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	THURSDAY, MARCH 27, 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-sgxA1fdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	STEVEN HUNTER
WARNING:	**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

AGENDA

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

Join Zoom Meeting
https://us06web.zoom.us/j/89112876394?pwd=FKlYaAO9NPDA6Jz2ORQ1e5CX8gOzEW.1

Meeting ID: 891 1287 6394
Passcode: 278484

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Review and Approval of Finance Committee meeting minutes for the following dates, votes may be taken:
    - February 21, 2023
    - March 20, 2023
    - June 12, 2023
    - September 21, 2023
    - September 28, 2023
    - January 27, 2024
    - February 5, 2024
    - March 14, 2024
    - July 18, 2024
    - July 22, 2024

- July 25, 2024
- July 29, 2024
- September 12, 2024
- January 16, 2025
- January 23, 2025
- January 28, 2025

5. Committee Reports
6. Other Business
7. Adjournment

Town of Nantucket

Finance Committee

February 21st, 2023 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and explains public participation guidelines.
- Denice Kronau asks for approval of the agenda.
- Motion to approve the agenda made by Peter, seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Stephen Aye, Jill Aye, Chris Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.
- Denice Kronau moves to the next item on the agenda - review and discussion of Articles for the 2023 Annual Town Meeting.

Discussion on Article 18 Appropriation: Affordable Housing Trust Fund

- Brian Turbitt and Libby Gibson review Article 18, explaining the purpose of this Article is to provide the Affordable Housing Trust funds to support the activities of the trust.
- Motion to Adopt Article 18 (Appropriation: Affordable Housing Trust Fund) made by Peter, seconded by Jill. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 35 Affordable & Year-Round Housing Stabilization Fund

- Arthur Reade reviews his Citizen Warrant Article and explains the intent of Article 35.
- Motion not to Adopt Article 35 (Affordable & Year-Round Housing Stabilization Fund) made by Peter, seconded by Jill. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 78 Amend Declaration of Trust for Affordable Housing Trust Fund

- Libby Gibson and Tucker Holland explain the purpose of Article 78 is to update the language in the trust to include definitions for “affordable housing” and “attainable housing”
- Motion to Adopt Article 78 (Amend Declaration of Trust for Affordable Housing Trust Fund) made by Peter, seconded by Jill. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Closing Comments and Adjournment

- Denice Kronau asks if any has other business or committee reports, nobody has anything to report.
- Denice Kronau thanks everyone and states that the date of the next meeting is February 23rd, 2023, and asks for a motion to Adjourn.
- Motion to Adjourn made by Peter, Seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee Joint Meeting
With Select Board and Planning Board
March 20th, 2023 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Libby Gibson; Town Manager, Brian Turbitt; Finance Director, Andrew Vorce; Director of Planning, Leslie Snell; Deputy Director of Planning
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Chris Glowacki, Joseph Grause, Joanna Roche
Absent Members:	Peter McEachern, Jill Vieth,

CALL TO ORDER

Finance Committee Chair Denice Kronau calls the meeting to order, and requests roll call: Joe Here, Peter Here, Joanna Here, Stephen Here, Jeremy Here, Chris Here, Denice Here.

I. JOINT MEETING WITH SELECT BOARD AND PLANNING BOARD TO REVIEW FINAL 2023 ANNUAL TOWN MEETING WARRANT WITH MOTIONS.

Select Board Chair Bridges reviewed the purpose of the meeting: an opportunity for the Select Board members to ask the Finance Committee and Planning Board any questions about their motions to the warrant articles. Select Board Chair Bridges asked the Select Board members if they had any questions about any of the motions. Ms. Mohr asked about the Planning Board motion to Article 43 (Zoning: Tertiary Lots). Director of Planning Andrew Vorce and Planning Board member Nat Lowell explained the purpose of the article/motion, noting it is an amendment to the existing bylaw. Ms. Mohr asked about Article 39 (Zoning: Swimming Pools). Deputy Planning Director Leslie Snell explained the purpose of the article, which is to clarify the definitions of "outdoor water features". Ms. Mohr asked how this article compares to citizen articles relating to swimming pools. Ms. Snell responded. Ms. Holdgate asked about Article 76 (Outdoor Lighting). Ms. Kronau explained the Finance Committee's motion to this article, noting that it is a complicated article, and the motion has somewhat modified the original article with the citizen sponsor's approval. Finance Committee member Stephen Maury added that some of the enforcement requirements have been lessened so as to reduce the burden on Town staff. Ms. Kronau said there was quite a bit of citizen support for this article. Ms. Mohr asked how enforcement would be initiated. Mr. Maury said it would be "complaint-based". Some discussion followed.

Ms. Kronau asked about a request from the Human Services Contract Review Committee made to and approved by the Select Board at its March 15th meeting, which was also discussed prior to that and not recommended by the Finance Committee, for additional funding of $175,000 for FY 2024.

Select Board Chair Bridges left the meeting at 4:19 PM; Ms. Holdgate assumed the position of Select Board Chair.

Ms. Kronau reviewed the Finance Committee's concerns about the additional funding at this time. She noted that the Town's annual contribution to health and human services agencies is significant and generous. She added that while the funding seems intended for the School, the School did not ask for the funds, nor did any other agency; and, that the general position of the Committee was that a request like this should follow the normal process and there were too many unanswered questions about its use. Finance Committee Vice Chair Joe Grause said that he is not sure where the additional funding would come from and reiterated that no specific agency requested these funds. Finance Committee member Jeremy Bloomer said that the request did not seem complete. Finance Committee member Joanne Roche spoke in support of the request, noting that she is the Finance Committee representative to the Human Services Contract Review Committee. Ms. Holdgate and Ms. Mohr explained the Select Board's decision making with respect to approval of the request, noting community concerns as to mental health. Dr. MacNab concurred and noted there was concern as to the source of funding; and, that "success criteria" should be developed. Finance Committee member Peter Schaffer said that while a problem was presented, there was no program presented to address it, which was a Finance Committee concern. Ms. Kronau added that the Finance Committee did suggest that the request be made at the fall special town meeting. Some discussion followed on what that would entail.

Ms. Kronau thanked everyone involved in the development of the warrant and article motions for Town Meeting. Ms. Holdgate concurred and thanked the Finance Committee for its work.

II. ADJOURNMENT

Peter Schaeffer made the motion to Adjourn, seconded by Joe Grause. **Roll Call Vote: Jeremy Aye, Stephen Aye, Peter Aye, Joe Aye, Chris Aye, Denice Aye. Passes unanimously.**

Town of Nantucket

Finance Committee Joint Meeting with Select Board, Planning Board, Conservation Commission, Nantucket Planning and Economic Development Commission, and Capital Program Committee

June 12th, 2023 – Minutes

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

Staff:	Libby Gibson; Town Manager, Rick Sears; Assistant Town Manager, Gregg Tivnan; Assistant Town Manager, Brian Turbitt; Finance Director, Erika Mooney; Operations Administrator, Janet Schulte; Strategic Planning Advisor, Andrew Vorce; Director of Planning, Leslie Snell; Deputy Director of Planning, Megan Trudel; Land Use Specialist, Mike Burns; Transportation Program Manager, Florencia Rullo; Communications Manager, Jeff Carlson; Natural Resources Director
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Chris Glowacki, Joseph Grause, Joanna Roche, Jill Vieth,
Absent Members:	Peter McEachern,

I. CALL TO ORDER

Committee members and staff introduced themselves, including facilitator Julia Novak of Raftelis and her colleagues Catherine Carter and Julie Gieseke.

Select Board Chair Holdgate called the Select Board meeting to order at 9:08 AM. She noted that the idea for a joint meeting came from the Massachusetts Municipal Association to discuss crossovers among different boards.

FinCom Vice Chair Joseph Grause called the FinCom to order at 9:11 AM.

NPEDC Chair Mary Longacre called the NPEDC to order at 9:11 AM.

Planning Board Chair David Iverson called the Planning Board to order at 9:11 AM.

There was no quorum of the Capital Program Committee or the Conservation Commission.

II. STRATEGIC PLAN REVIEW WITH FINANCE COMMITTEE, PLANNING BOARD, NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION, CONSERVATION COMMISSION AND CAPITAL PROGRAM COMMITTEE.

Ms. Gibson gave some background on the Select Board’s Strategic Plan and reviewed the principles of sustainability. Ms. Novak led the meeting and the Raftelis report of the meeting is attached.

III. ADJOURNMENT

The meeting was adjourned at 11:59 AM.

Town of Nantucket
Finance Committee
September 21st, 2023 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR

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

Approval of Agenda and Public Comment

- Stephen Maury calls the meeting to order at 4 PM on Thursday, September 21, 2023.
- Motion to approve the agenda made by Peter, seconded by Jill, **Roll call vote: Jeremy Aye, Jill Aye, Peter Aye, Stephen Aye.**
- Stephen Maury opens the floor for public comment, with no comments from the room or online.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting – Articles Five - Nine

- The next item is a public hearing on citizen warrant articles, with Stephen Maury noting that the chair is absent, and motions are unlikely.
- Stephen Maury begins with Article Five, a zoning map change, with no comments from the committee or audience.
- Articles Six through Nine are announced, including real estate conveyance, acquisition, and home rule petitions, with no comments from the committee or audience.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Articles Ten and Eleven

- Jill Vieth discusses Article Ten, an appropriation for a new field at Nobadeer Field, emphasizing the need due to a shortage of grass fields.
- Stephen Maury confirms the Capital Program Committee's endorsement of the project.
- Article Eleven is discussed, a supplemental appropriation for upgrades to the South Valley sewer pump station, with no comments from the committee or audience.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Articles Twelve, Thirteen and Fourteen

- Article Twelve and Thirteen are opened for discussion, with no comments from the committee or audience.
- Stephen Maury pauses the meeting to wait for the finance director to join.
- The meeting resumes with opening discussion on Article Fourteen, the national opioid settlement payments, with no comments from the committee or audience.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Articles Fifteen, Sixteen and Seventeen

- Article Fifteen is opened for discussion, amending the description of Public Works facility improvements, with no comments from the committee or audience.
- Article Sixteen is opened for discussion, a real estate acquisition for Eight Nichols Road, with no comments from the committee or audience.
- Article Seventeen is opened for discussion, an elected official compensation schedule amendment, with no comments from the committee or audience.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Articles Eighteen

- Article Eighteen is opened for discussion, a bylaw amendment for the board of sewer commissioners, with Drew Seevers opposing the sewerage of Codfish Park due to high costs and lack of need.
- Margaret Van Deusen and Karel Greenberg express concerns about the sewerage of Codfish Park, citing potential destabilization and high costs.
- Stephen Maury thanks the speakers and notes the importance of their comments.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Articles Nineteen and Twenty

- Article Nineteen is opened for discussion, a bylaw amendment for the board of sewer commissioners for Sankaty Road, with no comments from the committee or audience.
- Article Twenty is opened for discussion, a bylaw amendment for the board of sewer commissioners for Burnt Swamp Lane, with no comments from the committee or audience.

Public Hearing on Citizen Warrant Articles for the 2023 Special Town Meeting - Discussion on Article One

- Jill Vieth introduces Article One – General Bylaw Amendment – Regulating the Operation of Short-Term Rentals, discussing the purposes and intents of the short-term rental work group.
- Peter Schaeffer and Jeremy Bloomer discuss the data and rationale behind the short-term rental regulations, with Jeremy questioning the problem definition and data.
- Dave Iverson explains the need to address ambiguity in the zoning bylaw to prevent lawsuits and protect the local economy.

Technical Issues and Continuation of the Meeting on September 26th, 2023

- Brooke Mohr and John Giorgio raise concerns about public access issues with the Zoom link.
- John Giorgio suggests continuing the public hearing to the next Tuesday at 4 PM.
- Motion to continue the public hearing next Tuesday, September 26th at 4pm, made by Joanna, seconded by Jeremy **Roll call vote: Rob Aye, Joanna Aye, Peter Aye, Jeremy Aye, Jill Aye. Passes Unanimously.**
- Motion to Adjourn made by Peter, seconded by Jeremy **Roll call vote: Rob Aye, Joanna Aye, Peter Aye, Jeremy Aye, Jill Aye. Passes Unanimously.**
- The meeting is adjourned, with plans to continue the discussion on Tuesday, September 26, 2023.

Town of Nantucket

Finance Committee

September 28th, 2023 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR

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

Approval of Agenda and Designation of Finance Committee Representative for Town Council Study Committee

- Stephen Maury calls the meeting to order at 4 PM and requests approval of the agenda.
- Motion to approve the agenda made by Denice, seconded by Jeremy, **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**
- Denice Kronau mentions that Peter Schaeffer and Jill Vieth are interested in representing the committee on the town council Study Committee.
- Jeremy Bloomer also expresses interest in submitting an application.
- Denice Kronau suggests postponing the decision until Jill arrives.

Discussion on Article 5 - Zoning Map Change LUG-3 to CI – Nantucket Airport Land in Vicinity of Sun Island Road

- Stephen Maury opens the discussion on Article Five, a zoning map change in the Nantucket Airport land in the vicinity of Sun Island Road.
- Libby Gibson offers to screen share a draft warrant with draft motions.
- Megan Trudel confirms that the Planning Board has adopted the article as printed in the warrant.
- Motion to support the Planning Board's motion on Article 5 (Zoning Map Change LUG-3 to CI – Nantucket Airport Land in Vicinity of Sun Island Road) made by Peter, seconded by Denice, **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Review of Article 6 (Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank) and Article 7 (Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project)

- Stephen Maury opens the discussion on Article Six, a real estate conveyance for Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank.
- Libby Gibson explains the requirement of a permit from the state for the Surfside wastewater treatment facility.
- Motion to adopt Article 6 as written (Real Estate Conveyance: Conservation Area Adjacent to Surfside Wastewater Treatment Facility to Nantucket Islands Land Bank) made by Peter, seconded by Denice, **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**
- Stephen Maury opens the discussion on Article Seven, real estate acquisition easements for the Surfside Area Transportation easements project.
- Motion to adopt Article 7 as written (Real Estate Acquisition: Easements in Lovers Lane, Okorwaw Avenue, Monohansett Road, Airport Road, Skyline Drive, Webster Road, Evergreen Way, Rugged Road, and Davkim Lane for the Surfside Area Transportation Enhancements Project) made by Peter, seconded by Jill, **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 8 Home Rule Petition: Acquisition of Bike Path Easement by County

- Stephen Maury opens the discussion on Article Eight, a Home Rule petition for the acquisition of a bike path easement by the county.
- Libby Gibson explains the need for a Home Rule petition due to conservation restrictions on the parcel.
- Denice Kronau asks if the land council is happy with the easement, Libby Gibson confirms they understand it.
- Motion to adopt Article 8 as written (Home Rule Petition: Acquisition of Bike Path Easement by County) made by Joanna, seconded by Peter **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 9 Transfer of General Fund Housing Appropriations

- Stephen Maury opens the discussion on Article Nine, the transfer of general fund housing appropriations.
- Libby Gibson explains the complexities of the pilot program for town employee housing.
- Peter Schaeffer expresses concerns about the limited impact of the $1 million appropriation.
- Jeremy Bloomer suggests specifying the use of proceeds for purchasing properties for employee housing.
- John Giorgio makes some edits to the language of the Article as requested by members of the Finance Committee.
- Motion to adopt Article 9 as written (Transfer of General Fund Housing Appropriations) made by Peter, seconded by Jeremy **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 10 Appropriation: Nobadeer Playing Fields Complex – Field Addition; Associated Renovations to Adjacent Fields; Site Enhancements

- Stephen Maury opens the discussion on Article Ten, appropriation for Nobadeer Playing Fields renovations and enhancements.
- Denice Kronau explains that Finance Committee had moved to appropriate this last year, Libby Gibson mentions that this was also reviewed by Capital Committee again last week.
- Motion to adopt Article 10 as written (Appropriation: Nobadeer Playing Fields Complex – Field Addition; Associated Renovations to Adjacent Fields; Site Enhancements) made by Peter, seconded by Jill. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 11 Supplemental Appropriation: Upgrades to South Valley Sewer Pump Station

- Stephen Maury opens the discussion on Article 11, a supplemental appropriation for upgrades to the South Valley sewer pump station.
- John Giorgio explains the need for additional funds due to increased costs since the original appropriation in 2020.
- Motion to adopt Article 11 as written (Supplemental Appropriation: Upgrades to South Valley Sewer Pump Station) made by Peter, seconded by Jill. **Roll call vote: Denice Aye,**

Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.

Article 12 Supplemental Appropriation: Construction of Town Employee Housing

- Libby Gibson explains that the bid for this project recently came in and is under evaluation currently and suggest the motion for Article 12 should be provided during Town Meeting.
- Jeremy Bloomer asks for some additional information about the estimated costs and project scope, Libby gives rough estimates but notes that these estimates could change.

Article 13 Supplemental Appropriation: Construction of Airport Housing

- Denice Kronau suggests waiting for Capcom's review before making a motion.
- Jill Vieth supports the idea of waiting for Capcom's review.
- Stephen Maury agrees and wait for further information from Capcom, no motion is made on Article 13.

Article 14 National Opioid Settlement Payments – Special Purpose Stabilization Fund for Substance Abuse Efforts

- Stephen Maury opens the discussion on Article 14, national opioid settlement payments - special purpose stabilization fund for substance abuse efforts.
- John Giorgio explains the requirement to use settlement funds for substance abuse programs and the need for a special purpose stabilization fund.
- Motion to adopt Article 14 as written (National Opioid Settlement Payments – Special Purpose Stabilization Fund for Substance Abuse Efforts) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 15 Amend Description of Public Works Facility Improvements Design Location

- Stephen Maury opens the discussion on Article 15, amendments to the description of Public Works facility improvements.
- Libby Gibson explains the addition of a new site for evaluation, Shad Bush Road.
- Denice Kronau confirms the addition of 10 Sun Island Road in the original appropriation.
- Motion to adopt Article 15 as written (Amend Description of Public Works Facility Improvements Design Location) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 16 Real Estate Acquisition: 8 Nichols Road (Tom Nevers)

- Stephen Maury opens the discussion on Article 16, real estate acquisition for Nichols Road.
- Libby Gibson explains the need for eminent domain to clear the title of the parcel.
- John Giorgio mentions an error on the land court plan that requires an amendment to the order of taking.
- Motion to adopt Article 16 as written (Real Estate Acquisition: 8 Nichols Road (Tom Nevers)) made by Jill, seconded by Joanna. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 17 Elected Official Compensation Schedule Amendment

- Stephen Maury opens the discussion on Article 17, an amendment to the elected official compensation schedule.
- Libby Gibson explains the increase in the town clerk's salary based on market studies and internal and external comparisons.
- John Giorgio explains the need for a two-thirds vote due to Chapter 41 section 108.
- Motion to adopt Article 17 as written (Elected Official Compensation Schedule Amendment) made by Jill, seconded by Joanna. **Roll call vote: Denice Aye, Joanna Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 18 Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Codfish Park Area

- Stephen Maury opens the discussion Article 18, a bylaw amendment for the board of sewer commissioners district map change – Codfish Park Area
- Denice Kronau mentions the NP and EDC's unanimous vote not to support the amendment for Codfish Park.
- Motion not to adopt Article 18 (Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Codfish Park Area) made by Jeremy, seconded by Peter. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 19 Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Sankaty Road

- Stephen Maury opens the discussion Article 19.
- David Gray explains the positive recommendation for the Article 19
- Motion to adopt Article 19 (Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change – Sankaty Road) made by Peter, seconded by Jeremy. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Article 20 Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – Burnt Swamp Lane

- David Gray explains the need for the amendment to allow properties to join the sewer district.
- Jill Vieth asks if the land bank recently purchased property on Burnt Swamp Lane.
- David Gray confirms the land bank's purchase and notes that property isn't included in this list but could be added later if they decided to.
- Motion to adopt Article 20 (Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – Burnt Swamp Lane) made by Peter, seconded by Jill. **Roll call vote: Denice Aye, Joanna Aye, Jill Aye, Jeremy Aye, Peter Aye, Rob Aye, Stephen Aye. Passes Unanimously.**

Designation of Finance Committee Representative for Town Council Study Committee

- Denice Kronau suggests revisiting the designation of a Finance Committee representative for the town council Study Committee.
- Peter Schaeffer expresses interest in being on the committee.
- Jill Vieth also expresses interest and mentions her experience in government.
- Jeremy Bloomer plans to submit an application as well.
- Denice Kronau suggests letting the three committee members decide among themselves who should join the committee, avoiding a formal voting process.

Article One (General Bylaw Amendment – Chapter 123 of the Town Code – Regulating the Operation of Short-Term Rentals) and Article Two (Zoning Bylaw Amendment Regulating Short-Term Rental Use)

- John Giorgio explains the linkage between Article One and Article Two, emphasizing the need for both articles to pass for the bylaw to take effect.

- Peter Schaeffer and Jeremy Bloomer discuss the voting requirements for each article, noting that Article Two requires a two-thirds majority.
- John Giorgio clarifies the grandfathering clause, stating that properties without a certificate of occupancy by November 7 will not be protected by the bylaw.
- The committee discusses the potential for amendments to Article Two motion during the special town meeting, depending on the outcome of Article One.

Article Three (Acceptance of Massachusetts General Law Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals) and Article Four (Establish Special Purpose Stabilization Fund for Affordable Housing and Dedicate 100 Percent of Short-Term Rental Community Impact Fees to the Fund) Overview

- John Giorgio introduces Articles Three and Four, which relate to the adoption of a community impact fee and the establishment of a special purpose stabilization fund for affordable housing.
- Article Three requires a simple majority vote, while Article Four requires a two-thirds vote.
- Denice Kronau opens the floor for any questions or comments from the committee members.
- Jill Vieth and Peter Schaeffer discuss the importance of clear communication and the potential for voter amendments during the special town meeting.

Public Comments and Final Remarks

- Scott Wilson comments on the delinking of Articles One and Two, suggesting it was a strategic move to pass the short-term rental regulations without meeting the accompanying zoning bylaw.
- Jill Vieth explains the analogy of Article One as the "rules of the road" and Article Two as the "road itself," emphasizing the importance of both for legal certainty.
- Peter Schaeffer mentions ongoing efforts to educate the public through posters and other means.
- John Kitchner expresses frustration with the process and requests an opportunity to discuss the recommendations with the committee, noting that the former short-term rental work group agreed with the Select Board's decision to delink the articles.
- Denice Kronau reiterates the importance of presenting the articles to the voters as they are, allowing for amendments on the floor of the special town meeting.

- Motion to Adjourn made by Joanna, Seconded by Jeremy. **Roll call vote: Joanna Aye, Denice Aye, Rob Aye, Jeremy Aye, Peter Aye, Jill Aye. Passes Unanimously.**

Town of Nantucket

Finance Committee

January 27th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt; Finance Director, Susan Carmel; Assistant Finance Director, Mariya Basheva; Assistant Town Accountant, Michael Alvarez; Chief Technology Officer, Leslie Snell; Director of Planning, Kristie Ferrantella; Housing Director, Libby Gibson; Town Manager, Rick Sears; Assistant Town Manager, Gregg Tivnan; Assistant Town Manager, Andrew Patnode; DPW Director, Nancy Holmes; Town Clerk, Shantaw Bloise; Director of Culture and Tourism, Roberto Santamaria; Health Director, Jeff Carlson; Natural Resources Director, Jody Kasper; Chief of Police, Michael Cranson, Fire Chief, Chris Lowe, Solid Waster Manager
Attending Members:	Denice Kronau, Chair, Stephen Maury, Peter Schaeffer, Rob Giacchetti, Jill Vieth, Christopher Glowacki, Joseph Wright, Jeremy Bloomer
Absent Members:	Joanna Roche

Meeting Introduction and Attendance Confirmation

- Denice Kronau confirms the meeting date as Saturday, January 27, 2024, and outlines the agenda, including the script for remotely conducted meetings.
- Denice Kronau calls for approval of the agenda.
- Motion to Approve the Agenda, made by Peter, seconded by Stephen. **Roll call vote: Peter Aye, Joe Aye, Chris Aye, Rob Aye, Stephen Aye, Jill Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comment, which is closed shortly after.

Review and Discussion of Fiscal Year 2025 Budgets

- Brian Turbitt introduces the review and discussion of the fiscal year 2025 general fund, enterprise funds, and special revenue funds operating budgets.
- Brian Turbitt explains the typical process of presenting budgets, including goals and initiatives, and the involvement of various departments.

Town Administration Budget Overview

- Libby Gibson provides an overview of the town administration budget, highlighting the importance of the annual operating budget and the challenges faced due to staffing modifications.
- Libby Gibson outlines the staffing structure of town administration, including the town manager, assistant town managers, operations administrator, executive assistant, public records access officer, and special projects manager.
- Libby Gibson discusses the town's goals, including employee housing, capital projects, and the transition from the current waste services agreement.
- Libby Gibson details the initiatives related to these goals, including reorganizing housing and real estate functions, hiring a project manager, and addressing solid waste activities.

Town Administration - Current Year Accomplishments and Future Plans

- Libby Gibson reviews the town's current year accomplishments, including the successful filling of department head positions and the completion of collective bargaining.
- Libby Gibson discusses the challenges of managing multiple projects and the need for a central municipal complex.
- Libby Gibson highlights the importance of civil behavior and the impact of incivility on hiring.
- Libby Gibson addresses the expense increase requests for a paralegal and a town committee coordinator, and the potential impact on the Select Board strategic plan.

Town Administration - Project Management Software and Capital Requests

- Gregg Tivnan discusses the need for a central database for project management and the potential cost of implementing a project management software.
- Libby Gibson outlines the town's capital requests, including the town-wide document management system, coastal resiliency planning, and employee housing.
- Libby Gibson emphasizes the importance of flexibility in capital requests to address changing needs and priorities.
- Rick Sears provides additional context on the employee housing project on Tacoma Way and the need for quick decision-making.

Town Administration - Questions from the Committee

- Rob Giacchetti inquires about the recurring cost of the project management software, and Gregg Tivnan explains the initial investment and ongoing subscription costs.

- Peter Schaeffer asks about the number of open positions in town, and Amanda Perry confirms there are roughly 60 positions in various stages of recruitment.
- Jill Vieth questions the town's approach to remote work and the impact on employee housing, and Libby Gibson explains the town's efforts to accommodate remote workers.
- Jill Vieth raises concerns about the town's housing initiatives and the need for clear communication with the public.

Housing Department Goals and Initiatives

- Kristie Ferrantella introduces herself as the new housing director and outlines the goals for the fiscal year 2025, including developing properties acquired by the Affordable Housing Trust.
- Kristie Ferrantella discusses the Safe Harbor project and the need to create 31 or 62 units to secure funding.
- Kristie Ferrantella highlights the importance of the local option real estate transfer fee and the ongoing efforts to pass it.
- Tucker Holland provides historical context on the 31 Fairgrounds Road project and the challenges faced due to the pandemic and rising construction costs.

Finance Department Goals and Initiatives

- Brian Turbitt outlines the goals for the finance department, including providing reliable financial statements and enhancing the capital program software.
- Brian Turbitt discusses the successful completion of the five-year revaluation and the implementation of a procurement platform.
- Brian Turbitt highlights the importance of maintaining a balanced budget in an uncertain revenue and cost environment.
- Brian Turbitt emphasizes the need for accurate data to inform management decisions and the ongoing efforts to improve financial transparency.

Human Resources Department Goals and Initiatives

- Amanda Perry introduces herself as the HR director and outlines the goals for the fiscal year 2025, including maintaining compliance with state and federal requirements and recruiting and retaining a diverse workforce.
- Amanda Perry discusses the implementation of training and development opportunities for employees and the use of technology to improve efficiencies.

- Amanda Perry highlights the importance of succession planning and the completion of contract negotiations.
- HR department is requesting funding for a module to automate form processes and track professional development initiatives.

Information Technology and GIS Department Goals and Initiatives

- Michael Alvarez introduces himself as the new Chief Technology Officer and outlines the goals for the fiscal year 2025, including providing reliable IT services and improving cybersecurity.
- Michael Alvarez discusses the implementation of the SysAid Help Desk application and the expansion of cloud-to-cloud backup for Microsoft Office 365.
- Michael Alvarez highlights the ongoing efforts to improve network infrastructure and engage town departments in cybersecurity initiatives.
- IT & GIS is requesting funding for expanding software licensing, hardware support, and technology services.

Natural Resources Department Goals and Initiatives

- Jeff Carlson outlines the goals for the Natural Resources Department, including transitioning to data-driven and science-based plans and improving communication with the public.
- Jeff Carlson discusses the importance of collecting habitat-related metrics and connecting people to the story of natural resources.
- Jeff Carlson emphasizes the need for accurate and timely data to inform management decisions and the ongoing efforts to improve data collection and analysis.
- Jeff Carlson discusses the goal of achieving the best value for money by aligning various regulations and community initiatives.
- Emphasis on improving communication of scientific information to the public for better environmental stewardship.
- Introduction of the Climate Action Plan, integrated with the statewide hazard mitigation plan.

Natural Resources Department Internal Shifts and Budget Proposals

- Jeff Carlson mentions internal shifts, including Vince Murphy's role change and new hires.
- Proposal for an education specialist with health for better water quality collaboration.

- Discussion on hiring a full-time person versus bringing in someone for material development on a one-off basis.
- Introduction of the baseline environmental data program for water quality assessments and stormwater monitoring.

Natural Resources Department Environmental Justice and Permitting Challenges

- Jeff Carlson explains the concept of environmental justice and the state's requirements for community engagement.
- Example of permitting challenges for Miacomet Pond dredging, including language barriers and application forms in multiple languages.
- Suggestion to develop an environmental justice policy to meet state grant and permit requirements.
- Denice Kronau inquires about reaching out to local organizations for support, and Jeff Carlson confirms plans to enhance collaborations.
- Christopher Glowacki asks about the status of the dredging project, and Jeff Carlson explains the permitting process and the need for permits before proceeding.

Planning and Land Use Department Overview

- Leslie Snell provides an overview of the PLUS department, its structure, and goals.
- Discussion on improving coordination and professional development for staff.
- Initiatives include improving efficiency with the Historic District Commission and filling the Deputy Director of Planning position.
- Accomplishments include maintaining timely and efficient inspection and permitting services, updating the long-range transportation plan, and receiving grants for various projects.

Town Clerk's Office Goals and Accomplishments

- Nancy Holmes outlines the goals related to the upcoming presidential election year, including training and preparing for primaries.
- Discussion on the new voter registry system and the need for additional poll pads and a ballot box.
- Accomplishments include purchasing and utilizing poll pad devices, studying for the Massachusetts municipal clerk's exam, and attending state and regional training conferences.

- Nancy Holmes requests additional funding for postage and staffing for early voting periods.

Culture and Tourism Department Goals

- Shantaw Bloise discusses the goals of supporting underfunded cultural organizations, updating the Culture and Tourism web page, and increasing social media presence.
- Plans for off-season activities within the Nantucket Cultural District, including events like Act Local Fest and Chowder Fest.
- Support for the town sustainability initiative and expanding summer children's beach programs.
- Accomplishments include creating a robust social media calendar, partnering with local nonprofits, and receiving grant funds for cultural heritage initiatives.

Health and Human Services Department Overview

- Roberto Santamaria discusses the department's goals, including expanding the public health nursing program and addressing short-term rental regulations.
- Discussion on the impact of climate change on the ecosystem and the introduction of new diseases.
- Mention of staff turnover and the updated contracts and the need of funding for the needle disposal program and weights and measures program.

Police Department Goals and Initiatives

- Jody Kasper outlines the goals of implementing changes due to the police reform act and overseeing construction projects.
- Discussion on the pursuit of impact accreditation by the Massachusetts police Accreditation Commission.
- Initiatives include the Harbor Master building project, town pier rehabilitation project, and the Loran barracks project.
- Jody Kasper mentions the need for a public safety outbuilding to store and maintain equipment and vehicles.

Fire Department Goals and Initiatives

- Michael Cranson discusses the goals of increasing the number of advanced life support certified firefighters and improving resource capabilities.
- Initiatives include offering opportunities for firefighters to attend paramedic and EMT certification programs and increasing minimum staffing levels on each shift.

- Discussion on the need for additional firefighters to keep up with the island's growth and seasonal influx.
- Michael Cranson discusses requests for funding additional firefighters, overtime, training, and capital items: new ladder truck and administrative car.

Public Works Department Goals and Accomplishments

- Drew Patnode outlines the goals of maintaining and improving public infrastructure, transitioning the stormwater program, and conducting a systematic review of DPW functions.
- Accomplishments include filling key positions, implementing recommended improvements to parks and recreational facilities, and working on a new DPW facility.
- Discussion on improving collaboration between planning and land use services and supporting the transition of the stormwater program.
- Drew Patnode requests funding for additional staff, central fleet maintenance, and capital items like vehicles and equipment.

Finance Committee Discussion on Land Bank and Debt Exclusions

- Denice Kronau and Libby Gibson discuss the limitations of spending on non-land bank properties.
- Christopher Glowacki inquires about the capital exclusions and their grouping for the ballot.
- Brian Turbitt explains the funding sources for various projects, including debt exclusions and free cash.

Staffing and Benchmarking for DPW

- Christopher Glowacki asks about benchmarking crew sizes against other communities.
- Drew Patnode explains the staffing report and the unique challenges of Nantucket's growth and land area.
- Drew Patnode mentions the use of Burlington, MA, as a comparison for staffing needs.
- Drew Patnode discusses the potential for seasonal staff and the need for additional full-time employees.

DPW - Road Improvements and Pavement Management

- Christopher Glowacki inquires about the sustainability of the $3 million annual pavement management plan.

- Drew Patnode explains the financial feasibility and the use of new technologies to extend pavement life.
- Drew Patnode discusses the benefits of fog sealing for pavement maintenance.

DPW - Jetties Beach Tennis Courts and Pickleball Courts

- Christopher Glowacki questions the status of Jetties Beach tennis courts.
- Libby Gibson explains the ongoing assessment of concessions and their relevance.
- Libby Gibson mentions the popularity of tennis courts and the potential for revenue generation.
- Drew Patnode discusses the plan to repurpose Jetties tennis courts into four tennis courts and four pickleball courts.

Solid Waste Management and Future Plans

- Chris Lowe outlines the goals for solid waste management, including environmental leadership and sustainability.
- Chris Lowe explains the transition to new solid waste management arrangements starting in 2025.
- Chris Lowe discusses the initiatives, including waste reduction, new methods for collecting food waste, and owning solid waste management facilities.
- Chris Lowe mentions the preparation of an RFP for a competitive bidding process for solid waste management services.

Accomplishments in Solid Waste Management

- Chris Lowe highlights the accomplishments, including the hiring of a Recycling Coordinator and the management of solid waste.
- Chris Lowe provides details on the types and quantities of waste managed, including mixed excavation waste and leaf and yard waste.
- Chris Lowe discusses the development of the RFP and the preparation for the expiration of the waste service agreement.
- Chris Lowe mentions the production of Nantucket Gold compost and the first water-based paint collection.

Solid Waste Professional Services and Capital Requests

- Chris Lowe requests a new position for a TIOLI - attendant and a hook lift truck for better self-sufficiency.

- Chris Lowe discusses the increase in professional services related to the RFP and additional engineering services.
- Chris Lowe outlines the capital requests, including the purchase of the composter and the transfer station.
- Chris Lowe mentions the need to expand the landfill and the purchase of a roll-off or hook lift truck.

Questions and Clarifications on Solid Waste Management

- Peter Schaeffer inquires about the breakdown of professional services costs.
- Drew Patnode clarifies that a significant portion of the budget is for waste options.
- Joseph Wright asks about the financial assurance mechanism for the landfill closure.
- Brian Turbitt explains the standby letter of credit provided to DEP.

Our Island Home Enterprise Fund Goals and Initiatives

- Bob Eisenstein outlines the four goals for Our Island Home: reducing subsidies, improving quality measures, attracting and retaining personnel, and strengthening marketing efforts.
- Bob Eisenstein discusses the significant increase in revenue and the new therapy team contract.
- Bob Eisenstein mentions the stability of CNA staff and the plan to offer CNA certification programs.
- Bob Eisenstein highlights the new van for resident outings and the development plans for the new facility.

Our Island Home Improving Quality and Staffing Strategies

- Bob Eisenstein discusses the contract with a new physician and the nurse practitioner for behavioral and psychiatric care.
- Bob Eisenstein explains the new electronic medical record system, Point Click Care, and its benefits.
- Bob Eisenstein mentions the improvements in business office practices and billing for Medicaid.
- Bob Eisenstein outlines the overlap between initiatives and accomplishments, emphasizing the importance of documentation and reimbursement.

Closing Remarks and Adjournment

- Denice Kronau thanks everyone for participating in this meeting and asks for a motion to adjourn.
- Motion to adjourn made by Peter, seconded by Chris. **Roll call vote: Peter Aye, Joe Aye, Chris Aye, Rob Aye, Stephen Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 5th, 2024 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR

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

Public Comment and Meeting Framework

- Denice Kronau calls the meeting to order, and requests approval of the agenda made by Peter, seconded by Stephen. **Roll call vote: Rob Aye, Jill Aye, Stephen Aye, Chris Aye, Joanna Aye, Joe Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Public comment is opened and closed without any participants.
- Denice Kronau outlines the framework for the discussion, including the number of articles and their categories.
- Guidance is provided for speakers of citizen warrant articles to keep their explanations concise.

Discussion on Articles 1-59

- Denice Kronau explains the process of discussing articles 1-35, which are appropriation articles sponsored by various boards. Nobody speaks on any of these Articles
- Articles 36 and 37 are highlighted for potential discussion, with no immediate speakers.
- Articles 38 through 59 are zoning-related, with the Planning Board making primary recommendations. Nobody speaks on any of these articles

Overview of Short-Term Rental Articles 60-62

- Article 60 is a Select Board-sponsored article on general bylaw amendments related to short-term rentals.
- Steven Cohen and Michael Copco discuss the differences in their articles regarding short-term rentals (STRs).

- Steven Cohen outlines the three main differences: limiting unit ownership, prohibiting tent permits, and not allowing pre-existing non-conforming status for corporate owners.
- Michael Copco agrees on the need for one unified article and discusses the potential for concurrence on most issues.
- John Giorgio summarizes the key points and suggests that the Select Board article could serve as a base for consensus.

Short-Term Rental Articles 60-62 - Committee Questions and Clarifications

- Peter Schaeffer raises concerns about the potential for lawsuits if corporate ownership is banned without grandfathering.
- John Giorgio explains the potential for litigation and the importance of grandfathering.
- Jill Vieth asks about the impact on zoning articles, and Steven Cohen clarifies that his article is not in conflict with the Select Board's.
- Denice Kronau and John Giorgio discuss the process of amending articles and the potential for voter confusion.

Short-Term Rental Articles 60-62 - Select Board's Role and Next Steps

- Brooke Mohr suggests appointing a Select Board member to meet with Mr. Cohen and Mr. Copco to reach a consensus.
- The Select Board would then present the agreed-upon article to the Finance Committee for a motion.
- The committee discusses the timeline and the need for quick action to meet the March 13 deadline.

Mention of Article 63 - Bylaw Amendment: Streets and Sidewalks and Discussion on Article 64 - Car Rental Agencies, Registration of

- Denice Kronau explains that the Finance Committee has already made a motion on Article 63 Bylaw Amendment: Streets and Sidewalks.
- The committee discusses Article 64 bylaw amendment to the car rental medallion bylaw, focusing on the new Section E.
- John Giorgio and Amy Baxter explain the current system and the proposed changes.
- Concerns are raised about the potential for lawsuits and the need for clear language.
- The committee debates the merits of the proposed changes and the need for further study or rewriting.

- Motion to close the public hearing on Article 64 (Bylaw Amendment: Car Rental Agencies, Registration of) made by Chris, seconded by Stephen. **Roll call vote: Joanna Aye, Joe Aye, Jeremy Aye, Chris Aye, Stephen Aye, Peter Aye, Jill Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Motion to adopt Article 64 (Bylaw Amendment: Car Rental Agencies, Registration of) made by Jill, seconded by Jeremy, **Roll call vote: Rob Nay, Jill Aye, Peter Nay, Stephen Aye, Chris Aye, Jeremy Aye, Joe Nay, Joanna Nay, Denice Aye. Passes 5-4.**

Public Hearing on Article 65 Bylaw Amendment: Car Rental Agencies, Registration of/McCrensky

- Rebecca McCrensky presents Article 65, which aims to create a fair rental car medallion system inclusive of island residents.
- The article addresses the lack of new legal entrants to the rental vehicle market in over 25 years.
- The committee discusses the potential impact of the article and the need for equitable access to medallions.
- Concerns are raised about the number of individuals using their vehicles for rental purposes and the need for clear regulations.

Discussion on Legal and Constitutional Implications of Article 65 Bylaw Amendment: Car Rental Agencies, Registration of/McCrensky

- Jeremy Bloomer raises a legal question about the priority of distribution to Massachusetts or Nantucket residents, questioning its constitutionality.
- John Giorgio explains the complexity of the issue, referencing past discussions on short-term rental regulations and the potential violation of the equal protection and due process clauses.
- Jeremy Bloomer and John Giorgio discuss the interstate commerce implications and the potential for significant litigation.

Proposals for Adopting and Amending Articles 64 and 65

- John Giorgio suggests that the Finance Committee could recommend provisions from Article 65 and incorporate them into Article 64, which is already in bylaw form.
- Joseph Wright expresses support for Article 64 but suggests waiting to see how it is implemented before considering Article 65.

Opposition to Article 65 by Hertz Corporation

- Courtney Simmons, representing Hertz Corporation, opposes Article 65, arguing it treats similarly situated individuals differently without a rational basis.
- Courtney Simmons claims the article infringes on the right to pursue trade or commerce and criticizes the lack of a public hearing process and just compensation.
- Courtney Simmons highlights the ambiguity and potential for arbitrary application of the terms "resident of Nantucket" and "Massachusetts-based business or corporation."
- Rebecca McCrensky corrects some of Courtney Simmons' numbers and questions why Hertz is holding unused medallions.

Article 65 Debate on Constitutionality and Practical Issues

- Jeremy Bloomer suggests increasing the number of rental car medallions over time to avoid takings issues and serve public policy.
- Denice Kronau clarifies that the Select Board would need to make the decision on increasing the number of medallions.
- John Perten, representing Nantucket Rent-A-Car and Affordable Rentals, supports the constitutional arguments made by Hertz and highlights the practical issues of storing additional vehicles.

Motion to Close Public Hearing and Vote on Article 65, Reviewing remaining Articles and Adjournment.

- Motion to close the public hearing on Article 65 (Bylaw Amendment: Car Rental Agencies, Registration of/McCrensky) made by Jill, seconded by Peter. **Roll call vote: Chris Aye, Stephen Aye, Peter Aye, Jill Aye, Rob Aye, Joanna Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Motion not to adopt Article 65 (Bylaw Amendment: Car Rental Agencies, Registration of/McCrensky) made by Chris, seconded by Jill. **Roll call vote: Rob Aye, Jill Aye, Peter Aye, Chris Aye, Stephen Aye, Joe Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau moves on to discuss other articles, including Articles 66, 67, 69, and 70, and provides updates on their status.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Rob Aye, Jill Aye, Peter Aye, Chris Aye, Stephen Aye, Joanna Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee Joint Meeting
With Select Board and Planning Board
March 14th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Libby Gibson; Town Manager, Erika Mooney; Operations Administrator, Brian Turbitt; Finance Director, Mariya Basheva; Assistant Town Accountant, Leslie Snell; Director of Planning, Megan Trudel; Senior Planner
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Jill Vieth, Joseph Wright, Joanna Roche, Rob Giacchetti
Absent Members:	Chris Glowacki

Call to Order

Finance Committee Chair Denice Kronau calls the meeting to order, and requests roll call: Joe Here, Joanna Here, Stephen Here, Peter Here. (Jeremy, Jill, and Rob join later in the meeting)

I. Discussion of Warrant Article 10 Appropriation: General Fund Capital Fund Expenditures

Article 10 was reviewed at the meeting on Monday, March 11th, 2024, but the motion was not included in the Article originally. Chair Kronau asks for a motion to made on the Article. Motion to adopt made by Peter, seconded by Stephen. **Roll Call Vote: Joe Aye, Peter Aye, Stephen Aye, Joanna Aye, Denice Aye. Passes unanimously.**

II. Discussion of Warrant Article 12 Real Estate Acquisition/Appropriation: 31 Western Ave.

The complete information for Article 12 was not available for this meeting, so the recommendation for this Article is moved to May 2nd, 2024.

III. Discussion of Warrant Article 58 Zoning Bylaw Amendment: New Section 139.9 – Middle Income Inclusionary Housing

Leslie Snell explains how Town Counsel reviewed Article 58 and made changes to some language and how those changes effect Article 58.

Peter Schaeffer asks for to clarification on how this would impact future developments.

Leslie Snell explains how this Article would impact Apartment buildings and would add a requirement for 20% of the Apartments to restricted up to 240% Area Median Income (AMI).

The other impact applying to commercial projects requiring one unit restricted to AMI per 5,000 square feet of commercial space.

Planning Board Chair Dave Iverson speaks to the Article, explaining that this Article will not impact sub-divisions of land and will mainly impact Apartment units or multi-family units with at least five units.

Joanna Roche asks about how this will affect non-profits; Leslie explains the addition of a non-profit exemption.

Motion to support Planning Board's motion on Article 58 made by Peter, seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Joanna Aye, Stephen Aye, Jill No, Jeremy Aye, Rob Aye, Denice Aye. Passes 8-1.**

IV. Potential Reconsideration of Recommendation for Article 59 Zoning Bylaw Amendment: Definitions and Word Usage/Residential Rental Use

The planning board discussed this motion and made an agreement with the proponent to not go forward with this Article now. The Finance Committee had made a motion and comment previously on this Article.

John Giorgio noted that about a half an hour ago he received the decision on the Ward case, where the Land Court found that short-term rentals are not allowed as of right in any residential districts in Nantucket. He went on to say that the court did find that short-term rentals are allowed as an accessory use, and the case was remanded back to the Zoning Board of Appeals to hold another hearing withing 45 days to determine whether the use is sufficiently incidental to the primary use as to qualify as an accessory use. John Giorgio said the decision can be appealed but said he cannot answer any questions until he has had an opportunity to appropriately evaluate the decision. Denice Kronau suggested the Finance Committee wait in voting on a motion for Article 59.

V. Joint Meeting with Select Board and Planning Board to Review Final 2023 Annual Town Meeting Warrant with Motions.

Select Board Vice Chair Brooke Mohr went through the warrant, article by article, and instructed the Select Board members to ask if they have any questions as to any of the motions, as each one is announced. There were no questions from Board members except for some minor requests for clarification. Matt Fee commented that he really appreciates this meeting and hopes that in the future it will be in person and the warrant document will be available sooner.

VI. ADJOURNMENT

Jeremy Bloomer made the motion to Adjourn, seconded by Peter Schaeffer. **Roll Call Vote: Peter Aye, Stephen Aye, Joanna Aye, Jill Aye, Jeremy Aye, Rob Aye, Denice Aye. Passes unanimously.**

Town of Nantucket
Finance Committee
July 18th, 2024 – Minutes

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR

Staff:	Brian Turbitt, Finance Director; Erika Mooney, Operations Administrator
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Joanna Roche, Stephen Maury, Chris Glowacki, Joseph Wright
Absent Members:	Rob Giacchetti

Meeting Call to Order and Housekeeping

- Denice Kronau calls the Finance Committee meeting to order on July 18 at 4pm for the public hearing on warrant articles for the special town meeting of 2024.
- Motion to Approve the Agenda, made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Chris Aye, Denice Aye. Passes Unanimously.**
- Denice announces the cancellation of the July 23 meeting due to recusals and rescheduling to July 25 at 4pm.
- The order of articles will be changed to accommodate recusals.

Public Hearing on Article 8,9,10, and 15

- Article 8: Mary Bergman's zoning bylaw amendment regarding issuance of building and use permits - demolition delay is opened for public comment, with no comments.
- Article 9: Steven Cohen's zoning bylaw amendment regarding apartment communities is discussed, with Erika Mooney speaking against it due to concerns about overdevelopment and lack of infrastructure.
- Article 10: Select Board's sponsored zoning map change from CN to R5 on One Beach Grass Road is noted, with no public comments.
- Article 15: Gillian Bloise bylaw amendment regarding the board of sewer commissioners and town sewer district map change on 42 Monohansett Road is noted, with no public comments.

Public Hearing on Articles 16 and 17

- Article 16: Hillary Rayport's home rule petition regarding the Nantucket Planning and Economic Development Commission is opened for public comment, with no public comments.
- Article 17: John Copenhaver's real estate acquisition on 81 Washington Street is opened for the public hearing, with no public comments, the Finance committee had already made a motion at a previous meeting to take no action.

Articles 11-14 Detailed Discussion on Proposed Development

- Stephen Maury speaks on Article 11-14 regarding zoning map changes and sewer district map changes, explaining the proposed development's benefits and addressing concerns about traffic and environmental impact.
- Erika Mooney and Arthur Gasbarro express opposition to the proposed zoning changes, citing concerns about spot zoning, neighborhood impact, and environmental issues.
- Stephen Maury provides a detailed explanation of the proposed development, including its affordability measures, energy efficiency, and community benefits.
- Peter Schaeffer, Jeremy Bloomer, and Joseph Wright ask questions about the project's affordability, environmental impact, and potential for alternative access.
- Stephen Maury addresses these concerns, emphasizing the project's compliance with local regulations and the potential for local subsidies.
- The discussion highlights the balance between community benefits and neighborhood concerns, with Stephen Maury committing to addressing these issues further.

Public Hearing on Articles 1-7 and Adjournment

- Article 1: Select Board zoning bylaw amendment: regulating Nantucket Vacation Rentals, is opened for the public hearing with no comments.
- Article 2: Charity Benz - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 3: Steven Cohen - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 4: Grant Sanders - Zoning bylaw Amendment: Regulating Short-Term Rental Use, is opened for the public hearing with no comments.
- Article 5: Pamela Perun – General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.

- Article 6: Steven Cohen - General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.
- Article 7: Matthew Peel - General Bylaw Amendment – Short-term Rentals, is opened for the public hearing with no comments.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Jill Aye, Jeremy Aye, Joe Aye, Stephen Aye, Joanna Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
July 22nd, 2024 – Minutes

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

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

Approval of Agenda and Public Comment

- Denice Kronau calls the Finance Committee meeting to order and requests approval of the agenda.
- Denice moves Article Eight to the first position due to a scheduling conflict.
- Motion to Approve the Agenda, made by Peter, seconded by Chris. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Stephen Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, but no one raises their hand.
- Denice closes public comment and moves to discuss Article Eight.

Discussion on Article Eight - Zoning Bylaw Amendment: Issuance of Building and Use Permits – Demolition Delay

- Leslie Snell explains the planning board's recommendation for Article Eight, noting a minor technical change.
- The planning board recommends the article with a positive recommendation and a few changes.
- Mary Berkman, the proponent of the article, is invited to join the table for further discussion.
- Motion to support the Planning Board's motion on Article Eight (Zoning Bylaw Amendment: Issuance of Building and Use Permits – Demolition Delay), made by Peter, seconded by Joe. **Roll call vote: Joanna Aye, Rob Aye, Jeremy Aye, Stephen Aye, Joe Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Joseph Wright asks about the revised planning board motion compared to the original Select Board proposal.
- Leslie Snell explains the changes, including the removal of the term "operator" and other modifications.
- The committee discusses the rationale behind the changes, including the removal of references to off-season rentals.
- Dave Iverson and Tom Dixon explain the reasoning behind the eight-year period for new owners.
- The committee discusses the implications of the changes, including the potential impact on the rental market.

Public Comment and Further Discussion on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Caroline Baltzer expresses concerns about the impact on homeowners who rent multiple properties.
- Penny Dey raises questions about the definition of "off-season" and the implications for affordable housing deed restrictions.
- John Giorgio clarifies the legal protections for traditional uses and the potential impact of the changes.
- The committee discusses the economic impact of the changes, including the potential degradation of property values.
- Motion to close public comment on Article One (Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals) made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board’s motion on Article One (Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals), made by Joe, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Peter Nay, Joanna Nay, Rob Nay, Jeremy Nay, Denice Aye. Fails to pass 3-4, the Finance Committee does not support the Planning Board motion on Article one.**

Discussion on Article Two - Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz

- Leslie Snell explains that the planning board took no action on Article Two.
- Charity Benz and other residents express concerns about the impact of short-term rentals on residential neighborhoods.
- The committee discusses the enforcement of zoning regulations and the potential impact on local businesses.
- The committee votes to support the planning board's recommendation to take no action on Article Two.
- Motion to close public comment on Article Two (Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz) made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board's motion on Article Two (Zoning Bylaw Amendment: Regulating Short-Term Rental Use – Charity Benz), made by Peter, seconded by Joe. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Six - General Bylaw Amendment: Short-Term Rentals - Cohen and Article Three - Zoning Bylaw Amendment: Regulating Short-Term Rental Use - Cohen

- Penny Dey requests that the Finance Committee take no action on Article Six, as it was intended by the article proponent.
- Motion to support the Planning Board's motion on Article Six (General Bylaw Amendment: Short-Term Rentals - Cohen), made by Peter, seconded by Joe. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains that the Article Three sponsor indicated to the planning board that the no longer wanted to move forward with Article Three.
- Motion to support the Planning Board's motion on Article Three (Zoning Bylaw Amendment: Regulating Short-Term Rental Use - Cohen), made by Jeremy, seconded by Rob. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Four - Zoning Bylaw Amendment Regulating Short-Term Rental Use – Sanders

- Leslie Snell explains that the Article Four sponsor indicated to the planning board that the no longer wanted to move forward with the Article.
- Grant Sanders explains his intention to support Article One and the potential need for a backup article.
- The committee discusses the implications of the article and the potential impact on short-term rental regulations.
- Motion to support the Planning Board's motion on Article Four (Zoning Bylaw Amendment Regulating Short-Term Rental Use – Sanders), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Nine - Zoning Bylaw Amendment - Apartment Community

- Leslie Snell explains that the Planning Board made a motion to take no action, citing that they believed that while the creation of new housing units is important, this article was too much.
- Motion to support the Planning Board's motion on Article Nine (Zoning Bylaw Amendment - Apartment Community), made by Jill, seconded by Peter. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Ten - Zoning Map Change CN to R-5-1 Beach Grass Road

- Leslie Snell explains that Article Ten is a single property correction to the zoning map.
- The property is part of the Richmond Sandpiper workforce housing project, and the change corrects a mapping error.
- Motion to support the Planning Board's motion on Article Ten (Zoning Map Change CN to R-5-1 Beach Grass Road), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Eleven - Zoning Map Change: LUG-2 to R-5- Skyline Drive

- Megan Trudel explains that Article Eleven is a zoning map change for two abutting parcels, and the planning board made a motion not to adopt.
- The planning board received testimony from abutting residents who opposed the change due to density concerns.

- Motion to support the Planning Board's motion on Article Eleven (**Zoning Map Change: LUG-2 to R-5- Skyline Drive**), made by Jeremy, seconded by Peter. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Twelve - Zoning Map Change: LUG-2 to R-5- Woodland Drive and R-20 to R5

- Stephen Maury explains the need for a zoning change to add a property to the Sewer District and introduces the concept of 40 R, a smart zoning overlay district.
- Maury discusses the creation of workforce home ownership and rental communities in Nantucket to provide affordable housing for public safety, education, and healthcare workers.
- He emphasizes the goal of building affordable homes for year-round residents and acknowledges the potential traffic and neighborhood disruption from the project.

Article Twelve - Concerns from Community Members

- Arthur Gasbarro expresses concern about the radical zoning change proposed by Maury, highlighting the current use of the property as a junkyard and the potential strain on infrastructure.
- Gasbarro argues that increasing density might not guarantee affordable housing and emphasizes the need for community input and long-term planning.
- Matthew Peel echoes Gasbarro's concerns, stating that the proposed development would strip a neighborhood down and urging the board to stick with the planning board's recommendation.
- Peel mentions the Surfside Neighborhood Association's unanimous opposition to the development.

Article Twelve - Discussion on Deed Restrictions and Community Impact and Motion

- Jeremy Bloomer questions how the property would be used if Maury's project does not go forward, and Maury explains his intention to restrict the property to year-round occupancy with a preference for certain criteria.
- Maury describes a model similar to Peach Plum Village, where homes are marketed to qualified purchasers first, and the value is capped to ensure affordability.
- Maury acknowledges the planning board's concerns and emphasizes the financial and planning impacts of the zoning change, suggesting the Finance Committee should not contradict the planning board.

- Erika Mooney express support for the need for housing but raise concerns about the location and the evolving nature of the proposal.
- Motion to support the Planning Board's motion on Article Twelve (Zoning Map Change: LUG-2 to R-5- Woodland Drive and R-20 to R5), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Article Sixteen - Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation

- Hillary Rayport introduces Article 16, which aims to reform the Planning Commission by adding elected members and reducing the Planning Board membership to one appointed person.
- Rayport argues that the current structure is not effective and that the proposed changes would increase representation and accountability.
- Barry Rector and Nat Lowell express concerns about the accuracy of the narratives presented and the potential negative impact on the NP&EDC and Planning Board.
- Mary Longacre and Leslie Snell highlight the challenges of electing members and the importance of maintaining the current structure to ensure diversity and expertise on the commission.

Article Sixteen Final Considerations, Motion and Adjournment

- Motion to close public comment on Article Sixteen (Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation) made by Peter, seconded by Stephen. **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau and other committee members discuss the importance of collaboration and the need for a clear and concise presentation of the proposed changes.
- Hillary Rayport reiterates the need for reform and the support from the community, emphasizing the potential benefits of the proposed changes.
- Motion not to adopt Article Sixteen (Home Rule Petition: An Act to Amend the Nantucket Planning and Economic Development Commission (NP&EDC) Enabling Legislation) made by Joe, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Stephen Nay, Jeremy Aye, Jill Aye, Joanna Aye, Rob Aye, Denice Aye. Passes 7-1**

- Motion to Adjourn, made by Peter, seconded by Jeremy **Roll call vote: Jill Aye, Jeremy Aye, Stephen Aye, Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
July 25th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director; Mariya Basheva, Assistant Town Accountant; Erika Mooney, Operations Administrator; David Gray, Sewer Director
Attending Members:	Denise Kronau, Chair, Peter Schaeffer, Jill Vieth, Jeremy Bloomer, Chris Glowacki, Rob Giacchetti, Joseph Wright, Stephen Maury
Absent Members:	Joanna Roche

Finance Committee Meeting Call to Order and Approval of Agenda

- Denice Kronau calls the Finance Committee meeting to order on Thursday, July 25, at 4 PM.
- Motion to approve the agenda, made by Peter, seconded by Jeremy. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice opens the floor for public comment, but no one from the public speaks.
- Denice mentions the three articles being reviewed were discussed by the sewer commissioners the previous night.

Discussion on Sewer Commission's Recommendation on Articles 13,14 and, 15

- Denice explains that the sewer commissioners voted 4-1 against all three articles.
- David Gray joins the meeting and explains that the committee lacked sufficient information to make a positive recommendation.
- Stephen Maury, the sponsor, thanks David for the information and mentions a productive conversation they had that morning.

Public Comment on Sewer Articles

- Arthur Gasbarro states the Finance Committee should support the Sewer Commissioner's negative recommendation, citing the property's suitability for septic systems and the potential financial burden on property owners.
- Peter Schaeffer asks Arthur if the property is suitable for single-house development or larger plans.

- Arthur clarifies that the property could support residential development with septic systems.
- Stephen Maury supports the sewer commission's recommendation, citing environmental benefits and the potential for connecting Woodland Drive properties to sewer.

Finance Committee's Vote on Sewer Articles

- Denice asks if the committee is ready to move forward with a motion to support the sewer commission's negative recommendation.
- Erika Mooney raises a point about the financial burden on property owners if they are compelled to connect to sewer.
- A motion is made to close public comment on these Articles 13,14, and 15. Made by Peter, seconded by Joe. **Roll call vote: Joe Aye, Peter Aye, Chris Aye, Rob Aye, Jill Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Sewer Commissioners motion on Articles 13,14, and 15. Made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Peter Aye, Chris Aye, Jill Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Jill Vieth motions to reconsider the vote on Article One, which is Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals, seconded by Peter. **Roll call vote: Joe Aye, Peter Aye, Jeremy Aye, Jill Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Jill argues that the article is important for providing structure around short-term rentals and avoiding legal challenges.
- Joe Wright supports the article, emphasizing the need for regulation to avoid judicial decisions.
- Peter Schaeffer initially opposed the article due to its complexity but changes his vote to support it for unity between the three committees.

Dave Iverson's Input on Article One - Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals

- Dave Iverson explains the current legal status of short-term rentals and the need for zoning changes to allow them as a primary use.
- Dave argues that the community needs to accept zoning changes to legally allow short-term rentals.

- Rob Giacchetti asks if the same issue applies to year-round rentals, and John Giorgio confirms that year-round rentals are considered residential uses.
- Motion to support the Planning Board's motion on Article One (Zoning Bylaw Amendment: Regulating Nantucket Vacation Rentals) made by Jill, seconded by Peter. **Roll call vote: Jeremy Nay, Jill Aye, Peter Aye, Joe Aye, Rob Nay, Denice Aye. Passes 4-2.**

Committee Reports and Future Meetings

- Jill Vieth provides updates on the Town Council Study Committee, including discussions on the number of council members and their terms.
- Peter Schaeffer mentions that the Our Island Home Committee has not met since their last call and also has no new updates on Solid Waste.
- Jill discusses the potential for town council members to serve on various boards and commissions, which would require additional compensation.
- The committee agrees that town council members should be compensated for their time, and the discussion on compensation will continue later.

Meeting Adjournment

- Denice Kronau confirms the date and time of the next meeting: Thursday, July 29, at 4 PM, as a joint meeting with the planning board and Select Board.
- Denice thanks everyone for their participation and wishes them a good weekend.
- Motion to Adjourn made by Jill, seconded by Peter **Roll call vote: Rob Aye, Joe Aye, Peter Aye, Jill Aye, Jeremy Aye, Chris Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee Joint Meeting
With Select Board and Planning Board
July 29th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM WEBINAR

Staff:	Libby Gibson; Town Manager, Mariya Basheva; Assistant Town Accountant, Leslie Snell; Director of Planning
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Jeremy Bloomer, Stephen Maury, Chris Glowacki, Joanna Roche, Rob Giacchetti
Absent Members:	Joseph Wright, Jill Vieth

I. CALL TO ORDER

Finance Committee Chair Denice Kronau calls the meeting to order, and requests roll call: Chris Here, Jeremy Here, Joanna Here, Rob Here, Stephen Here, Peter Here.

II. JOINT MEETING WITH SELECT BOARD AND PLANNING BOARD TO REVIEW FINAL SEPTEMBER 17, 2024 SPECIAL TOWN MEETNIG WARRANT WITH MOTIONS

Finance Committee Chair Denice Kronau reviewed each Finance Committee motion and/or comment for each warrant article.

III. ADJOURNMENT

Jeremy Bloomer made the motion to Adjourn, seconded by Chris Glowacki. **Roll Call Vote: Peter Aye, Chris Aye, Joanna Aye, Stephen Aye, Jeremy Aye, Rob Aye, Denice Aye.**

Town of Nantucket
Finance Committee
September 12th, 2024 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director
Attending Members:	Stephen Maury, Vice Chair, Peter Schaeffer, Jeremy Bloomer, Chris Glowacki, Rob Giacchetti, Joseph Wright, Joanna Roche
Absent Members:	Jill Vieth, Denice Kronau

Meeting Commencement

- Stephen Maury calls the meeting to order at 1:03 PM.
- Susan Carmel confirms she has emailed the agenda to Stephen Maury.
- Stephen Maury notes the meeting is being audio and visually recorded and advises caution with screen sharing.
- Stephen Maury proceeds with a roll call for attendance: Joe Aye, Rob Aye, Chris Aye, Peter Aye, Joanna Aye, Jeremy Aye

Approval of Agenda and Public Comment

- Stephen Maury requests approval of the agenda, which is moved by Peter, seconded by Joe. **Roll call vote: Joe Aye, Rob Aye, Chris Aye, Peter Aye, Joanna Aye, Jeremy Aye. Passes Unanimously.**
- Stephen Maury asks for public comment on items not on the agenda and notes the absence of public members.
- The public comment period is closed without any comments from the public.

Review and Discussion of Potential Technical Amendments and Committee Reports

- Brian Turbitt mentions there are no technical amendments to discuss.
- Stephen Maury moves on to committee reports, asking if anyone has anything to share.
- No one from the committee has anything to report.

Other Business and Adjournment

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

- No additional business is brought up, and Stephen Maury asks for a motion to adjourn.
- Motion to adjourn made by Joe, seconded by Peter. **Roll call vote: Joe Aye, Rob Aye, Chris Aye, Peter Aye, Joanna Aye, Jeremy Aye, Stephen Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
January 16th, 2025 – Minutes

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

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

Approval of Agenda and Public Comment

- Denice Kronau opens the meeting, reminding participants of the audio and video recording and asking for approval of the agenda.
- A motion to approve the agenda is made by Peter, seconded by Jeremy **Roll call vote: Joanna Aye, Stephen Aye, Chris Aye, Rob Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comment, but no hands are raised.
- The first item on the agenda is the discussion, deliberation, and potential motions for Citizen Warrant Article H, which concerns the appropriation for a Teen Recreation Center.

Introduction to Citizen Warrant Article H – Appropriation – Teenage Recreation Center

- The first item on the agenda is the discussion, deliberation, and potential motions for Citizen Warrant Article H, which concerns the appropriation for a Teen Recreation Center.
- Denice Kronau introduces Isaiah Truyman, the sponsor of the article, and asks him to speak for five minutes about the article.
- Isaiah Truyman explains the need for a Teen Recreation Center based on a behavioral health research study highlighting challenges for youth on the island.
- He mentions the high rates of drug overdose, suicide, and lack of activities for teenagers, particularly those aged 14 to 18.
- Isaiah describes the current program, which includes free training and a positive environment, and the need for more support and expansion.

Citizen Warrant Article H – Appropriation – Teenage Recreation Center - Details of the Program and Financial Needs

- Isaiah Truyman discusses the collaboration with the Boys and Girls Club and the need for the town and the club to support the initiative.
- He explains the pilot program's goal to engage more kids, especially those not involved in sports, and the need for a one-year pilot to test and improve the program.
- Isaiah mentions the financial needs, estimating an annual operating budget of $600,000 to provide coaching and mentorship for all 600 high school students.
- He clarifies that the $300,000 requested in the warrant article would be used for staffing, marketing, and some underwriting of rent.

Citizen Warrant Article H – Questions from the Committee

- Peter Schaeffer asks about the budget and the building used for the program.
- Isaiah Truyman explains that he bought the building at 117 Orange Street and 1 Cherry Street and is currently using the health club for the program.
- Peter inquires about the nature of the coaching, and Isaiah clarifies that it includes both sports coaching and life coaching, as well as general health and wellness.
- Joanna Roche questions the duration of the funding and the possibility of a contract with the school.
- Isaiah Truyman confirms that the $300,000 requested would be a one-year pilot, but it might last longer due to the gradual expansion of the program.
- Joanna suggests that the program could be part of the school budget, and Isaiah confirms that the superintendent supports the initiative.

Citizen Warrant Article H – Concerns and Recommendations

- Stephen Maury asks for a line item budget, and Isaiah provides a detailed breakdown of the expenses.
- Brian Turbitt questions the fit of the program with the town's existing initiatives, and Isaiah explains the differences and the need for a pilot program.
- Jeremy Bloomer suggests pricing the service on a variable basis and re-evaluating the market share to reduce the funding request.

Citizen Warrant Article H – Recommendation and Next Steps

- Denice Kronau suggests tabling the discussion for another day and inviting the superintendent and coach Lombardi to the next meeting.

- The committee agrees to table the discussion and revisit it with the superintendent's input.

Discussion of Citizen Warrant Article I – Amend Charter Sec. 2-1 Legislative Powers

- Campbell Sutton explains that this Article aims to amend the Town charter to create two annual town meetings per year and cites that the current length and complexity of Annual Town Meeting is cumbersome for people.
- Chris Glowacki inquiries if Campbell sees this as an alternative to Town Council or an attempt to improve the current situation.
- John Giorgio explains that it is not uncommon for Town's in Massachusetts to have a charter that mandates two town meetings a year. Also explains that the Select Board would be able to choose which articles would be included at each Town Meeting.
- Campbell explains that the intent is to have the Select Board split the categories of Articles between the two Town Meetings.
- Denice Kronau points out that the current warrant is organized in the way Campbell is describing.
- Libby Gibson points out the potential strain on Town resources if this were to be adopted and the uncertainty of how this would impact the potential Town Council.
- Motion not to adopt Citizen Warrant Article I (Amend Charter Sec. 2-1 Legislative Powers), made by Peter, seconded by Jeremy. **Roll call vote: Jill Aye, Joe Aye, Joanna Aye, Stephen Aye, Chris Aye, Rob Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Adjournment

- Denice Kronau asks if anyone has committee reports to share.
- Joanna Roche explains that the CRC has begun the process of reviewing applicants and mentions the gap in funding versus amount requested.
- Peter Schaeffer mentions that Our Island Home has received multiple proposals.
- Jill Vieth lets everyone know that CapCom is finalizing the report and it should receive a vote at tomorrow's meeting.
- Motion to Adjourn, made by Stephen, seconded by Peter. **Roll call vote: Jill Aye, Joe Aye, Joanna Aye, Peter Aye, Jeremy Aye, Stephen Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
January 23rd, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director, Steven Hunter, Financial Analyst,
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jeremy Bloomer, Stephen Maury, Rob Giacchetti, Joanna Roche
Absent Members:	Jill Vieth, Chris Glowacki

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and requests approval of the agenda, which is moved by Peter, seconded by Joe. **Roll call vote: Joe Aye, Peter Aye, Rob Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comment, but no one raises their hand, so she closes it.
- The first item on the agenda is a discussion on citizen warrant article D, which aims to rescind unused borrowing authority for the affordable housing trust fund.

Introduction of Citizen Warrant Article D – Rescind Unused Borrowing Authority – Affordable Housing Trust Fund

- Denice introduces Toby Brown, who is present to explain the article and seek a positive motion from the Finance Committee.
- Toby Brown explains the concerns of taxpayers about increasing taxes and the slow progress of the Wiggles Way project, which is over budget and behind schedule.
- Toby Brown argues that rescinding the $6.5 million borrowing authority would force the affordable housing trust to be more accountable and efficient.

Citizen Warrant Article D - Concerns About the Speed and Efficiency of Housing Projects

- Stephen Maury expresses concerns about the speed and efficiency of housing projects and the need for greater transparency.
- Stephen Maury mentions the term "heads and beds" and emphasizes the importance of not just how fast projects are completed but how efficiently they are done.
- Stephen Maury suggests that the community's growing sense of distrust in how things are being run is a wake-up call for better planning and proactive reporting.

Citizen Warrant Article D - Discussion on the Legal Form of the Article

- John Giorgio points out that the article is not in proper legal form and cannot be acted on at town meeting.
- John explains that the $6.5 million appropriation was contingent on the passage of an override, which resulted in a permanent increase in the town's levy limit.
- John clarifies that the only way to change this is through an underride, which can only be initiated by the Select Board and placed on the election ballot.

Citizen Warrant Article D - Toby's Response and Legal Clarifications

- Toby questions whether the article can be amended on the town meeting floor and whether it would go to the Attorney General for review.
- Denice and John clarify that the article is on the warrant and will go to town meeting, but it is legally flawed and cannot achieve its intended goal.
- John explains that the Attorney General does not review these kinds of meetings and that the only way to achieve Toby's goal is through an underride vote initiated by the Select Board.
- Motion not to adopt Citizen Warrant Article D (Rescind Unused Borrowing Authority – Affordable Housing Trust Fund) made by Peter, seconded by Joe. **Roll call vote: Jeremy Aye, Joe Aye, Rob Aye, Peter Aye, Stephen Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Discussion on Citizen Warrant Article V – Charter Change – Notices of Public Hearings

- Jason Graziadei introduces the article, which aims to allow the town to publish legal notices and public hearings in electronic media outlets in addition to newspapers.
- Jason Graziadei explains that this could provide another option to reach more people and potentially save money.
- Peter raises concerns about the cost, but Jason argues that it could save money if the town chooses to do so.

Citizen Warrant Article V – Town Admin's Recommendation and Committee's Decision

- Town Administration recommends the article, noting that it could provide additional flexibility but is unlikely to result in significant cost savings.
- Rob supports the article, noting the generational shift in how people get their news.

- Motion to adopt Citizen Warrant Article V (Charter Change – Notices of Public Hearings) made by Peter, seconded by Jeremy. **Roll call vote: Jeremy Aye, Joe Aye, Peter Aye, Rob Aye, Stephen Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Postponement of Steven Welch's Citizen Warrant Articles Y and Z and General Discussion

- Denice announces that Steven Welch's articles will be postponed until February 6 due to a family issue.
- Denice notes that only 12 of the 26 citizen warrant articles are the primary recommendation, with three related to short-term rentals.

Planning Board Recommendations, Meeting Schedule, and Adjournment

- Denice mentions that the Planning Board will make their recommendations on February 10, and the committee will fit in the remaining meetings to get through the entire warrant.
- Denice warns that the upcoming meetings will be longer and more intensive, and she hopes the committee will continue to be efficient.
- The committee has no other business and moves to adjourn the meeting.
- Motion to adjourn made by Peter, seconded by Joe. **Roll call vote: Jeremy Aye, Joe Aye, Peter Aye, Stephen Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
January 28th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and requests approval of the agenda.
- A motion to approve the agenda is made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Rob Aye, Peter Aye, Jill Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the floor for public comment, but no one raises their hand, so she closes it.
- The agenda includes discussion, deliberation, and potential motions for Citizen Warrant Article O – Real Estate Acquisition - 3, 5, 7, 9, South Shore Rd.

Discussion on Citizen Warrant Article O – Real Estate Acquisition – 3, 5, 7, 9, South Shore Rd. and Miss Perry's Absence

- Denice Kronau mentions an email from Meghan Perry stating she cannot attend the meeting.
- Jill Vieth asks if Mr. Haverty will represent Meghan Perry at the town meeting.
- Paul Haverty clarifies he represents Surfside Crossing LLC, not Meghan Perry.
- Denice Kronau hands over the floor to John to discuss the town council's opinion on the article.

Citizen Warrant Article O – Town Council's Opinion on Eminent Domain

- John explains Meghan Perry's interest in a warrant article authorizing the taking of Surfside Crossing property by eminent domain.
- He details the necessary steps for eminent domain, including identifying public purposes, conducting an appraisal, and securing a debt exclusion vote.

- John warns that even if all steps are met, the Select Board cannot compel the taking, and there is a risk of bad faith claims.
- He cites the Pheasant Ridge case as an example of a court invalidating a taking due to bad faith.

Citizen Warrant Article O – Committee's Concerns and Motion

- He also questions how acquiring the land would alleviate traffic issues, as playing fields would increase traffic.
- Paul Haverty reiterates the risks of bad faith claims and the lack of a legitimate planning process.
- Denice Kronau calls for a motion, and Jill motions not to adopt the article. Joanna seconds it.
- Motion not to adopt Citizen Warrant Article O (Real Estate Acquisition – 3, 5, 7, 9, South Shore Rd.), made by Jill, seconded by Joanna. **Roll call vote: Joe Aye, Stephen Aye, Jill Aye, Peter Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

General Discussion and Committee Reports

- Denice opens the floor for general discussion and deliberation on warrant articles for the annual town meeting.
- No one raises their hand to discuss specific articles, so Denice moves on to committee reports.
- Denice confirms the next meeting date as Saturday, February 1, for budget discussions.
- Steven Hunter mentions slight changes to the schedule and confirms that all budget links are available except for solid waste.

Upcoming Meetings and Warrant Article Preparation

- Denice reminds everyone of the second public hearing on the warrant on Monday, February 3.
- Denice Kronau and Libby Gibson will work together to create a schedule for discussing warrant articles.
- Libby Gibson plans to provide brief overviews of the fiscal 2026 budget and long-term capital projects before discussing individual articles.

Other Business and Adjournment

- Denice asks if there is any other business before adjourning the meeting.

- Seeing no further business, Denice asks for a motion to Adjourn.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Jill Aye, Peter Aye, Rob Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**