (A)(3) as follows:

Preexisting, nonconforming lots may be increased in area or frontage through the addition of adjoining property without the need for any relief under this bylaw. Any other alteration to a preexisting, nonconforming lot that does not increase an existing or create a new nonconformity is allowed upon determination by the Zoning Administrator that such alteration will not be substantially more detrimental to the neighborhood. ~~Lots created pursuant to MGL c. 41, § 81P, based upon the exception in the clause of MGL c. 41, § 81L for lots containing two or more structures that predate the adoption of subdivision control in the Town, shall have the same status as preexisting, nonconforming lots, and any structures thereon, which predate the adoption of subdivision control in the Town, shall have the status of preexisting nonconforming structures.~~ The removal of structures to facilitate an alteration or change to an existing structure, the relocation of the structure upon the lot, or the construction of a new structure, shall not cause the lot to be merged with an abutting lot in common ownership, provided that the lot remains vacant for less than one year.

***Notwithstanding a lot(s) or structure(s) status as preexisting nonconforming or the provisions of Section 139-33(E)(1)(a), any new structure or expansion of volume, area or height of the structure(s) located on said lot or lots greater than the volume, area or height that existed when the lots were first shown on a plan endorsed pursuant to c.41 s. 81-P, shall require a special permit from the Zoning Board of Appeals and said special permit shall contain a finding that the proposed new or expanded structure(s) will not result in an increase of dwelling units or an increase in any nonconformity due to ground cover on the lot or lots endorsed pursuant to c.41 s.81-P.***

; or otherwise act thereon.

*(Emily Molden, et al)*

## **ARTICLE 66**

### **(Zoning Bylaw Amendment: Regulating Short-Term Nantucket Vacation Rentals)**

To see if the Town will vote to take the following actions in regard to the following Zoning Bylaw § 139-2 as follows:

1. Amend § 139-2 (Definitions and Word Usage), by inserting the following new term and definition and inserting it in alphabetical order.

#### **SHORT-TERM NANTUCKET VACATION RENTAL (NVR)**

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least one room or dwelling unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance. Rental periods with a change in occupancy in excess of 31 calendar days shall not be considered a Short-Term Nantucket Vacation Rental. A dwelling unit or portion(s) thereof which is rented for not more than total of 14 days or less in any calendar year shall not be considered a Short-Term Nantucket Vacation Rental.

2. Amend § 139-7A (Use Chart) by inserting Short-Term Nantucket Vacation Rental (NVR) between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all columns, except inserting N in the Commercial Industrial (CI) District column.

3. Insert the following new §139-38 SHORT-TERM NANTUCKET VACATION RENTALS (NVR)

Commencing on November 1, 2026, the operator of any Short-Term Nantucket Vacation Rentals must obtain and maintain a valid Certificate of Registration for such from the Nantucket Health Department for and during the period of use, pursuant to the regulations set forth in Section 123 of the Code of the Town of Nantucket, and § 338-7 and shall bear responsibility for ensuring compliance at the Short-Term Nantucket Vacation Rental, including compliance by renters, with all applicable statutes, by-laws and regulations.

Or to take any other action related thereto.

*(Caroline Baltzer, et al)*

## **ARTICLE 67**

### **(Zoning Bylaw Amendment: Regulating Short-Term Rental Use)**

To see if the Town will vote to amend Chapter 139 of the Town Code (Zoning) as follows:

1. Amend § 139-2 (Definitions and Word Usage), by inserting the following new term and definition and inserting it in alphabetical order.

requirements) otherwise be precluded from any allowance for re-use structures of a certain size or configuration. This, in exchange for relatively minuscule additional residential density (scattered organically) around the island.

2. An organized process, referencing established review and approval processes (e.g., by waiver, variance, special permit, or site plan review--by an existing regulatory authority) requiring relevant documentation (such as at minimum site plans and architectural drawings) is anticipated and encouraged.

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

4. Not worst case, proponents intend to open discussion of the topic to 2025 ATM.

*(Stephen Welch, et al)*

### **ARTICLE 103**

#### **(Appropriation: Stabilization Fund)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of the Stabilization Fund in accordance with Chapter 40 section 5B of the Massachusetts General Laws, from which appropriations may be made by a two-thirds vote of an Annual or Special Town Meeting for any purpose for which a municipality may borrow money or for any other lawful purpose; said sum not to exceed ten percent (10%) of the Fiscal Year 2025 tax levy.

Or to take any other action related thereto.

*(Select Board)*

### **ARTICLE 104**

#### **(Appropriation: Free Cash)**

To see what sum the Town will vote to transfer from Free Cash in the treasury to meet the appropriations for the current and/or ensuing Fiscal Year and to authorize the Assessors to use in the fixing the tax rate, pass any vote; or to take any other action related thereto.

*(Select Board)*