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, APRIL 10, 2025 @ 4:00 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM **The meeting will be aired at a later time on the Town's Government TV YouTube Channel** https://www.youtube.com/channel/UC-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/81516705338?pwd=ZC4tAcvsdAT9EUY8eeIOu7TbWyGPUA.1

Meeting ID: 815 1670 5338
Passcode: 763621

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 1, 2025
   - February 3, 2025
   - February 6, 2025
   - February 10, 2025
   - February 11, 2025
   - February 18, 2025
   - February 20, 2025
   - March 4, 2025
   - March 6, 2025
   - March 10, 2025

- March 11, 2025
- March 13, 2025
- March 20, 2025
- March 27, 2025

5. Discussion regarding the Non-Binding Sense of Meeting Question Directing the Town Council Study Committee to Propose a Charter Revision Regarding Establishing a Town Council

6. Review, Discussion and Potential Motion on Technical Amendment for Article 13 (Appropriation: Our Island Home) of the 2025 Annual Town Meeting Warrant

7. Review, Discussion and Potential Motions on Technical Amendments to Articles on the 2025 Annual Town Meeting Warrant

8. Committee Reports

9. Other Business

10. Adjournment

Town of Nantucket
Finance Committee
February 1st, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Libby Gibson, Town Manager, Rick Sears, Assistant Town Manager, Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Steven Hunter, Financial Analyst, Kristie Ferrantella, Housing Director, Amanda Perry, HR Director, Michael Alvarez, Chief Technology Officer, Jeff Carlson, NRD Director, Leslie Snell, PLUS Director, Nancy Holmes, Town Clerk, Shantaw Bloise, Culture and Tourism Director, Roque Miramontes, Health Director, Drew Patnode, DPW Director, Michael Cranson, Fire Chief, Jody Kasper, Police Chief, Charles Gibson, Deputy Police Chief, Mark Willet, Water Department Director, David Gray, Sewer Director, Noah Karberg, Airport Manager,
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Stephen Maury, Joanna Roche, Rob Giacchetti
Absent Members:	Chris Glowacki

Approval of Agenda and Overview of Town Fiscal Year 2026 Budget

- Denice Kronau calls the meeting to order and requests approval of the agenda.
- A motion to approve the agenda is made by Joanna, seconded by Peter. **Roll call vote: Joe Aye, Peter Aye, Rob Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Libby Gibson provides an overview of the budget development process, including the issuance of budget instructions, preliminary projected expenses and revenues, and departmental budget reviews.
- The budget objectives include keeping the recommended operating budget within projected revenue, addressing priorities in the Select Board strategic plan, focusing on infrastructure maintenance and improvements, and managing town-controlled housing.
- Libby discusses the challenges of managing town housing units and the hiring of a rental property manager and deputy housing director.

FY2026 Budget Development Criteria and Revenue Considerations

- Libby explains the criteria for expense increase requests, including legal mandates, support for the Select Board strategic plan, and improvements in departmental operations.

- The Town has received a significant number of expense increase requests, but only a portion can be funded due to budget constraints.
- The revenue increase from the room occupancy tax is allowing the town to address areas that require additional resources.
- The Town is cautious about the use of this revenue due to potential economic impacts and changes in short-term rental regulations.

Overview of State Aid, Waste Services Agreement, Employee Retention, and Cybersecurity

- State aid is a concern due to the town's limited receipt of it in Nantucket.
- The Town is preparing for the expiration of the waste services agreement, which involves managing solid waste on Nantucket.
- The Town has invested significant time in preparing for the expiration of the waste services agreement, including an RFP process.
- Employee retention and housing, as well as community workforce housing, are ongoing select board goals with associated costs.
- The Town has a dedicated IT position for cybersecurity, and the cost could be enormous if the town system is compromised.

Workforce Plan Adjustments and Town Administration Budget

- Brian Turbitt explains the adjustments made to the workforce plan to account for high vacancy rates, including removing 25 positions from the budget.
- The town has hired a rental property manager for the housing office and is in the process of hiring a deputy housing director.
- The office is also looking at using AI for the development of meeting minutes and addressing committee coordination and compliance with the Open Meeting Law.
- The town administration budget includes departments of communications and real estate, with a focus on maintaining units on the subsidized housing inventory list.

Housing Office Budget Presentation

- Kristie Ferrantella outlines the goals and initiatives of the housing office, including creating affordable and attainable housing for the community and municipal workforce.
- The housing office has secured a seasonal communities designation and issued RFPs for the development of affordable housing.
- The office is managing about 40 units of housing for town employees and has one capital request for town employee housing.

Finance Department Budget Presentation

- Brian Turbitt discusses the goals of the finance department, including generating reliable financial statements and developing the capital planning software.
- The department is facing challenges due to environmental impacts and the recent announcement of pausing federal grants.
- The department is integrating capital requests and the town manager's budget message into Open Gov for fiscal year 2026.
- The department is also planning to update the capital program software to standardize reports and include tax rate impacts.

Human Resources Budget Presentation

- Amanda Perry outlines the goals of the human resources department, including advancing professional development opportunities and keeping up with collective bargaining.
- The department has developed local partnerships to bring students into municipal buildings and has held a professional development week.
- The department is planning for collective bargaining in fiscal year 26 and is centralizing internship funding for future employment opportunities.
- The department is also conducting a compensation and classification study to keep on top of market data and job descriptions.

Information Technology Department Budget Presentation

- Michael Alvarez discusses the goals of the IT department, including meeting regulatory mandates and implementing key projects.
- The department is planning a virtual server upgrade, plus scanning project, and Microsoft 365 license upgrade.
- The department is also looking to implement a new town phone system and potentially a new GIS specialist.
- The department is emphasizing the importance of cybersecurity training and is performing penetration testing to stay in compliance with insurance requirements.

Natural Resources Department Budget Presentation

- Jeff Carlson outlines the goals of the natural resources department, including implementing plans and policies and focusing on public outreach and collaboration.
- The department is requesting an increase in holiday pay for employees who work on holidays and has added significant equipment in the last couple of years.

- The department is working on several capital projects, including the downtown neighborhood flood barrier design, pond dredging, and the climate action plan.
- The department is also starting to see issues with the dock at Brant Point and is planning to adapt it to be safe and compliant with coastal resiliency plans.

Planning & Land Use Budget Presentation

- Leslie Snell gives a quick overview of the PLUS budget, going over the current year accomplishments and mentions an upcoming Master Plan event for the public.
- Denice Kronau inquires about the training for inspectors and how they keep up to date with new systems.
- Leslie explains that monthly meetings are held that they attend and are members of regional associations that keep up with the training and changes.

Town Clerk Budget Presentation

- Nancy Holmes outlines the goals of the Town Clerk’s department, including archiving of documents online and adjusting to changes of the voter registry program.
- The Expense Increase Requests for the department include purchasing cooling devices for Town Meeting and increasing the Town Meeting budget.

Culture & Tourism Budget Presentation

- Shantaw Bloise explains the goals for the C&T department are tied to the Select Board’s strategic plan and notes some accomplishments such as being certified as a passport acceptance facility, receiving grant funding for building repairs, and digitizing historic walking tour maps.
- Outlines the 5-year outlook noting some changes to the passport application process by the state and the redesignation as a cultural district.

Health & Human Services Department Budget Presentation

- Roque Miramontes discusses the goals of the Health & Human Services department, including supporting initiatives and addressing issues on the horizon.
- The department is requesting funding for a short-term rental compliance coordinator to manage registrations and ensure compliance with town regulations.
- The department is facing challenges from global health risks and environmental contaminants, which could impact the island's public health.
- The department is also working on shared services agreements with Martha's Vineyard and the state to address public health risks.

DPW Budget Presentation and Reductions

- Drew Patnode presents the DPW budget, highlighting the department's six divisions: Administration, Operations, Facilities, Parks and Recreation, Central Fleet, and Solid Waste.
- Drew explains the overall budget decrease of $300,000 for FY 26, achieved by identifying and eliminating redundancies.
- Specific examples of redundancies include reallocating repair and maintenance funds from the central fleet budget to the central fleet budget itself.
- Drew discusses the addition of a new equipment line item to institute a regular replacement schedule for equipment like plows and mowers.

DPW EIRs and Capital Requests

- Drew outlines various EIRs, including training costs for staff to obtain CDLs and hoisting licenses, and purchasing a new vehicle for the IT department.
- Drew details capital requests for central fleet, including two new vehicles for the assessor's office and a Ford E-Transit Van for the facilities team.
- He discusses the need to replace a front-end loader and a 10-wheel dump truck.
- For facilities, Drew supplemental design funding for the new DPW facility project and construction funding of $80 million.
- Drew highlights capital requests for Parks and Recreation, including natural grass maintenance equipment and attachments for the Toro outcross utility vehicle.
- Transportation-related capital requests include sidewalk improvements, road improvements, and multi-use path maintenance.
- Drew discusses two standalone transportation projects: the Tom Nevers bike path extension and the final design phase of the Pleasant Street and Williams Lane Complete Streets project.

Fire Department Budget and Staffing

- Michael Cranson, Fire Chief, discusses the fire department's mission and the need for increased paramedics.
- He explains the increase in call volume and the need for additional firefighters to cover all calls efficiently.

- Michael Cranson outlines the five-year outlook, including new requirements from the Massachusetts Office of Emergency Medical Services (OEMS) and the need for preventative vehicle maintenance.
- He mentions the need to replace a fire prevention vehicle and install suspended heating units in the apparatus bay.

Fire Department Training and Equipment

- Michael Cranson discusses the training program for firefighters to operate boats and the need for boat operations training.
- He confirms the purchase of a new ladder truck and two new fire engines, with a lead time of a few years for their construction.
- Michael Cranson explains the department's equipment setup, including two ALS ambulances and two BLS ambulances.
- He outlines the process for training firefighters to become paramedics and the incentives provided for completing paramedic training.

Police Department Budget Presentation and Challenges

- Jody Kasper discusses the department's mission and the challenges of retention and succession planning.
- She highlights the success of the community service officer (CSO) program in recruiting new officers.
- Jody Kasper mentions the acquisition of a multi-mission platform vessel and the Mobile Search and Rescue Tool (Aqua Eye).
- She outlines the ongoing accreditation process and the need for staffing stability.

Police Department Training and Compliance

- Jody Kasper discusses the department's compliance with the Peace Officer Standards and Training Commission (POST) and the need for ongoing training.
- She mentions the transition to digital training records and the implementation of body-worn cameras.
- Jody Kasper highlights the importance of maintaining up-to-date policies and practices.
- She discusses the challenges of providing housing for officers and the need for long-term solutions.
- Jody Kasper emphasizes the importance of succession planning for administrative and first-line supervisory positions.

- Jody Kasper discusses the department's efforts to maintain a fully staffed department and the impact of housing and family considerations on retention.
- She outlines the department's focus on training and development to support long-term success.

Review of Appropriation Articles for Annual Town Meeting 2025

- Brian Turbitt provides an overview of the appropriation articles, including unpaid bills, revolving funds, reserve funds, and general fund operating budget.
- He mentions the need to review and approve various budget transfers and compensation plans.
- Brian highlights the importance of setting spending limits for fiscal year 2026 and allocating funds for unexpected and emergency issues.
- He outlines the process for approving capital expenditures and the need to address any unused borrowing capacity from prior years.

Water Department Budget Presentation and PFAS Regulations

- Mark Willett explains the budget is largely unchanged from the previous year, with a focus on construction market forecasts and PFAS investigations.
- Mark Willett mentions the discovery of PFAS in well 15 and the need for an emergency treatment system, emphasizing the urgency of having a backup well for summer demand.
- Discussion on the impact of PFAS on the budget, both operationally and capital-wise, and the need for new source approval for a new well.
- Joseph Wright inquires about legal recourse for PFAS contamination, and Mark mentions being part of class action suits against chemical companies.
- Mark Willett highlights the staffing situation, noting the talent and efficiency of his team, and mentions potential future hiring needs.

Sewer Department and Storm Water Management Budget Presentation

- David Gray discusses the ongoing efforts to protect public health by treating and disposing of sewer waste, and the addition of storm water management to their strategic plan.
- David mentions working closely with other departments and organizations to coordinate projects and develop new stormwater regulations.
- Discussion on the challenges of storm water management, including the need for coastal resiliency measures and the impact of PFAS on operations.

- David highlights the completion of the membrane replacement project and the expected reduction in electricity costs, as well as ongoing PFAS testing and future regulatory changes.

Airport Operations and Safety

- Noah Karberg outlines the airport's mission of providing safe air service, economic sustainability, and environmental responsibility.
- Noah discusses the goals for the year, including completing employee housing phase one, continuing PFAS investigation, and designing terminal renovations.
- Discussion on the importance of safety, the role of the FAA as the chief regulator, and the need for long-term funding options due to regulatory uncertainty.
- Noah highlights the airport's ecological stewardship, debt avoidance through grant opportunities, and transition planning from PFAS-containing foam to fluorine-free foam.

Airport Staffing and Capital Projects

- Noah Karberg emphasizes the critical need for staff housing to retain and recruit key positions, noting the impact of housing issues on staff retention.
- Discussion on the importance of succession planning and the use of grant opportunities to fund projects without long-term debt.
- Noah outlines the capital projects for the year, including PFAS investigation, pink beads removal, and new firefighting equipment.
- Discussion on the need for new hard stands, a GSC storage facility, and a noise barrier for the south apron expansion, with a focus on long-term durability and community input.

Airport Fuel Sales and Future Plans

- Jeremy Bloomer inquires about the airport's fuel sales and the potential impact of limited parking spaces on future revenue.
- Noah Karberg explains the limitations on fuel sales due to steamship capacity and the airport's ability to manage fuel sales through operational data.
- Discussion on the potential for electric vertical takeoff and landing (eVTOL) aircraft and the need for infrastructure to support their charging needs.

Our Island Home Budget Review

- Peter Holden outlines the mission of providing healthcare services to help residents live their lives to the fullest potential.

- Emphasis on utilizing community resources, collaborating with healthcare partners, and providing individualized, innovative, and culturally competent care.
- Mention of creating a work environment that fosters growth, education, cultural competence, and teamwork.

Our Island Home Regulatory Compliance and Staffing

- Discussion on decreasing penalties associated with CMS and Medicaid audits by implementing additional oversight.
- Peter Holden highlights the success in achieving above state averages in annual Department of Public Health surveys.
- Mention of the annual Life Safety Survey and clinical survey with minimal deficiencies.
- Increase in rehabilitation therapy services from five to six days a week.

Our Island Home Operational Costs and Revenue Challenges

- Peter Holden outlines the increase in utility, electricity, food supplies, and nursing supplies costs due to inflation.
- Discussion on the employee housing cost increase to retain current permanent staff and travel agencies.
- Denice Kronau and Joe Wright discuss the revenue challenges and the need for increased private pay rates and documentation systems.
- Libby Gibson emphasizes that the revenue will never cover the operations of the facility, and the gap has existed since day one.

Our Island Home Future Planning and Adjournment

- Denice Kronau asks about the next steps if the new facility is not approved at the 2025 Annual Town Meeting.
- Libby Gibson suggests policy direction from the Select Board and potential capital improvements for the current facility.
- Discussion on the condition of the current facility and the need for compliance with newer nursing facility regulations.
- Denice Kronau thanks Peter Holden and Michelle for their comprehensive presentation and asks for a motion to adjourn the meeting.
- Motion to Adjourn made by Peter, seconded by Jeremy. **Roll call vote: Peter Aye, Stephen Aye, Joe Aye, Joanna aye, Rob Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 3rd, 2025 – Minutes

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

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

Public Comments and Agenda Approval

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- A motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Public comments are opened and closed with no comments; Denice announces the public hearing on the 2025 Annual Town Meeting warrant articles.
- Denice Kronau explains the process of discussing each article and making recommendations.

Article One: Receipt of Reports

- Libby Gibson introduces Article 1, explaining its routine nature and recommends approval.
- Motion to adopt Article One (Receipt of Reports) is made by Peter, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Jeremy Aye, Joe Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Public Hearing on Articles Two Through Five

- Various financial Articles are opened for the public hearing, including unpaid bills, prior year transfers, and revolving accounts for fiscal year 2026.
- Peter Schaeffer asks if a motion to adopt multiple articles simultaneously, but Denice clarifies that numbers are needed and Articles 2 through 4 will be reviewed at a later meeting once finalized.

- Libby Gibson provides details on the Article Five a $500,000 reserve fund appropriation, mentioning its sufficiency and adherence to legal limits.
- Chris Glowacki recalls past uses of the reserve fund, prompting further discussion on its history and current status.
- Discussion briefly touches on the COVID-related expenses in previous years.
- Motion to adopt Article Five (Appropriation: Reserve Fund) is made by Chris, seconded by Peter. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Public Hearing on Articles Six Through Eighteen

- Article 6 Fiscal Year 2025 Budget Transfers is opened for public hearing,
- Article 7 Personnel Compensation Plans for Fiscal Year 2026 are reviewed, with minimal changes noted.
- Motion to adopt Article Seven (Personnel Compensation Plans for Fiscal Year 2026) is made by Peter, seconded by Chris. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Articles 8 through Article 17 are opened for public hearing, but are scheduled for discussion during future meetings, including fiscal year 2026 general operating fund budget and various appropriations.
- Article 18 Waterways Improvement Fund is opened for public hearing, Brian Turbitt explains the amount to be appropriated is $367,000
- Motion to adopt Article Eighteen (Appropriation: Waterways Improvement Fund) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Public Hearing on Articles Nineteen Through Thirty

- Article 19 Ambulance Reserve Fund is opened for the public hearing, Brian Turbitt explains the amount to be appropriated is $915,000
- Motion to adopt Article Nineteen (Appropriation: Ambulance Reserve Fund) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Article 20 Ferry Embarkation Fee is opened for the public hearing, Brian Turbitt explains the amount to be appropriated is $200,000

- Motion to adopt Article Twenty (Appropriation: Ferry Embarkation Fee) is made by Jeremy, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Joe Aye, Stephen Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Articles 21 through Articles 23 are opened for the public hearing, will be reviewed by the Finance Committee at a later meeting.
- Article 24 Other Post Employment Benefits fund is opened for the public hearing, Libby Gibson confirms the funding will continue to be $500,000
- Motion to adopt Article Twenty-four (Appropriation: Other Post-Employment Benefits Trust Fund) is made by Jeremy, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Article 25 FY26 Senior Work-off program is opened for public hearing, Libby Gibson explains the annual program and states the funding will remain the same as prior years at $25,000.
- Libby Gibson provides background on the senior work off program, noting its small participant base.
- Motion to adopt Article Twenty-five (Appropriation: Other Post-Employment Benefits Trust Fund) is made by Jeremy, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- The public hearing for the CPC Articles 26, 27, and 28 is opened with no comments.
- Article 29 is opened for public hearing; it is mentioned that the Finance Committee has already made a motion not to adopt.
- Article 30 is opened for the hearing, Denice mentions that Isaiah is scheduled to come back to review this Article at a later meeting.

Public Hearing on Articles Thirty-one Through Sixty-nine Zoning Map Changes and Bylaw Amendments

- Denice Kronau reads the names of Articles 31-69, with nobody speaking on any of them for the public hearing.
- Extensive list of zoning map changes and bylaw amendments presented, covering various locations and types of changes.
- Denice Kronau notes that detailed discussions on short-term rental regulations will occur separately from the other zoning articles.

Articles Seventy Through Seventy-four General Bylaw Amendments

- Article 70 Rename Revolving Account is opened for the hearing, Libby Gibson explains this is to rename one of the funds referred to as lifeguard and call it seasonal employee housing instead, which includes lifeguards but will include some other seasonal position.
- Motion to adopt Article Seventy (General Bylaw Amendment: Finances/Rename Revolving Account/Add Revolving Account) is made by Peter, seconded by Jill. **Roll call vote: Jeremy Aye, Stephen Aye, Joe Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the public hearing on Article 71, General Bylaw Amendment: Streets and Sidewalks.
- Libby Gibson explains the proposed bylaw amendment regarding traffic control devices and their intended purposes.
- Discussions on the implications of these changes, including potential impacts on existing policies and community feedback.
- Motion to adopt Article Seventy-one (General Bylaw Amendment: Streets and Sidewalks) is made by Peter, seconded by Joe. **Roll call vote: Joe Aye, Peter Aye, Stephen Aye, Jeremy Aye, Chris Aye, Jill Nay, Denice Aye. Passes 5-1**
- Articles 72-74 is opened for the public hearing, with no comments.

Public Hearings on Articles Seventy-five Through Eighty-two

- The public hearing is open for Articles 72 – 75, which includes various general bylaw amendments including changes to car rental agency registrations, bicycle right of way, motorized passenger devices, and wetlands.
- The public hearing is open for Articles 76 – 81, which are general bylaw amendments for sewer district map changes for various locations.
- Article 82, Acceptance of Seasonal Community Designation, is opened for the public hearing.
- John Giorgio presents the topic of accepting the seasonal community designation, explaining its benefits and potential impact on affordable housing.
- Discussions on the pros and cons of accepting the designation, John Giorgio explains he doesn't see any downsides for Nantucket, Jeremy Bloomer expresses the need for clear communication at town meeting.
- Motion to adopt Article Eighty-two (Acceptance of Massachusetts General Law: Seasonal Community Designation) is made by Peter, seconded by Joe. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Public Hearings on Articles Eighty-three Through Ninety-two

- Articles 83 – 85 are opened for the public hearing, Denice explains that the Finance committee has already made motions on these articles at prior meetings.
- Denice Kronau explains Articles 86 - 92 are voted on to keep them alive until the state rules on them, all these Articles had passed at previous town meetings.
- Several home rule petitions are discussed, including extensions for fertilizer regulations and the possibility of issuing pension obligation bonds.
- Motion to Adopt Article 86 (Home Rule Petition: Community Housing Bank Real Estate Transfer Fee) made by Joe, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Motion to Adopt Article 87 (Home Rule Petition: An Act Amending the Charter of the Town of Nantucket to Implement Certain Recommendations of the Town Government Study Committee) made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Jeremy Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Libby Gibson explains that Article 88 started as a citizen petition, it initially passed but legislative representatives made it clear it would not pass in current form, and it was reworded the following year.
- Motion to Adopt Article 88 (Home Rule Petition: An Act Regulating the Application of Nutrient Management and Fertilizer in the Town of Nantucket) made by Peter, seconded by Jill. **Roll call vote: Stephen Aye, Joe Aye, Jeremy Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the potential benefits and processes involved in issuing pension obligation bonds.
- Motion to Adopt Article 89 (Home Rule Petition: Issuance of Pension Obligation Bonds and Notes) made by Jeremy, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Motion to Adopt Article 90 (Home Rule Petition: Conveyance of School Street from County to Town) made by Jeremy, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Motion to Adopt Article 91 (Home Rule Petition: Real Estate Conveyances from Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust, Inc.) made by Peter,

seconded by Jeremy. **Roll call vote: Joe Aye, Stephen Aye, Chris Aye, Jill Aye, Peter Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

- Motion to Adopt Article 92 (Home Rule Petition: An Act Amending the Charter of the County of Nantucket) made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Jeremy Aye, Chris Aye, Jill Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Articles Ninety-three Through One Hundred and Four

- Real Estate Articles 93-100 are opened for the public hearing, with no comments.
- Article 101 and 102, Citizen Warrant Articles, are opened for the public hearing, with no comments.
- Article 103 and 104 Appropriation for Stabilization Fund and Free Cash is opened for the public hearing, with no comment.

Committee Reports, Town Council Study Question, and Adjournment

- No updates from committees are reported.
- Discussion on the town council study committee question, with members deciding against providing a formal opinion.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Jeremy Aye, Joe Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 6th, 2025 – Minutes

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

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, Rob Giacchetti, Joanna Roche, Chris Glowacki
Absent Members:	Jill Vieth, Stephen Maury

Approval of Agenda and Public Comments

- Denice Kronau calls for approval of the agenda, which is moved by Peter and seconded by Chris.
- A motion to approve the agenda is made by Peter, seconded by Chris. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau closes public comments as no hands are raised on the screen or in the room.

Discussion on Article Four – Revolving Accounts: Spending Limits FY26

- Brian Turbitt presents the motion for Article 4 to set spending limits for revolving funds for FY26, detailing specific allocations for various accounts.
- Brian Turbitt explains the changes in the name of the lifeguard housing to seasonal employee housing.
- Denice Kronau confirms the change was made at the last meeting.

Article 4 - Questions and Clarifications on Revolving Funds

- Jeremy Bloomer asks about the flexibility in fuel costs and the process for increasing the $6 million line of credit.
- Brian Turbitt explains the provision in Mass General Law for increasing spending authority during the fiscal year with approval from the finance committee and Select Board.
- Joseph Wright questions the town's role in managing the airport's revolving fund, and Brian Turbitt clarifies that the town has no direct involvement.

- Denice Kronau confirms that the town has previously asked for mid-year increased spending limits.
- Denice Kronau asks for a motion on Article 4.
- Motion to adopt Article Four (Revolving Accounts: Spending Limits for FY2026) is made by Peter, seconded by Jeremy. **Roll call vote: Peter Aye, Chris Aye, Jeremy Aye, Joe Aye, Joanna Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 30 – Appropriation: Teenage Recreation Center Program

- Denice Kronau introduces Article 30, appropriation for the Teenage Recreation Center Program, and invites Isaiah Truyman to speak.
- Isaiah Truyman expresses frustration over the lack of funds and support for the program, despite the school's interest.
- Denice Kronau clarifies the process for presenting articles at town meeting, regardless of the finance committee's recommendation.

Article 30 - Committee's Concerns and Suggestions

- Peter Schaeffer explains the town's reluctance to fund private projects without a public entity link.
- Isaiah Truyman emphasizes the need for funding to pay coaches and mentors for the program.
- Joseph Wright suggests finding a benefactor or fundraiser to support the program.
- Jeremy Bloomer advises Isaiah to structure the program as a service offering for better approval chances.

Article 30 - Further Clarifications and Motion

- Brian Turbitt questions the focus of the program and the potential for including it in the school's budget.
- Isaiah Truyman clarifies that the program aims to reach all 600 kids, not just athletes, and emphasizes the importance of one-on-one relationships.
- Christopher Glowacki suggests that the CRC is the appropriate committee to evaluate the program's merits.
- Denice Kronau reiterates the need for the 501(c)(3) status for the program to be eligible for funding.

- Motion to take no action on Article Thirty (Appropriation: Teenage Recreation Center Program) made by Chris, seconded by Jeremy. **Roll call vote: Chris Aye, Peter Aye, Joe Aye, Jeremy Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 75 - General Bylaw Amendment: Wetlands

- Jeff Carlson presents the Conservation Commission's bylaw amendment, including updates to wetland protection regulations.
- The amendment includes adding resiliency as a protected interest and a courtesy review for areas within 200 feet of great ponds.
- The amendment also removes the requirement for return receipts for certified mailings before closing a hearing.
- Motion to adopt Article Seventy-five (General Bylaw Amendment: Wetlands) made by Peter, seconded by Chris. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Rob Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion on Articles 101 and 102

- Denice Kronau introduces Articles 101 and 102 from Stephen Welch, noting the town administration's recommendation that these Articles are not bylaws that can be acted on.
- Motion to take no action on Articles 101 and 102 (Signs; Satellite Dishes; Rooflines Proposal & Ground Cover Allowance Proposal) made by Peter, seconded by Chris. **Roll call vote: Rob Aye, Joe Aye, Joanna Aye, Jeremy Aye, Peter Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Motion to Adjourn

- Denice Kronau opens the floor for committee reports, but no one has any reports
- The date of the next meeting is set for Monday, February 10, at 4pm, with a hybrid format.
- Denice Kronau calls for a motion to adjourn the meeting.
- Motion to Adjourn made by Peter, seconded by Chris. **Roll call vote: Jeremy Aye, Joe Aye, Rob Aye, Joanna Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 10th, 2025 – Minutes

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

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

Agenda Approval and Public Comment

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

Discussion and Motions on Zoning Articles 31 – 34

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

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

Discussion and Motions on Zoning Articles 35 – 37

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

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

Discussion and Motions on Zoning Articles 38 - 41

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

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

Discussion and Motions on Zoning Articles 42 - 51

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

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

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

Discussion and Motions on Zoning Articles 52 & 53

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

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

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

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

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

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

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

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

Citizen Warrant Zoning Articles 60-64

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

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

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

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

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

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

Closing Comments Adjournment

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

Town of Nantucket
Finance Committee
February 11th, 2025 – Minutes

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

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- A motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Jill Aye, Chris Aye, Stephen Aye, Joe Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens public comment, but no one raises their hand, so she closes it.
- Denice Kronau introduces the agenda item: discussion, deliberation, and potential motions on the warrant articles for the Annual Town Meeting 2025.

Article 26 Appropriation: Fiscal Year 2026 Community Preservation Fund

- Linda Williams presents on historic preservation, highlighting the $2,724,000 spent on various projects.
- St. Paul's Church receives funding for an HVAC system, sprinkler system, and Bell tower.
- Housing Authority receives funding for historic preservation, with the state matching funds.
- Maria Mitchell Observatory receives funding for roof repairs and a landmark house.
- Various other projects, including the old mill, candle factory, and Nantucket Town Clerk's records, are discussed.

Article 26 - Questions and Clarifications on Historic Preservation

- Jill Vieth asks about the Remain property, and Linda Williams explains the condo ownership structure.
- Jeremy Bloomer inquires about the town's and state's funding contributions, and Linda Williams explains the allocation process.
- Linda Williams clarifies the minimum funding requirements for historic preservation, affordable housing, and open space.

Article 26 - Community Housing Funding

- Discussion on the Interfaith Council's budget and its reliance on various funding sources.
- The Affordable Housing Trust Fund allocation is to make a payment on the bond.

Article 26 - Open Space and Recreation Projects

- Linda Williams discusses the Nantucket Lighthouse School's rain garden project and its educational benefits.
- Nantucket Racket and Sports Association's project is mentioned, with funding stockpiled over years.
- Peter Schaeffer questions the town's funding of private entities, and Linda Williams explains the public access aspect.
- Brian Turbitt explains the town's 3% surcharge on tax bills, which funds the Community Preservation Committee (CPC).
- Motion to adopt Article 26 (Appropriation: Fiscal Year 2026 Community Preservation Fund) is made by Jill, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Jeremy Aye, Joe Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Article 27 Community Preservation Committee: Fiscal Year 2025 Budget Transfers is tabled to the March 10th meeting for review.

Article 28 - Community Preservation Fund for Affordable Housing Trust Fund

- Brian Turbitt discusses the CPC's support for additional $5 million bonding authority for affordable housing.
- The CPC's critical need for affordable housing is emphasized, with the state seeking local buy-in.
- Discussion on the town's borrowing capacity and the impact of additional bonds on the CPC's funding.
- The need for ongoing support for affordable housing projects is highlighted.

- Motion to adopt Article 28 (Appropriation: Community Preservation Fund for Affordable Housing Trust Fund) is made by Jill, seconded by Peter. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Jeremy Aye, Joe Aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 10 - Appropriation: General Fund Capital Fund Expenditures

- Brian Turbitt introduces Article 10, explaining that this matches the recommendation made by the Capital Committee and the FY26 budget presentations.
- The total General Fund capital being $28,863,650, with $1,889,000 to raise & appropriate, $5,785,000 recommended through free cash, $19,633,650 in borrowing and $1,556,000 in capital exclusions.
- Motion to adopt Article 10 (Appropriation: General Fund Capital Fund Expenditures) is made by Peter, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Joe Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Article 11 - Town Employee Housing Design

- Rick Sears presents the town employee housing project on Waitt Drive, with a $14 million budget.
- This project includes three single-family homes and three duplexes, the total project will include 15 units and up to 40 bedrooms, this funding is for developing two-thirds of the total property.
- Discussion on the project's timeline, with construction expected to finish in late 2027 or early 2028.
- The need for additional funding for the second phase of the project is discussed, with how it would be funded.
- Motion to adopt Article 11 (Appropriation: Town Employee Housing Design, Owner's Project Manager and Construction Costs) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Chris Aye, Peter Aye, Joe Aye, Jeremy Aye, Stephen aye, Rob Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 12 - Public Works Facility Improvements - Design

- Drew Patnode discusses the new DPW facility at One Shad Bush Road, with a $1.2 million funding request.
- The funding includes construction documents, bidding services, and additional permitting.

- The facility will have 65,000 square feet, with 30,000 square feet for vehicle and equipment storage.
- The project's cost estimate is $67 million, with potential economic factors affecting the final cost.
- Motion to adopt Article 12 (Supplemental Appropriation: Public Works Facility Improvements - Design) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Chris Aye, Peter Aye, Joanna Aye, Joe Aye, Jeremy Aye, Stephen aye, Rob Aye, Denice Aye. Passes Unanimously.**

Article 13 – New Our Island Home Overview

- Libby Gibson provides a historical overview of the Our Island Home project, including previous town meetings and decisions.
- The project's design and construction process, including the selection of a construction manager at risk, is discussed.
- The project's financial projections and the impact on the town's budget are highlighted.
- The importance of the project for the town's elderly population is emphasized.

New Our Island Home - Financial Considerations and Public Outreach

- Brian Turbitt presents a pro forma showing the financial impact of the Our Island Home project.
- The project's annual negative cash flow of $14.5 million is discussed, with concerns about its financial sustainability.
- The need for ongoing public outreach and engagement is emphasized.
- The project's moral and ethical considerations are debated, with a focus on the town's commitment to supporting its elderly residents.

New Our Island Home - Tax Rate Impact and Project Overview

- Brian Turbitt explains the tax rate calculator, which calculates the tax impact for the average year-round residential property assessed at $2,012,976 with a residential exemption.
- The projected tax impact for an individual's tax bill is an increase of $271.07, equating to 22.2287 per 1000 on an individual's tax bill.
- Jeremy Bloomer argues that the tax increase is more significant, estimating a $700 increase for the average residential value of $3,196,000.

- Brian Turbitt emphasizes the importance of the tax rate impact calculator, which allows individuals to see the impact on their specific properties.

New Our Island Home - Discussion on Tax Increases and Override

- Jeremy Bloomer criticizes the misrepresentation of the tax increase, suggesting that many people will see a 15% increase.
- Brian Turbitt clarifies that the tax increase is due to the cost of debt service and the delta on a year-over-year basis for the override.
- Christopher Glowacki questions the financial impact of the affordable housing override compared to the island home project.

New Our Island Home - Arguments for the Project

- Dawn Hill Holdgate argues that the Our Island Home project is essential for taking care of the local population and that the $5 million override indicates community support.
- Dawn highlights the high cost and the need for government subsidies to sustain it.
- Dawn emphasizes the emotional and social impact of Our Island Home, using personal anecdotes to illustrate its importance.
- Christopher Glowacki and Denice Kronau discuss the financial and social implications of the project, emphasizing the need for community support.

New Our Island Home - Financial and Operational Considerations

- Joanna Roche questions the timeline and costs associated with closing the island home if the project is not approved.
- Peter Holden explains the process of closing the facility, which would take a few years and involve significant costs.
- Libby Gibson discusses the Department of Public Health's role in the closure process and the potential costs involved.
- Joanna Roche raises concerns about the town's capability to manage and execute the project, including the need for an owner's project manager and cost control measures.

New Our Island Home - Project Management and Cost Control

- Jon Lemieux explains the project's current status, including the bid process and the guaranteed maximum price proposal.
- Jon emphasizes the importance of cost control measures, including contingencies and allowances, and the potential return of unspent funds to the town.

- Jon highlights the benefits of having Consigli as the contractor, who has collaborated with the town for many months.
- Jon discusses the potential impact of tariffs on construction costs and the need to monitor these factors closely.

New Our Island Home - Financial Transparency and Community Impact

- Joseph Wright stresses the importance of financial transparency, arguing that the true cost is $14.5 million per year.
- Jeremy Bloomer suggests including avoided closure costs and the value of the existing facility in the project's financial analysis.
- Rick Sears clarifies the financial impact of the project, emphasizing the need for a detailed analysis of closure costs.
- Denice Kronau and Peter Holden discuss the potential timeline for closing the island home and the need for a cohesive presentation of the project's financial implications.

New Our Island Home - Community Support and Alternatives

- Christopher Glowacki argues that the community is committed to supporting the island home project and that alternative funding sources should be considered.
- Peter Schaeffer highlights the potential impact on the 59 employees of the Our Island Home and the need for alternative funding sources.
- Dawn Hill Holdgate emphasizes the broader community impact of Our Island Home, including the value of the property and the potential for repurposing the existing facility.
- Joanna Roche suggests assigning values to all aspects of the project, including closure costs and the value of the existing facility, to provide a comprehensive financial analysis.

New Our Island Home - Final Discussion and Motion

- Jeremy Bloomer suggests that the town present a more detailed analysis of the project's financial implications when it goes to town meeting.
- Motion to adopt Article 13 (Appropriation: Our Island Home) is made by Chris, seconded by Peter. **Roll call vote: Chris Aye, Jill Nay, Peter Aye, Stephen Aye, Joanna Aye, Jeremy Aye, Joe Nay, Rob Aye, Denice Nay. Motion to adopt passes 6-3.**

Article 14 Supplemental Appropriation: Tom Nevers Road Bike Path

- Mike Burns gives an overview of the project, explaining that the project received some bids and noted they came in higher, so he is suggesting increasing the request from $6.8 Million to $8 Million.

- Denice Kronau asks if the $8 Million figure had gone through review with the Capital Committee, Mike Burns clarifies it hasn't and explains they only had recently reviewed estimates for the project.
- Denice Kronau suggests that this change should be reviewed with the Capital Committee and come back to the Finance Committee later for review of Article 14.

Committee Reports and Adjournment

- Joanna Roche reports that the Contract Review Committee has completed their report, and it should be submitted to the Finance Department for distribution to the Finance Committee.
- Motion to Adjourn made by Jill, seconded by Peter. **Roll call vote: Peter Aye, Jill Aye, Chris Aye, Jeremy Aye, Rob Aye, Joe Aye, Stephen Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 18th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Roll Call and Meeting Guidelines

- Denice Kronau calls the Finance Committee meeting to order, and asks for approval of the agenda.
- A motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Jill Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- John Giorgio reminds members that all emails sent to the Finance Committee are public record and advises against responding to emails that violate the Open Meeting Law.
- Discussion on the recusal of members Stephen Maury and Peter Schaeffer due to potential conflicts of interest regarding short-term rentals.

Public Comment and Recusal Clarification

- John Giorgio explains the reasons for recusal, emphasizing that recusal means not participating in any deliberations, including offline communications.
- John Giorgio reiterates the importance of not violating the Open Meeting Law and the need for careful communication.
- Denice Kronau clarifies that recused members can speak as private citizens during public comment periods but must state they are not representing the Finance Committee.
- Denice Kronau officially recuses Stephen and Peter from the discussion on short-term rentals.

Discussion on Article 66: Regulating Short-Term Nantucket Vacation Rentals

- Leslie Snell introduces Article 66, the Short-Term Rental Article sponsored by Caroline Baltzer, which aims to regulate short-term Nantucket vacation rentals (NVRs).

- Caroline Baltzer explains the historical context of Nantucket's Vacation Rentals (NVRs) and the need for specific regulations to control growth and protect the community.
- Caroline highlights the success of previous bylaws in reducing corporate ownership of short-term rentals and the need for Article 66 to further regulate NVRs.
- Caroline emphasizes the importance of stopping legal bullying and the need for clear voter messages to stop unnecessary restrictions and lawsuits.
- Motion to close public comment on Article 66 (Zoning Bylaw Amendment: Regulating Short-Term Nantucket Vacation Rentals) made by Rob, seconded by Jill. **Roll call vote: Joe Aye, Joanna Aye, Jill Aye, Rob Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Finance Committee Discussion on Article 66: Regulating Short-Term Nantucket Vacation Rentals

- Jill Vieth requests specific numbers on short-term rental tax revenues, which Brian Turbitt provides: $8,572,811 in 2024 and $7,948,258 in 2023.
- Brian Turbitt clarifies that the registration list was not fully updated, leading to discrepancies in reported numbers.
- Joanna Roche questions the process of voting on articles and suggests a summary of all articles before making decisions.
- John Giorgio provides an overview of the four citizen articles, highlighting the similarities and differences among them.
- Joe Wright moves to support the Planning Board's recommendation to take adopt Article 66.
- Motion to support the Planning Board motion on Article 66 (Zoning Bylaw Amendment: Regulating Short-Term Nantucket Vacation Rentals) is made by Joe, seconded by Jill. **Roll call vote: Joe Aye, Rob Aye, Joanna Aye, Jeremy Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 67: Regulating Short-Term Rental Use

- Fritz McClure explains the rationale behind Article 67, which aims to regulate short-term rentals through zoning bylaw.
- Fritz highlights the 30-day occupancy requirement and the exception for investment properties, which encourages off-peak rentals.
- Leslie Snell reports that the Planning Board took no action on Article 67, preferring the simplicity of Article 66.

- Fritz responds to concerns about the 30-day occupancy requirement and the enforcement of the rule.

Public Comment on Article 67: Regulating Short-Term Rental Use

- Peter Schaeffer as a citizen criticizes the 30-day occupancy requirement, arguing it will exacerbate the Nantucket shuffle and harm the off-season economy.
- Peter Kahn questions the constitutionality of the article, arguing it discriminates between residents and non-residents.
- Caroline Baltzer questions the need for the multiple dwelling limitation in Article 67 and expresses concern about the impact on historic seasonal cottages.
- Kathy Baird raises concerns about the community impact fee and the practicality of the 30-day occupancy requirement.
- Motion to close public comment on Article 67 (Zoning Bylaw Amendment: Regulating Short-Term Rental Use) made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Rob Aye, Joanna Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Jill Vieth moves to support the Planning Board's recommendation to take no action on Article 67.
- Motion to support the Planning Board motion on Article 67 (Zoning Bylaw Amendment: Regulating Short-Term Rental Use) is made by Jill, seconded by Joe. **Roll call vote: Rob Aye, Joe Aye, Jill Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 68: General Bylaw Amendment: Short-Term Rentals – Patricia Wright

- John Giorgio explains that Article 68 is a general bylaw that aims to regulate short-term rentals, but it may face constitutional challenges.
- Peter Schaeffer as a citizen suggests that the article was designed to bypass the two-thirds vote requirement by running it as a general bylaw.
- Peter Kahn reiterates the position of the advisory committee of non-voting taxpayers, opposition to the article, arguing it discriminates between residents and non-residents.
- Caroline Baltzer questions the article sponsor's affiliation with any group, but the sponsor is not present to respond.
- Motion to close public comment on Article 68 (General Bylaw Amendment: Short-Term Rentals – Patricia Wright) made by Jill, seconded by Joe. **Roll call vote: Joe Aye, Rob Aye, Jeremy Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

- Motion not to adopt Article 68 (General Bylaw Amendment: Short-Term Rentals – Patricia Wright) is made by Jeremy, seconded by Jill. **Roll call vote: Jill Aye, Joanna Aye, Jeremy Aye, Joe Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Overview of Article 69: General Bylaw Amendment: Short-Term Rentals – Matthew Peel

- Matthew Peel explains the approval of a short-term rental registry to understand Nantucket's STR profile and establish rules and regulations.
- Nantucket Neighborhoods First's 2024 STM zoning article achieved 55% of the vote, but the two-thirds vote required for a zoning bylaw was deemed unlikely.
- Four ideas were proposed, including a temporary cap on STRs, systematic data gathering, and compromises on previous proposals.
- Article 69 includes five key provisions: limiting the number of STR certificates of registration to 1,350, prioritizing applications based on rental history, limiting STRs to 70 days per year, and requiring annual reports from the registry.

Article 69: Concerns About Data Accuracy and Study Limitations

- Denice Kronau questions the accuracy of the 1,350 temporary STR limit, suggesting it only represents a portion of the actual population.
- Matthew Peel responds that the 1,900 number is inflated and that the 1,350 limit is reasonable, aiming to understand the current STR impact on the island.
- Jill Vieth suggests evaluating the data from the Nantucket registry over the next few years before making regulations.
- Jeremy Bloomer questions the arbitrariness of the 1,350 limit, suggesting it should be removed if the focus is solely on data collection.

Article 69: Discussion on STR Cap and Data Collection

- Joseph Wright and Joanna Roche support the 1,350 cap, arguing it will encourage people to sign up for the registry.
- Matthew Peel acknowledges the low registry numbers due to an unstable market and lack of enforcement.
- Brian Turbitt explains the issues with the state registry, which continues to grow without de-duplication.
- Denice Kronau expresses concern that the 70-day limit and 1,350 cap may not provide accurate data on the Short-Term Rentals.

Article 69: Public Comments and Additional Questions

- Caroline Baltzer compliments Matthew Peel for his honesty and suggests focusing on ending lawsuits to resolve community issues.
- Kathy Baird questions the 2026 budget projections for rooms and meals taxes, noting a significant drop in occupancy tax revenues.
- Brian Turbitt provides detailed numbers, showing a 4% decrease in fiscal 2025 so far.
- Kit Murphy asks about the breakdown of STR payments, and Brian Turbitt explains that the state provides a lump sum without further distinction.

Final Discussion and Motion to Close Public Comment

- Ron Kokot suggests waiting until 2026 to set the STR cap based on actual registrations.
- Matthew Peel explains the logic behind deleting timeshares from the registry to level the playing field.
- Denice Kronau notes that the community felt it was appropriate to allow timeshares to continue under the current regulations.
- Motion to close public comment on Article 69 (General Bylaw Amendment: Short-Term Rentals – Matthew Peel) made by Rob, seconded by Jeremy. **Roll call vote: Joe Aye, Rob Aye, Jill Aye, Jeremy Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion not to adopt Article 69 (General Bylaw Amendment: Short-Term Rentals – Matthew Peel) is made by Jeremy, seconded by Rob. **Roll call vote: Joanna Nay, Joe Nay, Jill Aye, Jeremy Aye, Rob Aye, Denice Aye. Passes 4-2.**

Closing Remarks and Other Business

- Denice Kronau announces the next meeting will be on Thursday at 4 PM, fully remote.
- An email from Joe Wright is read into the record, discussing the affordability of the $100 million New Our Island Home project and suggesting alternative strategies.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Joanna Aye, Rob Aye, Jill Aye, Peter Aye, Joe Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
February 20th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director, Steven Hunter, Financial Analyst, Libby Gibson, Town Manager, Jody Kasper, Police Chief, Amy Baxter, Licensing Admin, Elizabeth Hallet, School Superintendent, Martin Anguelov, School Chief Financial Officer, Stephanie Hoban, Director of Education Technology, Alicia Graziadei, Executive Director Community School,
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Stephen Maury, Jeremy Bloomer, Chris Glowacki, Rob Giacchetti, Joanna Roche
Absent Members:	

Approval of Agenda and Public Comment

- Stephen Maury calls the Finance Committee meeting to order and asks for approval of the agenda.
- A motion to approve the agenda is made by Jeremy, seconded by Jill. **Roll call vote: Jeremy Aye, Joe Aye, Peter Aye, Chris Aye, Denice Aye, Jill Aye, Rob Aye, Joanna Aye, Stephen Aye. Passes Unanimously.**
- Stephen Maury opens the meeting for public comment, nobody speaks for public comment.

Fiscal Year 2026 School Budget Overview

- Stephen Maury transitions to the next item on the agenda, the review and discussion of the FY 26 School budget.
- Elizabeth Hallet presents the school budget, starting with enrollment trends and historical data.
- The school district has seen a significant increase in the Hispanic population, now making up the highest subgroup percentage.
- The English learner population has also grown, with a slight increase projected for the next year.

FY2026 School Budget - Federal and State Funding

- Elizabeth Hallet discusses the school's federal grants, including Title I, II, III, and IV, which amount to $630,000.
- Joseph Wright inquires about the stability of these grants under the current federal administration.
- Martin Anguelov mentions that recent reimbursement requests for these grants were approved quickly.
- The school district receives funding from Chapter 70, which is based on the foundation budget formula.

FY26 School Budget Breakdown and Instructional Focus

- Elizabeth Hallet presents the school's budget breakdown, highlighting the largest allocations for the high school, CPS, NES, and NIS.
- The school district's instructional focus includes sheltered English immersion, inclusive instruction models, and universal design for learning.
- The budget aims to maintain academic growth, address social-emotional needs, and provide high-quality professional development.
- The school district is not adding new positions but is reallocating positions.

School Challenges and Future Needs

- Elizabeth Hallet discusses the challenges of teacher retention and the impact of housing costs on teachers.
- The school district is exploring potential growth areas for teacher housing to improve retention rates.
- Martin Anguelov highlights the operating expenses as a significant challenge, particularly in repair and maintenance costs.
- The school district is also facing increased special education costs due to rising rates from out-of-district residential schools.

Community School and Athletics

- Joanna Roche inquires about the performance of the Community School and potential fundraising efforts.
- Martin Anguelov explains that the Community School cannot fundraise but relies on grants, gifts, and donations.
- The school district is facing challenges in hiring and retaining staff due to increased competition from other organizations.

- The athletics department is discussed, with a focus on the high participation rate and the need for additional funding.

Role of AI in Education

- Joanna Roche raises the topic of AI and its potential role in education.
- Elizabeth Hallet and Stephanie Hoban discuss the district's efforts to explore AI platforms for educational use.
- The district is forming a committee to evaluate AI tools and ensure responsible and ethical use by students and teachers.
- The importance of digital literacy and understanding plagiarism is emphasized as part of the AI initiative.

Funding Challenges and Partnerships

- Alicia Graziadei discusses the limitations of fundraising due to being a municipal entity, mentions nonprofits like CFN in securing state grants and the need to find new funding opportunities.
- Joanna Roche inquires about potential partnerships to help receive grant money or administer collaborations.
- Alicia Graziadei explains their partnerships with Nantucket Education Trust and Sherborne Commons for specific grants, using the Memory Cafe program as an example.
- Stephen Maury opens the floor for further questions from committee members.

Preparing for Future Generations

- Jeremy Bloomer asks about the cost of setting up new fields for vocational programs like woodworking and metal shops.
- Elizabeth Hallet explains the high cost of cutting-edge technology for vocational programs, using a 3D hologram for nursing programs as an example.
- Elizabeth Hallet mentions the popularity of vocational programs like woodworking and automotive classes, and the need for more space in new or renovated buildings.
- Jeremy Bloomer encourages thinking big and exploring new technologies and careers.

Private Sector Funding and Support

- Stephen Maury asks how the school taps into private sector funding, given the limitations of fundraising as a 501(c)(3) entity.

- Elizabeth Hallet explains that the Friends of Nantucket Public Schools support teacher grants and programming, but not private sector funding.
- Elizabeth Hallet mentions the renovation of the field house funded by private donors.
- Martin Anguelov adds that private donors offset costs for specific positions like oceanography.
- Stephen Maury thanks everyone who presented on behalf of the school.

Review of Articles 21 and 22 County Appropriations

- Stephen Maury introduces Articles 21 and 22 mentioning they are companion articles for the FY2026 County Budget.
- Brian Turbitt explains Article 21 is the appropriation for the County Assessment of $240,605.
- Motion to adopt Article 21 (Appropriation: County Assessment) is made by Joe, seconded by Jeremy. **Roll call vote: Joe Aye, Peter Aye, Chris Aye, Denice Aye, Rob Aye, Joanna Aye, Jeremy Aye, Jill Aye, Stephen Aye. Passes Unanimously.**
- Brian Turbitt explains Article 22 is only needed if there was a disagreement between the County Commissioner and County Review Finance Committee on the FY26 County Budget.
- Motion to take no action Article 22 (Appropriation: Finalizing FY2026 County Budget) is made by Joe, seconded by Jill. **Roll call vote: Joe Aye, Peter Aye, Chris Aye, Denice Aye, Rob Aye, Joanna Aye, Jeremy Aye, Jill Aye, Stephen Aye. Passes Unanimously.**

Overview of Article 72 - Bylaw Amendment: Car Rental Agencies, Registration of

- Stephen Maury introduces Article 72 the bylaw amendment regarding rental agencies' registration and medallion system.
- Brian Riley explains the proposed changes to address issues with unused medallions and peer-to-peer car sharing platforms like Turo.
- Amy Baxter discusses the goal of modernizing the bylaw to include peer-to-peer rentals and provide the Select Board with more active management options.
- Stephen Maury clarifies that the bylaw would apply to individuals renting one vehicle, not just businesses.

Article 72 - Enforcement and Compliance Challenges

- Rob Giacchetti raises concerns about enforcement and compliance, particularly during peak summer months.

- Jody Kasper explains the challenges of enforcing the bylaw, including the difficulty of stopping motor vehicles and accessing private property.
- Amy Baxter mentions the potential consequences of violating the bylaw, including fines and the possibility of license suspension or removal.
- Stephen Maury and other committee members discuss the need for accurate data on the number of cars rented through Turo and the challenges of enforcement.

Article 72 - Debate on Peer-to-Peer Car Rentals

- Steven Cohen argues that peer-to-peer car rentals should be treated differently from traditional car rental companies.
- Steven Cohen suggests that the Select Board should authorize regulations for peer-to-peer car rentals pending a study committee.
- Avery Topel represents Nantucket Rent a Car and Affordable Rentals, supporting the inclusion of peer-to-peer services in the rental regulations but expressing concerns about the annual renewal requirement and transferability of medallions.
- The discussion highlights the need for accurate data on the number of cars rented through Turo and the potential impact of new regulations on the rental market.

Article 72 - Public Comments and Final Considerations

- Mack Velle shares his personal experience with renting out his car on Turo, emphasizing the financial benefits for island residents.
- The committee members discuss the potential impact of new regulations on the rental market and the need for accurate data to inform their decisions.
- Stephen Maury opens the floor for final comments and motions, with Jeremy Bloomer and Joseph Wright moving to not adopt the bylaw amendment.

Article 72 - Discussion on Motion

- Stephen Maury continues the discussion on the motion for Article 72, noting a motion and a second has been made.
- Christopher Glowacki clarifies the legal status of peer-to-peer rentals if the bylaw is not adopted.
- Libby Gibson and Brian Riley discuss the gray area of enforcement and the practicality of regulating peer-to-peer rentals.

Article 72 - Clarification on Chapter 58 and Enforcement Issues

- Christopher Glowacki emphasizes the clear language of Chapter 58 regarding leasing without a sticker.
- Brian Riley compares the situation to the regulation of Uber and Lyft, highlighting the practical challenges of enforcement.
- Stephen Maury expresses discomfort with not codifying the bylaw and suggests collecting data on Turo usage.
- Jeremy Bloomer mentions the tourist council's claim of 350 users on Nantucket, while Rob Giacchetti adds that some users rent multiple cars.

Article 72 - Ambiguity in Business Definition and Select Board Involvement

- Libby Gibson discusses the ambiguity of defining a business for Turo users and mentions consulting Select Board members.
- Stephen Maury suggests waiting for Select Board members to discuss the motion further.
- Christopher Glowacki points out that Chapter 58 does not leave the definition of a person ambiguous.
- Joseph Wright and Jeremy Bloomer agree to withdraw the motion until the Select Board can be present to discuss it.

Postponement of Articles and Meeting Adjournment

- Denice Kronau and Jill Vieth discuss postponing Articles 72, 73, and 74 due to the length of the meeting.
- Denice Kronau notes that future meetings might also run long, and postponing these articles is a good idea.
- Stephen Maury confirms the next meeting date and asks for a motion to Adjourn.
- Motion to Adjourn made by Joe, seconded by Peter. **Roll call vote: Denice Aye, Jeremy Aye, Joe Aye, Peter Aye, Chris Aye, Jill Aye, Rob Aye, Joanna Aye, Stephen Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 4th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director, Steven Hunter, Financial Analyst, Libby Gibson, Town Manager, Jody Kasper, Police Chief, Mike Burns, Transportation Manager, Amy Baxter, Licensing Admin
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Chris Glowacki, Stephen Maury
Absent Members:	Rob Giacchetti, Joanna Roche

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Chris Aye, Jill Aye, Peter Aye, Jeremy Aye, Stephen Aye, Joe Aye, Denice Aye. Passes Unanimously.**
- Agenda Item 4 is withdrawn regarding a citizen request for reconsideration of the committee's recommendation on Article 66.
- Kit Murphy explains her request was to reopen the public hearing portion for Article 66 to clarify a discrepancy in occupancy tax reports, not to reconsider the Finance Committee’s motion.
- Brian Turbitt clarifies the timing of the 15% decline in occupancy tax, confirming it occurred in the first quarter of 2025, compared to the first quarter of 2024.

Review and Approval of Finance Committee Minutes

- Denice Kronau begins the review of Finance Committee minutes from various dates, asking for any changes.
- Chris Glowacki questions the need for abstaining from voting on meetings not attended, and John Giorgio confirms it is not necessary.
- Denice Kronau notes minor corrections to the minutes, including name spellings and motion language.
- The committee votes to adopt the minutes with the noted corrections.

- Motion to adopt the minutes as listed with the amendments discussed, made by Peter, seconded by Jill. **Roll call vote: Chris Aye, Joe Aye, Stephen Aye, Peter Aye, Jeremy Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Open Meeting Law Complaint and Minute Production

- Brian Turbitt explains the use of Otter AI to parse and summarize meeting minutes, aiming for timely production.
- Denice Kronau discusses the Open Meeting Law complaint filed by Meghan Perry Glowacki and the town's response.
- The committee acknowledges the letter from KP Law and authorizes its submission to the Division of Open Government.
- Motion to accept the letter and authorize K.P. Law to submit the letter made by Joe, seconded by Jill. **Roll call vote: Chris Aye, Joe Aye, Stephen Aye, Peter Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 72: General Bylaw Amendment: Car Rental Agencies, Registration of

- Brooke Mohr and Matt Fee explain the Select Board's intention to regulate peer-to-peer car sharing while balancing the needs of existing rental car agencies.
- Joe Wright and Chris Glowacki express concerns about the enforceability and clarity of the article.
- Jody Kasper highlights the legal challenges in enforcing this article.
- Steven Cohen argues for a more targeted approach to regulate Turo and peer-to-peer car sharing separately from traditional rental car agencies.

Public Comment on Article 72: General Bylaw Amendment: Car Rental Agencies, Registration of

- Steven Cohen reiterates his opposition to the current article, suggesting a more flexible approach to regulate peer-to-peer car sharing.
- Arthur Gasbarro supports the Select Board's article, emphasizing the need for regulation and the potential benefits for Turo and the Airport.
- The committee discusses the potential impact of state regulations and the importance of aligning local bylaws with state definitions.

Motion For Further Study on Article 72: General Bylaw Amendment: Car Rental Agencies, Registration of

- Joseph Wright suggests taking no action and redrafting the article.

- John Giorgio proposes the appropriate motion would be for further study on the article.
- Denice Kronau and John Giorgio discuss the implications of the motion for further study.
- Motion for further study on Article 72 (General Bylaw Amendment: Car Rental Agencies, Registration of) is made by Joe, seconded by Peter. **Roll call vote: Jill Aye, Jeremy Aye, Peter Aye, Joe Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 73: General Bylaw Amendment: Bicycle Right of Way

- Denice Kronau asks Libby Gibson about enforcement of the bicycle speed limit.
- Libby Gibson mentions the difficulty in tracking speeds and refers to Jody Kasper for enforcement details.
- Jody Kasper explains the challenges of enforcing speed limits on bicycles, including practical difficulties in measuring speed and pulling over bicyclists.
- Mike Burns supports the enforcement challenges and mentions the courtesy slowing down requirement.

Public Comments and Further Discussion on Article 73: General Bylaw Amendment: Bicycle Right of Way

- Jill Vieth inquires about the feasibility of the digital speed monitors picking up bicycles.
- Jody Kasper confirms that digital speed monitors can pick up bicycle speeds but notes practical challenges in enforcement.
- Brooke Mohr supports the bylaw to establish community norms and expectations for behavior on bike paths.
- Denice Kronau raises concerns about the town's liability if the bylaw is not enforced.
- John Giorgio explains that the town would not be liable under the Massachusetts Tort Claims Act.
- Motion to adopt Article 73 (General Bylaw Amendment: Bicycle Right of Way) is made by Peter, seconded by Chris. **Roll call vote: Joe Aye, Jill Aye, Chris Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Discussion on Article 74: General Bylaw Amendment: Motorized Passenger Devices

- Libby Gibson explains that the board voted not to include Article 74 on the warrant but mistakenly got included.
- Motion to take no action Article 74 (General Bylaw Amendment: Motorized Passenger Devices) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Chris Aye, Jeremy Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Meeting Adjournment

- Denice Kronau asks for any committee reports, but no one has any to share.
- The date of the next meeting is set for Thursday, March 6th, fully remote.
- Denice Kronau discusses the possibility of canceling a public information session on April 24th due to low attendance in the past.
- The committee members express mixed opinions on the value of the session, and Denice decides to keep it for now.
- Motion to Adjourn made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Chris Aye, Jeremy Aye, Peter Aye, Jill Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 6th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Meeting Introduction and Overview of Fiscal Year 2026 Solid Waste Budget

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

Fiscal Year 2026 Solid Waste Capital and Operational Expenses

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

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

Solid Waste Revenue and Financial Sources

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

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

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

Articles 76 and 77 - Sewer District Map Changes

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

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

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

Article 78 and 79 - Sewer District Map Changes

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

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

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

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

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

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

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

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

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

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

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

Articles 95 and 96 Real Estate Dispositions for Utility Easements

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

Articles 97 and 98 Real Estate Dispositions for Utility Easements

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

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

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

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

Committee Reports and Meeting Adjournment

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

Town of Nantucket
Finance Committee
March 10th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Rob Aye, Peter Aye, Joanna Aye, Chris Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.

Overview of Article 2: Unpaid Bills

- Brian Turbitt explains Article 2, first explaining that the General Fund has $120,082.90 in Unpaid Bills which in large part made up of the $99,420 invoice to UMass Dartmouth, which was due to UMass Dartmouth billing late.
- Brian Turbitt proposes taking funds from free cash for the general fund and from retained earnings for the airport and island home.
- Motion to adopt Article 2 (Appropriation: Unpaid Bills) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Jill Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Review of Article 3 - Appropriation: Prior Year Articles

- Brian Turbitt explains the transfer of funds from Jetties Beach Tennis Courts Crack Sealing to Backus Lane Skate Park improvements.
- Brian Turbitt discusses a substantial supplemental reappropriation for the reconstruction of Lovers Lane and explains the plan to meet with the capital program committee for review.

- Brian Turbitt details the substantial cost increases for the Lovers Lane project, amounting to over $5 million.
- Brian Turbitt emphasizes the need to put the project out to bid within 45 days to have cost estimates before town meeting.
- Denice Kronau mentions a quick meeting on March 20th to finalize some moving parts to avoid technical amendments at town meeting.

Article 3 - Discussion on Construction Costs

- Joseph Wright inquires about cost increases in construction, which Brian Turbitt confirms, citing scope changes and construction cost increases.
- Joanna Roche questions the balance left in previous capital projects, which Brian Turbitt explains is still available for work.
- Brian Turbitt explains the decision to prioritize the reconstruction of Lovers Lane over other projects, noting that funding levels can be adjusted for other projects.
- Joanna Roche asks about specific projects, and Brian Turbitt confirms that no money has been spent from the 2023 article for cobblestone repairs.

Article 3 – General Fund Housing Transfer and Airport Transfers

- Brian Turbitt discusses the transfer of $550,000 from free cash to Article 17 of Annual Town Meeting 2022 for seasonal employee housing construction.
- Brian Turbitt explains the need for additional low voltage electrical work and temporary generator power for the dormitory.
- Brian Turbitt details various transfers for the airport, including funds for groundwater and soil investigation, airport maintenance, and employee housing.
- Brian Turbitt mentions the airport's practice of using retained earnings for construction costs and rescinding borrowing authorizations.

Article 3 - Solid Waste and Materials Recovery Facility

- Brian Turbitt discusses the need to replace leachate tanks and the transfer of $151,000 from smart compactor waste receptacles to leachate tanks.
- Brian Turbitt outlines proposals to fund bathroom facilities and break rooms at the materials recovery facility.
- Drew Patnode explains the material recovery facility where waste is dumped, and Jill Vieth talks about the condition of the restrooms.

- Brian Turbitt confirms the total funding available for the materials recovery facility improvements and repairs.
- Motion to adopt Article 3 (Appropriation: Prior Year Articles) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 4 - Revolving Accounts: Spending Limits for FY2026

- Brian Turbitt explains that the Finance Committee has already made a motion on Article 4, he is requesting to reopen it to add the short-term rental revolving fund.
- Motion to reopen Article 4 (Revolving Accounts: Spending Limits for FY2026), made by Jill seconded by Peter. **Roll call vote: Jill Aye, Joe Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the short-term rental revolving fund is funded by the short-term rental registry fee's and would be spent on the software for short-term rentals, and for the cost and benefits of the short-term rental compliance coordinator position.
- Motion to adopt Article 4 (Revolving Accounts: Spending Limits for FY2026) is made by Joe, seconded by Peter. **Roll call vote: Jill Aye, Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 6 - FY2025 General Fund Budget Transfers

- Brian Turbitt explains the transfer for Health & Human Services between Salaries and Operating lines.
- Brian Turbitt goes over the transfer from free cash / insurance lines to cover the cost of debt service that was issued last year but was too late to make any changes at Town Meeting.
- Denice Kronau asks the question of since we can make this transfer from insurance, why is the insurance cost so lower than what was budgeted for.
- Brian Explains this is due to Enterprise Fund chargebacks and explains a higher number is typically budgeted as the process begins long before the rate is set.
- Motion to adopt Article 6 (FY2025 General Fund Budget Transfers) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Jeremy Aye, Joanna Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Article 17 - Enterprise Funds: Fiscal Year 2025 Budget Transfers

- Brian Turbitt explains the Sewer transfer from retained earnings is to cover the debt sale that was completed.

- Brian Turbitt goes over the two Airport transfers, the $400,000 being to cover payouts of long tenured employees and any accruals they have. The second transfer of $2.8 million to purchase a property for employee housing.
- Arthur Gasbarro explains this property will be for the new Airport Manager who just started today, explaining they have found a rental temporarily but need housing for the new Airport Manager and his family.
- Peter Schaeffer inquires about the deal with the Airport Manager for housing, expressing some concerns about repeating past situations, Arthur Gasbarro explains the house will remain an airport asset, with the Airport Manager paying rent/utilities.
- Motion to adopt Article 17 (Enterprise Funds: Fiscal Year 2025 Budget Transfers) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Rob Aye, Peter Aye, Joanna Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 9: Health and Human Services Grant Process

- Veronica Bolcik and Jericho Mele present the Health and Human Services grant process, including the revised application and rubric.
- Veronica Bolcik details the review process, including interviews and deliberations, and the funding decisions for substance misuse and health and human services grants.
- Jericho Mele discusses the needs assessment and potential changes to the grant process, including a letter of intent and a cap on individual awards.
- Veronica Bolcik and Jericho Mele thank the members of the contract review committee and the Council for Human Services for their dedication to the process.
- Motion to adopt Article 9 (Appropriation: Health and Human Services) is made by Peter, seconded by Joe. **Roll call vote: Jeremy Aye, Joe Aye, Rob Aye, Peter Aye, Chris Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 23: Rescind Unused Borrowing Authority & Article 27: Community Preservation Committee: Fiscal Year 2025 Budget Transfers

- Brian Turbitt explains most of the rescissions are the same Articles as discussed prior in Article 3, Brian Turbitt explains the larger amounts, such as the Airport Dormitory for $3,885,000, the Groundwater investigation for $8,000,000, both of these being funded via Retained earnings from the Airport.
- Brian Turbitt goes over the rescinds for the Lovers Lane project, explaining rescinding two sidewalk improvement program authorization and the addition of a project to Article 10 for supplemental funding since the borrowing authorization cannot be transferred.

- Motion to adopt Article 23 (Rescind Unused Borrowing Authority) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Peter Aye, Rob Aye, Joanna Aye, Chris Aye, Stephen Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the CPC hasn't brought forward any Budget transfer for FY 2025 in Article 27.
- Motion to adopt Article 27 (Community Preservation Committee: Fiscal Year 2025 Budget Transfers) is made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Rob Aye, Jill Aye, Joanna Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Zoning Articles 34 and 47

- Leslie Snell explains that after the Planning Board public hearing for Article 34 the property owners reached out to staff and preferred commercial district instead of residential district, the Planning Board made a positive motion for this Article.
- Motion to reopen Article 34 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board motion on Article 34 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains after the Finance Committee meeting on Article 47 and the discussion on the Article's language, she spoke with John Giorgio and Stephen Maury to come up with new language. The Planning Board made a positive motion on the Article.
- Motion to reopen Article 47 (Zoning Bylaw Amendment: Year-round Housing), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Rob Aye, Joanna Aye, Chris Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie then reads the changes to the language in the Article, with minor clarification questions asked from Peter Schaeffer and Joe Wright.
- Motion to support the Planning Board motion on Article 47 (Zoning Bylaw Amendment: Year-round Housing), made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Peter Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Zoning Articles 48, 59 and 65

- Leslie Snell presents Article 48 zoning bylaw amendment for off-street parking requirements for accessory dwelling units, the purpose to be consistent with state law. The Planning Board made a positive motion.
- Motion to support the Planning Board motion on Article 48 (Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling), made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell discusses Article 59 zoning map change for LUG-1 to VR Rachel Drive and South Shore Road, which the planning board recommends taking no action on.
- Motion to support the Planning Board motion on Article 59 (Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road), made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell presents the zoning bylaw amendment for pre-existing non-conforming uses, structures, and lots, which the planning board supports.
- Leslie Snell explains the additional oversight and notification requirements for changes to non-conforming structures and lots.
- Motion to support the Planning Board motion on Article 65 (Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots), made by Peter, seconded by Rob. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Articles 103 and 104 Stabilization Fund and Free Cash Allocation

- Brian Turbitt proposes moving no action on the Article 103 Appropriation: Stabilization Fund.
- Motion to take no action on Article 103 (Appropriation: Stabilization Fund) is made by Joe, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Rob Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt proposes moving no action Article 104 Appropriation: Free Cash, as funds have been allocated through other articles.
- Motion to take no action on Article 104 (Appropriation: Free Cash) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 7 Personnel Compensation Plans for FY26 and Adjournment

- Brian Turbitt corrects a typo in Article 7 for the town clerk's salary, which is reopened and adopted with the correction.
- Motion to reopen Article 7 (Personnel Compensation Plans for Fiscal Year 2026) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to adopt Article 7 (Personnel Compensation Plans for Fiscal Year 2026) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau confirms the next meeting dates and thanks the committee for their efforts and dedication.
- Motion to Adjourn made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 11th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Chris Aye, Joanna Aye, Joe Aye, Jill Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.

Article 8: Fiscal Year 2026 General Fund Operating Budget

- Brian Turbitt presents Article 8, the general fund operating budget, including changes due to a recent debt sale.
- The debt sale added $2.4 million in principal and interest, primarily for affordable housing trust projects.
- The proposed operating budget is $140,613,890, with specific appropriations detailed by Brian Turbitt.
- Jill Vieth inquires about the additional $2 million for the Affordable Housing Trust, and Brian explains it includes debt exclusion projects and permanent borrowing for the Gooseberry project.
- Motion to Adopt Article 8 (Appropriation: Fiscal Year 2026 General Fund Operating Budget) made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Jill Aye, Joanna Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 15: Fiscal Year 2026 Enterprise Funds Operations

- Brian Turbitt thanks the committee for holding the meeting to include recent debt sales which are also related to sewer projects.

- The only change is the addition of $600,000 in permanent debt financing for the South Valley pump station.
- No changes were made to the Airport, Our Island Home, Solid Waste, Stormwater, or Water department budgets.
- Joanna Roche asks about the interaction between the water department's $5 million borrowing and its revenue, and Brian explains the change to using retained earnings instead of borrowing.
- Motion to Adopt Article 15 (Appropriation: Fiscal Year 2026 Enterprise Funds Operations) made by Peter, seconded by Jill. **Roll call vote: Peter Aye, Joe Aye, Jill Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 16: Enterprise Funds Capital Expenditures

- Brian Turbitt explains the changes to Article 16, proposing a $4 million transfer for the mobile PFAS treatment system.
- Mark Willett, director of the water company, joins the meeting to provide detailed information on the project.
- The total cost is $2.34 million, including equipment, site work, engineering, and a 20% contingency. The remaining $1.6 million is for the building that will go around the existing pad.
- The system will use ion exchange instead of carbon for better treatment of short-chain PFAS, and the first media change is expected in four to five years.

Article 16: Overview of the PFAS Treatment System

- Mark Willett explains the lifespan of the equipment and the media, and the need for regular testing.
- The water department has enough retained earnings to cover operational costs even if the project faces issues.
- Joanna Roche asks about the life expectancy of the equipment, and Mark explains the long-term maintenance and cost implications.
- Jeremy Bloomer inquires about the testing frequency and cost, and Mark discusses the testing schedule and confirms the department can cover the expenses.
- Motion to Adopt Article 16 (Appropriation: Enterprise Funds Capital Expenditures) made by Joanna, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Chris Aye, Jeremy Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Adjournment

- Denice Kronau asks if there are any other articles to discuss, and Brian Turbitt confirms there are no additional articles for today.
- Denice announces the next meeting is the joint meeting with the Select Board and Planning Board to review the warrant and motions made.
- Motion to Adjourn made by Peter, Seconded Jeremy. **Roll call vote: Joe Aye, Peter Aye, Jeremy Aye, Joanna Aye, Jill Aye, Rob Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 13th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM WEBINAR

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

I. CALL TO ORDER

Finance Committee Chair Denice Kronau called the Finance Committee meeting to order. **Roll Call: Peter Here, Joe Here, Stephen Here, Jill Here, Rob Here, Joanna Here, Denice Here.**

Select Board Chair Brooke Mohr called the Select Board meeting to order.

Planning Board Chair Dave Iverson called the Planning Board to order.

II. JOINT MEETING WITH FINANCE COMMITTEE AND PLANNING BOARD TO REVIEW FINAL 2025 ANNUAL TOWN MEETING WARRANT WITH MOTIONS.

Denice Kronau noted that the Finance Committee has completed all its Motions and Comments and is reconsidering its Motion on Article 10 next week to consider adding an item.

Dave Iverson said that the Planning Board has completed its Motions and Comments

Deputy Planning Director Megan Trudel said that just today it has come up that Article 32 is going to be renoticed for a Public Hearing for the Planning Board due to an abutter concern with the Motion. She added that if the Motion changes, it will be through a Technical Amendment at Town Meeting.

John Giorgio asked if the concern is within the scope of the Article and Megan Trudel responded affirmatively.

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.

Article 32 – Matt Fee asked if this article has been at Town Meeting before. Dave Iverson explained the Motion and noted it will be re-addressed by the Planning Board due to the abutter concern previously noted. He added that the proposed zoning change relates to initiatives in the Master Plan.

Article 38 – Matt Fee asked how this originated. Leslie Snell said it was a property owner request and would allow some expansion for guest houses.

Article 41 – Brooke Mohr asked for an explanation. Leslie Snell explained the intent is a practice the Planning Board has been pursuing for several years; however, a concern arose during the Board's discussions, and it was decided to recommend tabling for now.

Article 42 – Brooke Mohr asked for an explanation. Leslie Snell said this Article was included on the warrant as a result of provisions in the recently enacted state Affordable Homes Act which potentially could allow for a fourth unit on properties that already have three, and the Planning Boad agreed to put a "pause" on fourth dwelling units so that the addition of these across the Island could be more carefully evaluated.

Article 47 – Arthur Gasbarro expressed concern over this article and the Planning Board Motion. Some discussion followed.

Article 54 – Matt Fee asked about the purpose of this Article. Leslie Snell explained.

Article 61 – Matt Fee asked if a proposed year-round deed restriction for this property has been reviewed by Town Counsel. John Giorgio said that no document has been presented to Town Counsel for review. Stephen Maury as citizen sponsor of the Article, said that because a companion Article related to extending sewer to the properties is not recommended, he will not pursue year-round deed restrictions.

Article 66 – Matt Fee asked how this Article differs from what has been presented at prior town meeting(s). Brooke Mohr explained. Some discussion followed.

Article 71 – Matt Fee asked if this article has been reviewed by the Sign Advisory Committee. Libby Gibson said no. Matt Fee said there might be a public concern that LED signs would proliferate around the Island. Libby Gibson said that is not the intent and that placement of these signs would be targeted.

III. ADJOURNMENT

Motion to Adjourn made by Peter, seconded by Jill **Roll Call Vote: Jill Aye, Joe Aye, Peter Aye, Rob Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 20th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Joe. **Roll call vote: Peter Aye, Joe Aye, Jeremy Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.

Reopening Article 10: General Fund Capital Expenditures

- Brian Turbitt requests to reopen Article 10, which was previously approved as originally drafted.
- Brian explains the need to add a borrowing authority for the Surfside Area Roads Reconstruction and the acquisition of a piece of property.
- Brian mentions that Susan Carmel, the Assistant Finance Director, is working with the Capital Committee Chair to present the changes in Article 10 to the CapCom.
- Denice calls for a motion to reopen Article 10 (Appropriation: General Fund Capital Expenditures), which is moved by Peter and seconded by Joe. **Roll Call Vote: Peter Aye, Joe Aye, Jeremy Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**

Details of Article 10 General Fund Capital Expenditures Amendments

- Brian provides a summary of the changes to Article 10, including the addition of $2 million from the sale of real estate for acquisition by the Select Board.
- Brian notes the removal of gift purchase or eminent domain, but the rest of the article remains unchanged.
- Brian highlights the Public Works Transportation costs associated with the Surfside Area Roads Reconstruction.

- The new total with the additions is $32,139,146, and Brian is available to answer any questions from the committee.

Article 10: Discussion on Borrowing and Capital Exclusion

- Joseph Wright asks Brian about the expected borrowing amount for fiscal years 2026 and 2027.
- Brian explains that the borrowing amount will depend on the timing of projects and discussions with department heads.
- Brian mentions that the borrowing amount could increase substantially if a large project like Our Island Home passes.
- Joseph Wright inquires about the contingent capital outlay exclusion, and Brian explains its use for raising funds contingent on a ballot vote.
- Motion to adopt Article 10 (Appropriation: General Fund Capital Expenditures) made by Peter, seconded by Jeremy. **Roll Call Vote: Peter Aye, Joe Aye, Rob Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Adjournment

- Denice asks if there are any committee reports, no reports are made.
- The date of the next meeting is set for next Thursday, March 27, at 4 o'clock, fully remote.
- Denice asks for any other business before adjourning the meeting. Seeing none, she calls for a motion to adjourn.
- Motion to adjourn made by Peter, seconded by Jeremy. **Roll Call Vote: Peter Aye, Joe Aye, Rob Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Town of Nantucket
Finance Committee
March 27th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

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

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Peter Aye, Rob Aye, Chris Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.

Review and Approval of Meeting Minutes

- Denice Kronau reviews and approves the minutes from various Finance Committee meetings.
- Denice Kronau notes corrections to the minutes, including attributing comments to Stephen Maury as the article sponsor and correcting phrases in the minutes.
- Motion to approve the minutes made by Jill, seconded by Joe. **Roll call vote: Joe Aye, Rob Aye, Peter Aye, Chris Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Committee Reports and Upcoming Meetings

- Jill Vieth reports that the draft charter for the Town Council Study Committee is complete and will be available on the website soon.
- Jill Vieth mentions upcoming forums and invites committee members to participate and provide input before the town meeting.
- Denice Kronau notes that Joe Grause will provide an overview of the sense of the meeting at the April 10 meeting.

- Jill Vieth confirms her willingness to chair the April 24 public info session, which aims to explain the committee's motions to the public.
- Denice Kronau and Jill Vieth discuss the logistics of the April 24 meeting, including the time and it being remote.

Acknowledgment of Efforts and Meeting Adjournment

- Brian Turbitt informs the committee that the minutes from the Saturday meeting and any meetings in February and March will be ready for approval at the April 10 meeting.
- Denice Kronau asks for a motion to Adjourn.
- Motion to Adjourn, made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Peter Aye, Rob Aye, Chris Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**