

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Thomas M. Dixon
Matt Fee
Malcolm W. MacNab
Brooke Mohr



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C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD APRIL 3, 2024 - 5:30 PM PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/4MU7213S3Xs>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_4s13QMchTtijiNLBjdW11g

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
 1. Follow-up on Public Comment from March 27, 2024 Regarding Short-term Rental Registration Program.
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS****
- VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
 1. Approval of Minutes of March 27, 2024 at 5:30 PM; March 28, 2024 at 4:00 PM.
 2. Approval of Payroll Warrants for March 31, 2024
 3. Approval of Treasury Warrants for April 3, 2024.

4. Approval of Pending Contracts for April 3, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Planning and Land Use Services (PLUS).

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Coastal Resilience Advisory Committee: Quarterly Report.
2. Housing Office: Request for Letter of Support to Executive Office of Housing and Livable Communities (EOHLC) Seeking Special Local Preference for Habitat for Humanity's Housing Project at 5, 7 and 9 Waitt Drive.

X. TOWN MANAGER'S REPORT

1. Monthly Departmental Report: Fire Department.
2. Monthly Town Management Report including Update on Municipal Infrastructure Projects Road Reconstruction.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Review/Discussion/Potential Action of Alternative Proposal(s) for Short-term Rental Articles on the 2024 Annual Town Meeting Warrant (Articles 59 and 60); Including Discussion/Scheduling of Potential Special Town Meeting.
2. Committee Reports.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
April 3, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
No Funding Agreements						
Professional Services Agreement	Our Island Home	Visiting Nurses Association of Cape Cod, Inc.	N/A	Routine 24/7 hospice care - services paid for by patient	N/A	Sep 27, 2023 - Jun 30, 2026
License Agreement	Public Works	Rebecca Linhart	N/A	Installation of temporary bird migration tracking device at Town property at Tom Nevers Park	N/A	Apr 3, 2024 - Apr 2, 2025
Grant Agreement	Public Works	Massachusetts Department of Environmental Protection	(\$22,500)	Grant for three (3) electric vehicles (EVs) (\$7,500 each)	N/A	Apr 3, 2024 - Sep 26, 2024
Contractual Services						
Software Agreement	IT	Environmental Systems Research Institute	\$16,429	Renewal & upgrade of GIS software	IT Budget - Professional Services	Apr 17, 2024 - Apr 16, 2025
Professional Services Agreement	Marine	Upland Architects	\$85,000	Architectural Services related to architectural/engineering review for new Harbor Master building	Article 17 2018 ATM	Apr 3, 2024 - Apr 2, 2025
Purchase Agreement	Natural Resources	Colonial Ford, Inc.	\$44,903	Purchase of electric vehicle - 2024 Ford F-150 Lightning	Article 10 2022 ATM	Mar 27, 2024 - Sep 26, 2024
Purchase Agreement	Public Works	Colonial Ford, Inc.	\$47,750	Purchase of electric vehicle - 2024 Ford F-150 Lightning	Article 10 2022 ATM	Mar 27, 2024 - Sep 26, 2024
Purchase Agreement	Public Works	Colonial Ford, Inc.	\$47, 750	Purchase of electric vehicle - 2024 Ford F-150 Lightning	Article 10 2022 ATM	Mar 27, 2024 - Sep 26, 2024
Professional Services Agreement	Public Works	McClure Engineering Company	\$18,500	Engineering services for Massasoit Rd Bridge & Ames Ave "Millies" Bridge	Article 10 2018 ATM	Apr 11, 2024 - Sep 1, 2024

Lease Agreement	Town Administration/Housing	Maria Mitchell Association	\$55,000	31 Washington St (1BR 1.5BA house) for full-time, seasonal and/or contract employees	Beach Revolving Fund	Apr 1, 2024 - Mar 31, 2025
Lease Agreement	Town Administration/Housing	Dale and Andrea Hamson	\$34,400	59B Polpis Rd (2BR 1BA apartment) for full-time and/or contract employees	Housing Department Budget - Rental Housing	Apr 1, 2024 - Mar 31, 2025
Lease Agreement	Town Administration/Housing	Tyrone & Teresa Ryback	\$48,600	13B Daffodil Ln (3BR 2BA house) for full-time and/or contract employees	Housing Department Budget - Rental Housing	Jun 1, 2024 - May 31, 2025
Professional Services Agreement	Town Administration/Housing	Island Eye Property Management	\$9,930	Broken window/rot repair at 14 Somerset Rd	Affordable Housing Trust Fund Budget	Mar 19, 2024 - Apr 18, 2024
Professional Services Agreement	Town Administration/Conservation Commission	BETA Group, Inc.	\$5,700	Peer review of Sconset Bluff Erosion Control Project Notice of Intent (NOI)	Article 10 2022 ATM	Mar 27, 2024 - Mar 26, 2025

CONSENT AGENDA ITEMS FOR 4/3/2024 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Planning and Land Use Services (PLUS):
 - Gift of \$6,000 from Ryan Fitch for pedestrian and bike path improvements in connection with the Rear Lot Subdivision special permit at 73 Fairgrounds Road.

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

Memo

To: Nantucket Select Board
From: Megan Trudel, Senior Planner
cc: Erika Mooney, Operations Administrator
Date: March 7, 2024
Re: Gift Acceptance – 73 Fairgrounds Road

To Members of the Select Board:

Please accept a check in the amount of \$6,000 from Patricia Halsted, on behalf of Ryan Fitch as a gift to the Town of Nantucket to be utilized for pedestrian and bike path improvements. This contribution is being made in connection with the Rear Lot Subdivision special permit at 73 Fairgrounds Road, Planning Board #46-18, granted by the Board on July 9, 2018.

Thank you,

Megan Trudel, AICP
Senior Planner
PLUS-Town of Nantucket



Agenda Item Summary

Agenda Item #	IX. 1.
Date	4/3/2024

Staff

Leah Hill, Coastal Resilience Coordinator

Subject

Coastal Resilience Advisory Committee

Executive Summary

This quarterly report covers the fourth quarter of 2023 from October to December. The purpose of the quarterly report is to provide a brief summary to the Select Board on quarterly activities of the Coastal Resilience Advisory Committee and on activities on Coastal Resilience Plan implementation efforts. It also provides a regular platform for SB & CRAC to communicate and assist each other with coastal resilience direction.

Staff Recommendation

N/A

Background/Discussion

N/A

Impact: Environmental ☒ Fiscal ☐ Community ☒ Other ☐

Board/Commission Recommendation

N/A

Public Outreach

Discussed in Coastal Resilience Advisory Committee meetings and in various public presentations.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Implementation of the Coastal Resilience Plan.

Attachments

Click or tap here to enter textUpdate attached.



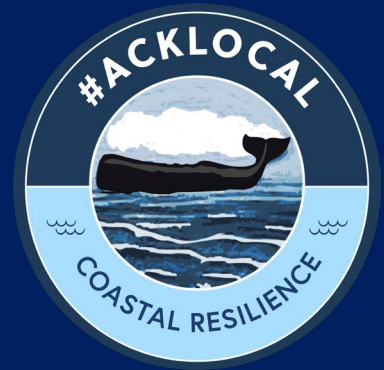
Coastal
Resilience
Advisory
Committee
(CRAC)

4th QUARTER
REPORT TO SELECT
BOARD FOR
OCTOBER-
DECEMBER 2023

**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**

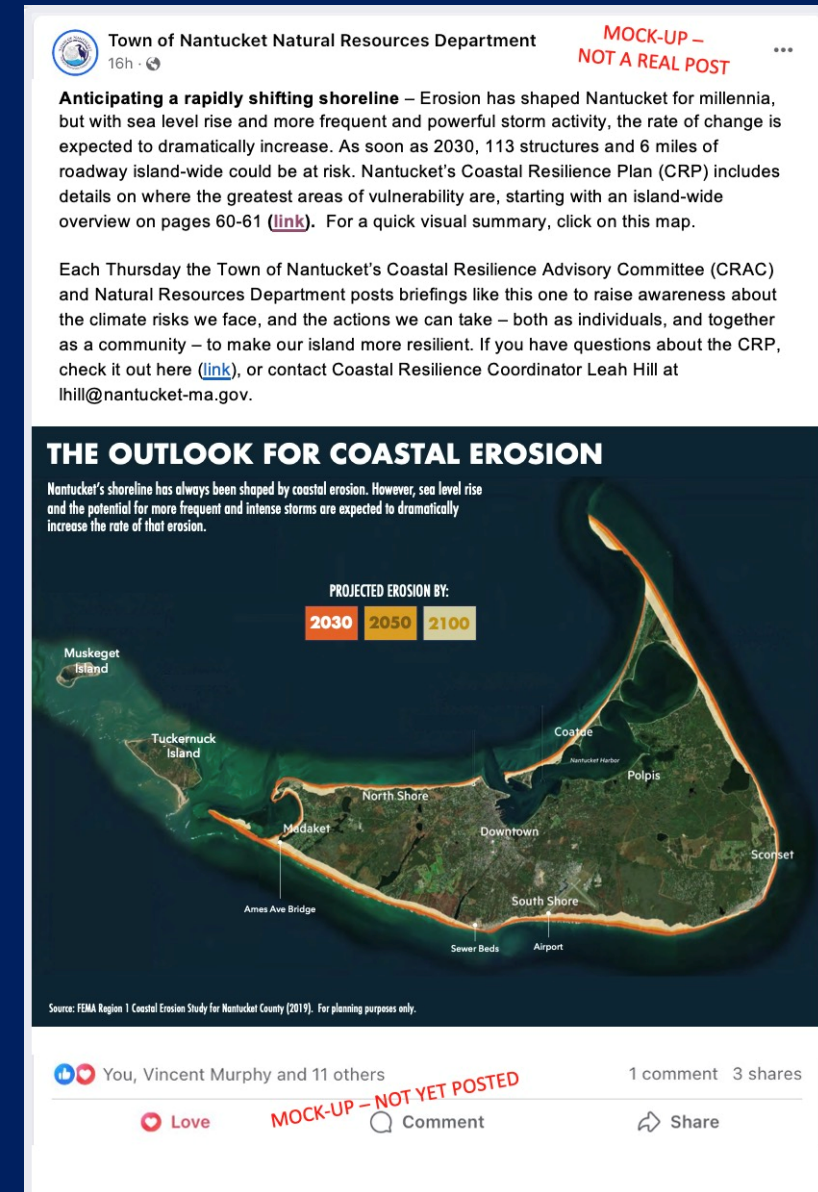
HIGHLIGHTS FROM THE QUARTER

- CRAC started to work on high priority #1-1 Outreach on Property Owner Resilience Best Practices
- Wrote a broad support letter for updated Wetlands Regulations as it aligns with CRP recommendation #1-3
- Produced annual report
- Developed outreach plan
- Given multiple presentations by regional experts



Public Outreach

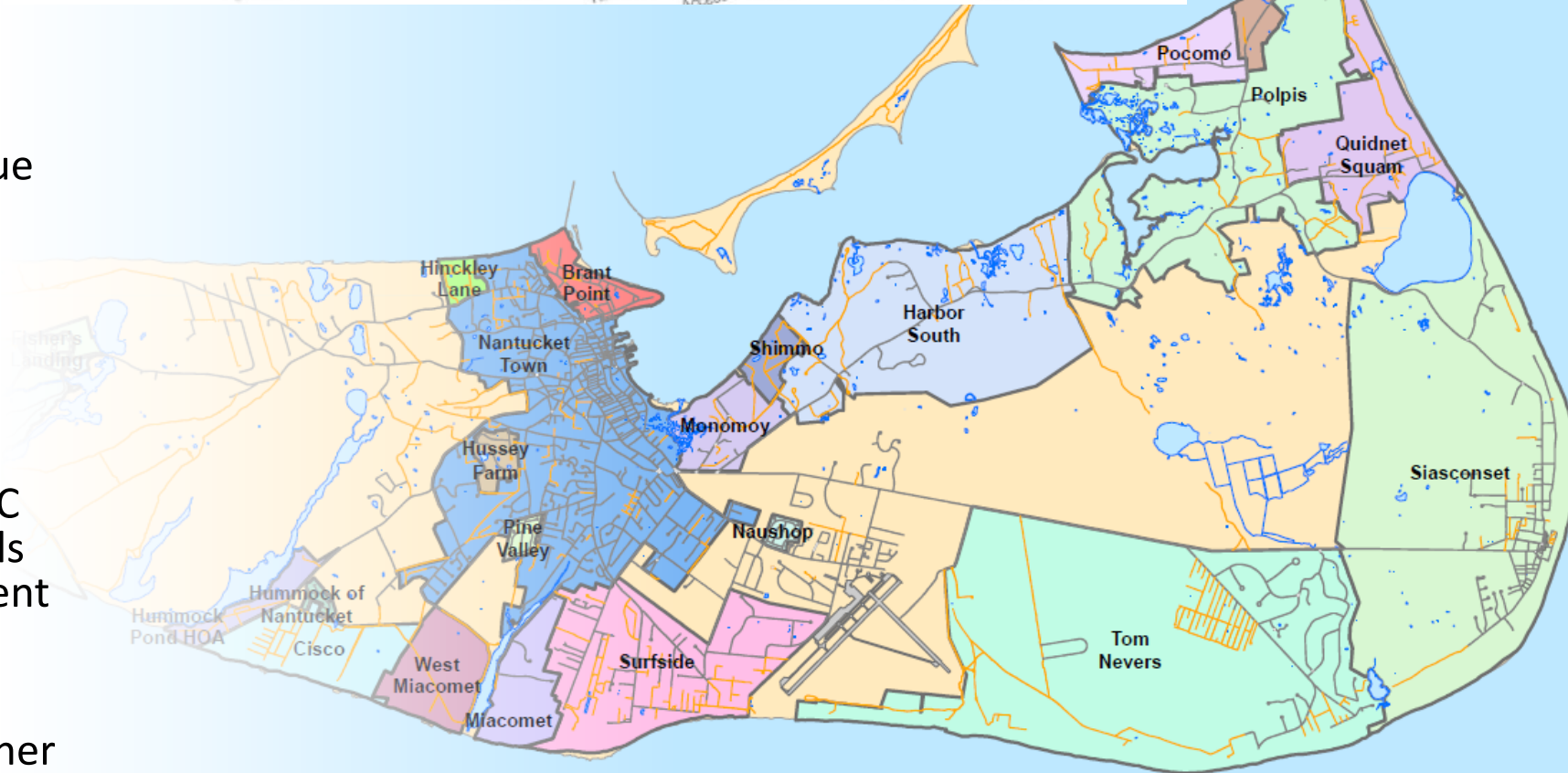
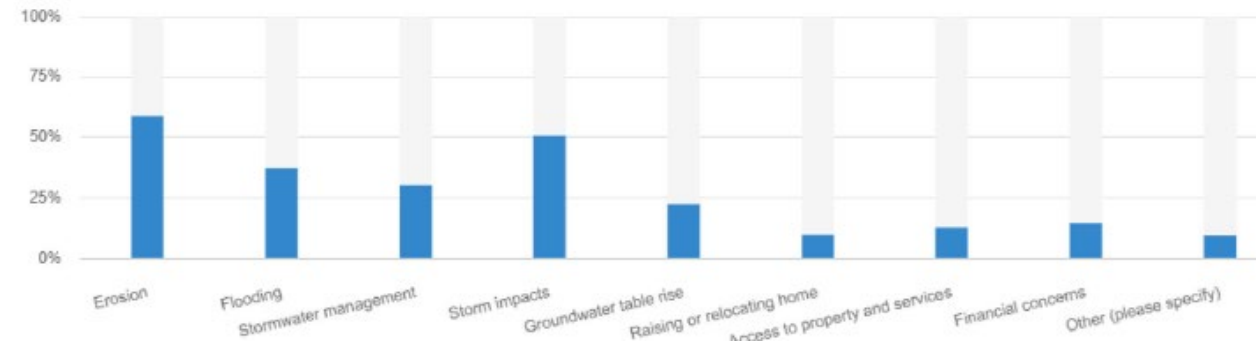
- Working on CRP recommendation #1-1
- Created a schedule and content with coastal resiliency related topics for social media
 -  @NRDACK
 -  Town of Nantucket Natural Resources Department
 - Posts are translated into Spanish
 - Aligned organizations share on their accounts too
 - Weekly scorecard to track impressions
- Content in aligned organization's newsletters
 - ACKlimate, Nantucket Land Bank, Town of Nantucket
 - Nantucket Chamber Members, Nantucket Coastal Conservancy
 - Linda Loring Nature Foundation, Conservation Foundation
 - Nantucket Land & Water Council, The Maria Mitchell Association
 - Nantucket Field Station, Remain Nantucket/ Envision Resilience
- Update coastal resilience webpage so relevant and easy to navigate
- Developing informational brochure for real estate agents and homebuyers



DEVELOPED SURVEY QUESTIONS FOR HOMEOWNER'S ASSOCIATIONS

- Implement CRP high priority #1-1 Community Outreach on Property Owner Resilience Best Practices
- Worked with Nantucket Civic League to distribute surveys to its 25 homeowner's associations
 - Over 300 participants!
- Goal: Gain clarity on homeowners worries about coastal hazards they experience on their property and within their neighborhood, so CRAC can develop informational materials for homeowners to use to implement best practices
- Materials will be tailored to each neighborhood and expanded to other areas around the Island

What are your biggest concerns today regarding coastal hazards related to sea level rise on your property or within your neighborhood?



Example Presentation Given to Homeowner Associations by Leah Hill

- Summer 2023 gave 4 presentations
- Generally structured the same:
 - ID coastal risks
 - Future flooding probabilities
 - Future erosion probabilities
 - CRP overview
 - Dive into CRP recs in their area
 - CRAC overview
 - End with what homeowner's can do to make their property more resilient



Higher Cost Options

- Elevate property
- Relocate home



Elevate Structures



Relocate Structures

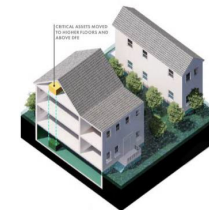


Land Acquisition

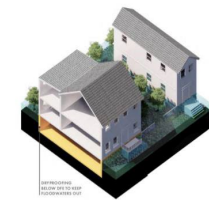
23 August 2021

Lower Cost Options

- Elevate appliances and utilities
- Seal foundation and basement walls
- Use flood-resistant building materials
- Install flood vents



Elevate Utilities



Seal Foundation



Install Flood Vents

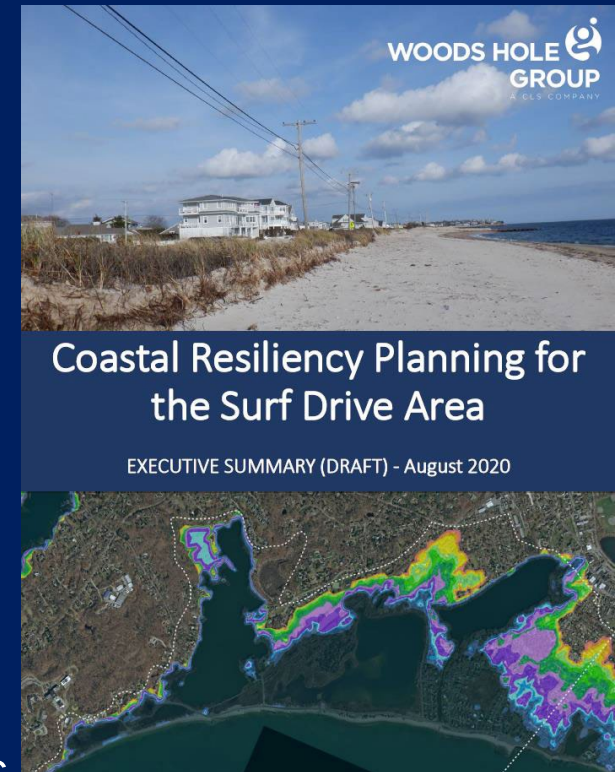
23 August 2021

Dynamic Adaptative Policy Pathways (DAPPs)

by Kurt Bosma



- Senior Coastal Engineer/Vice President of Innovation at the Woods Hole Group
- DAPPs are a phased management approach for complex projects such as coastal resilience projects
 - Buys time and removes pressure
 - Reduces uncertainty by using events not time for decisions
 - Flexibility to reflect changing circumstances, doesn't box you in
 - Keeps options open until there is more information, funding, or support
 - Allows for learning along journey
 - Can handle complex decision making
- DAPPs process:
 1. ID problem
 2. ID key assets
 3. Develop regional themes (managed retreat, natural resources, protection, connection, etc.) and potential actions short, mid, and long-terms
 1. Access efficacy of actions
 2. Develop DAPPs map and route to take

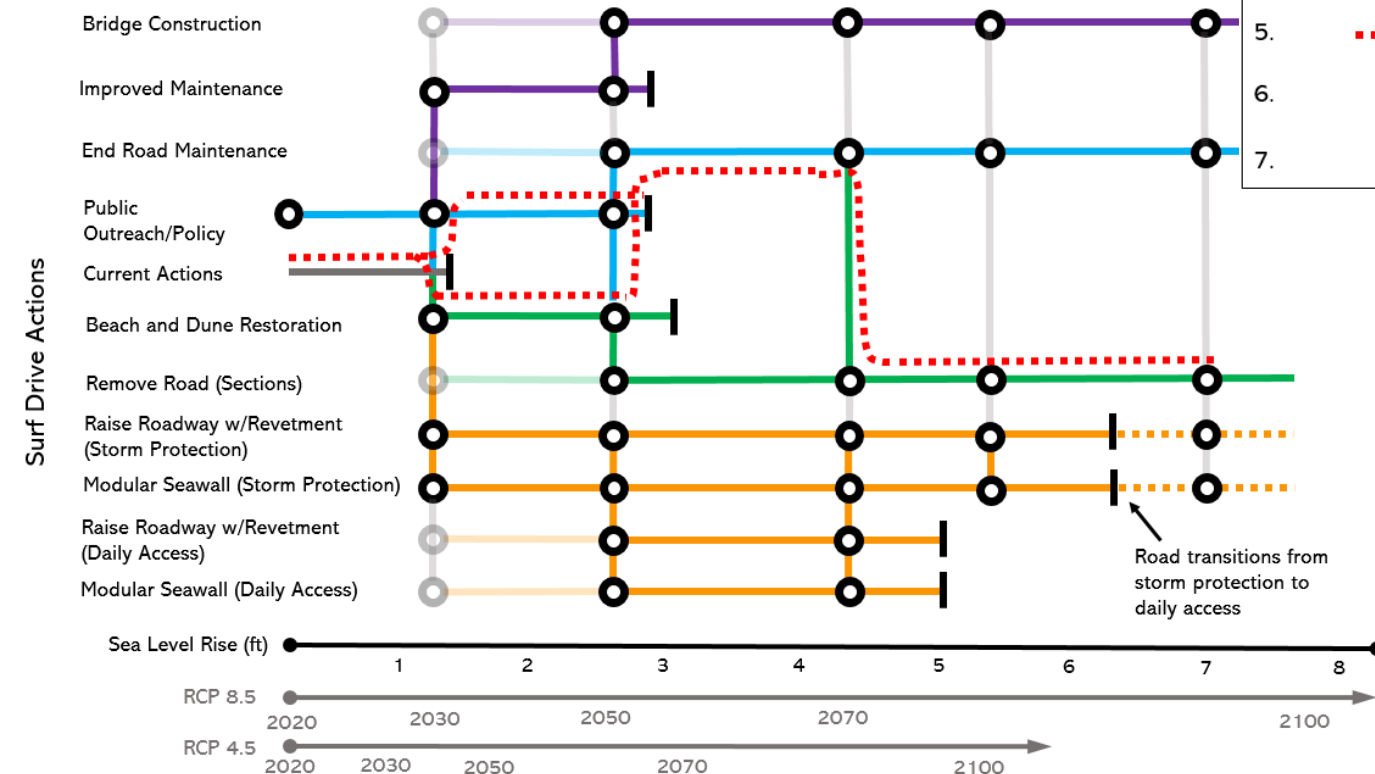


Dynamic Adaptive Policy Pathways (DAPPs) Cont.

- Used in Falmouth, MA for Surf Drive
- Allowed Town an initial action plan with flexibility to switch “paths” in the future if goals, funding, conditions change; build consensus; define key triggers to adjust planned timeline in future

Pathway Scorecard

	Path Actions	Relative Costs	Target Effects	Side Effects
1.	Managed Retreat	+	Balances present uses with increased costs and risks in the future through a multi-phase retreat plan	Loss of Homes No Connection via Surf Drive Loss of Accessible Beach
2.	Protection	+++++	Protects operational capacity of existing Infrastructure and features	Loss of Accessible Beach Aesthetics/Visuals
3.	Natural Resources	+++	Preserves and enhances coastal and marine ecosystem functions	Loss of Homes No Connection via Surf Drive
4.	Connection	++++++	Maintains important public access, utility Connections and transportation corridors	Loss of Homes
5.	Preferred	+++	Balances present uses w/increased costs and risks in the future through a multi-phase retreat plan, while enhancing ecosystems	Loss of Homes No Connection via Surf Drive
6.		+++	Improved maintenance for short-term uses w/a long-term focus on ecosystem restoration	Loss of Homes No Connection via Surf Drive
7.		+++++	Coastal habitat restoration in the short term, w/protection of existing infrastructure in the long-term	Loss of Accessible Beach Aesthetics/Visuals



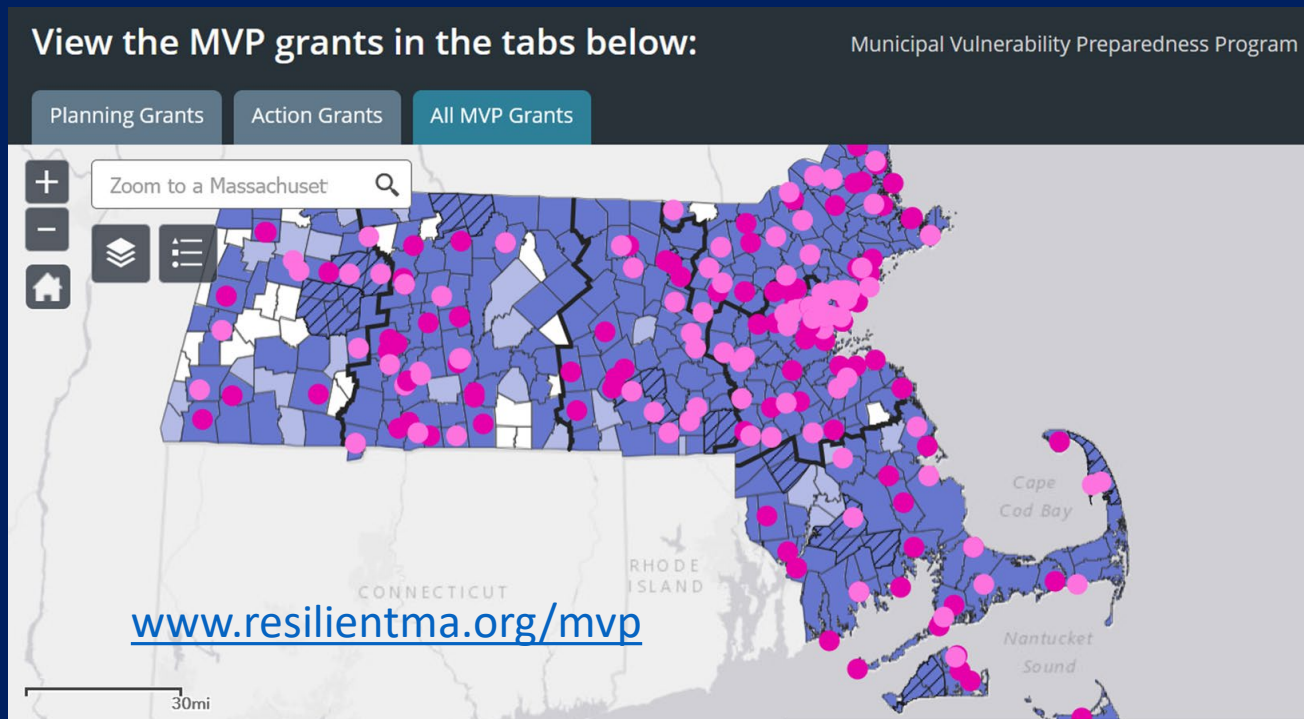
KEY:

- Transfer Station (can change to a different adaptation action)
- | Adaptation Tipping Point (Terminal – Adaptation no longer meets goals)
- Natural Resource theme focused pathway
- Connection theme focused pathway
- Protection theme focused pathway
- Managed Retreat theme focused pathway
- Preferred Path
- Change in action function



Municipal Vulnerability Preparedness Program

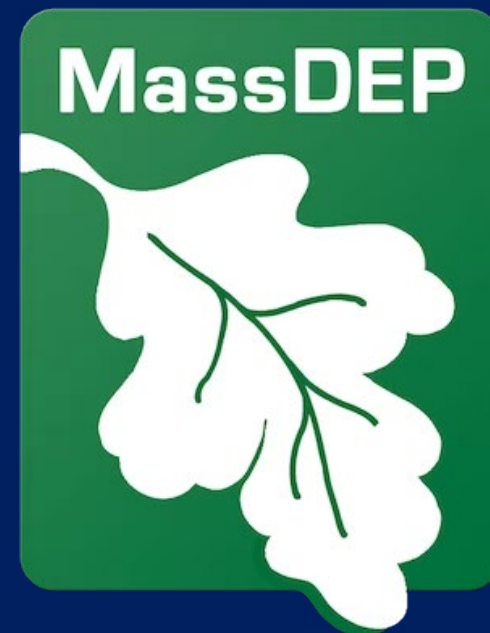
By Courtney Rocha



- Overview of MVP's Action Grant Program
- FY25 out now and generally \$100-\$200K per project but up to \$3M per project
- Planning, capacity building, regulatory/zoning updates, design & permitting, infrastructure improvements
- Gave examples of projects
- Looked over CRP recommendations to see which would qualify & be competitive
 - 1-1: Community outreach re Property Owner Best Practices
 - 1-4: Strategic Retreat and Relocation Program
 - 6-2: Surfside Wastewater Plant - relocation alternatives



Discussion with Daniel Padien



- Waterways Program Chief at Division of Wetlands and Waterways
Massachusetts Department of Environmental Protection
- In 2022, CRAC sent a letter to DEP regarding Ch.91 licenses
 - For seawalls and revetments, property owners required to maintain public access for fishing, fowling and navigation
 - Erosion and sea level rise can result in no fronting beach for public access
 - CRAC requested that applicants be in compliance with existing license criteria in advance of going to Conservation Commission for reconstruction permits
- Gave an update about the proposed Ch. 91 and Waterways regulation updates that now include planning for sea level rise in projects, encouraging nature-based solutions, use [Resilient.ma.gov](https://resilient.ma.gov) for best available data, new coastal floodplain standards

Offshore Wind Grant Discussion

- Sunny Daily, Executive Director of the Community Foundation outlined the goals and application process
- CRAC expressed interest in submitting an application
- CRAC members put a list of potential Coastal Resilience Plan recommendations to move forward in an Offshore Wind Grant application
- Submitted a grant for CRP translation into Spanish and produce a video about coastal resiliency on Nantucket



Harbors Sediment Transport Study Update by Vince Murphy

- For Nantucket, Polpis, and Madaket Harbors to understand sediment movement and address navigational needs
- Priority recommendation in CRP
- Create a sediment transport model to help guide resilient decision-making by:
 - Identifying sediment resources
 - Prioritizing erosion management locations
 - Potential to create an island sand bank & ID a location
 - Understand and protect sensitive habitats
- 8 months into the project and collected water level data, bathymetric surveys, eelgrass bed mapping, and sediment sampling (appears to be free of pollutants and appropriate for re-use)
- Due to be completed in October 2024
- Questions regarding a need for a south shore study
 - Should be undertaken in segments and tied directly to a specific CRP recommendation; expensive; south shore very dynamic

Coastal Zone Management Grant Update



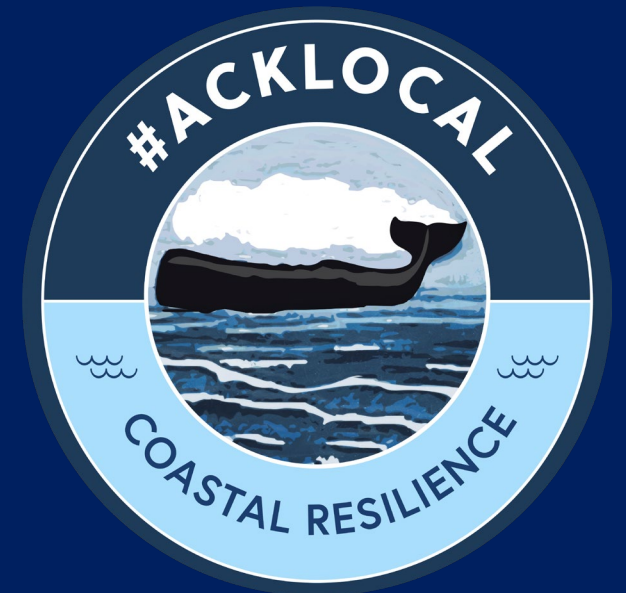
- Awarded **\$421,875 (total \$532,500)**
- Town contribution **\$30,000** (in-kind staff time) + **\$110,625** cash (Article 10)
- Task 1: Existing Conditions and Flood Risk Assessment
 - Data Collection and Gap Analysis
 - Coastal and Stormwater Risk Assessments
 - Existing Conditions and Flood Risk Assessment Report
- Task 2: Alternatives Development and Pre-Permitting Feasibility Assessment
 - Preliminary Feasibility Assessment
 - Concept Design Development
 - Concept Design and Preliminary Feasibility Report
- Task 3: Community and Stakeholder Engagement Planning Strategy
- Task 4: Preliminary Design Development for Preferred Alternative and Basis of Design Report
 - Preliminary Design for Preferred Alternative
 - Cost Estimation and Timing
 - Permitting Assessment
 - Benefit Cost Analysis and Funding
 - Final Project Report

REQUESTS AND RECOMMENDATIONS

Are there current or upcoming issues for which the Select Board would like the CRAC's advice?

The Coastal Resilience Advisory Committee generally meets on the **second** and **fourth Tuesday** of each month at 10 am via Zoom. Meeting notices and agendas are posted on the Town's website at:
<https://nantucket-ma.gov/1391/Coastal-Resiliency-Advisory-Committee>

Contact Leah Hill, Coastal Resilience Coordinator,
lhill@nantucket-ma.gov





Agenda Item Summary

Agenda Item #	IX. 2.
Date	4/3/2024

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Request for Letter of Support to Executive Office of Housing and Livable Communities (EOHLC) Seeking Special Local Preference for Habitat for Humanity's Housing Project at 5, 7 and 9 Waitt Drive.

Executive Summary

The Board recently approved the transfer of lots 88, 89, and 90 Waitt Drive to Habitat for Humanity Nantucket for the purpose of developing six (6) affordable homes for homeownership restricted at 80% AMI or less and all eligible for inclusion on the Town's Subsidized Housing Inventory. At the February 7th meeting, the Board approved submitting the Local Action Unit to include the homes on the Subsidized Housing Inventory (SHI) list. The EOHLC is requesting a letter from the Town to formally request Local Preference for the lottery. The Town and Habitat are requesting a Special Municipal Employee Local Preference on two (2) of the units.

Staff Recommendation

Approve the local preference letter to submit with the LAU (Local Action Unit) application.

Background/Discussion

This action is in furtherance of one of the Board's principal strategic goals under Housing – the ongoing maintenance of Safe Harbor.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

In furtherance of the development of affordable / year-round housing.

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Strategic Plan – Housing

Attachments

- 1) Letter supporting Local Preference



Town and County of Nantucket

Select Board • County Commissioners

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C. Elizabeth Gibson
Town & County Manager

April 4, 2024

Ms. Rieko Hayashi
Ms. Alyxandra Sabatino
Executive Office of Housing and Livable Communities
100 Cambridge Street
Boston, MA 02108

Reference: Local Preference for Affordable Local Action Units

Dear Ms. Hayashi and Ms. Sabatino:

The Town of Nantucket, in collaboration with Habitat for Humanity Nantucket, has undertaken extensive efforts to address the pressing need for affordable housing on the Island. Specifically, we are excited to announce plans for the development of six (6) new homes on Waitt Drive, designated for homeownership by families earning 80% or less of the local area median income.

Habitat Nantucket has recently submitted a Local Action Unit application for the project seeking to qualify the affordable units for the Subsidized Housing Inventory (SHI). As part of this application, we are requesting that 70% of these units be designated "Local Preference" units, prioritizing our community members in the lottery process.

As you are probably aware, Nantucket has a critical need for housing at all levels of affordability: from very-low-income units to homes that can be rented or sold to people with incomes as high as 175% of Area Median Income (AMI). Although Massachusetts has several highly affluent communities that also struggle with severe affordability barriers, Nantucket differs from all of them because of our unique location. Situated 30 miles from the mainland, Nantucket has no neighboring communities with which to share employment, labor force, and housing opportunities. People who work on Nantucket must live here, and when they cannot find safe, decent, affordable housing that meets the needs of their families, they eventually leave. The workforce cannot find adequate, affordable housing within our borders because Nantucket's housing market is driven almost exclusively by the seasonal/vacation market. As explained in our Housing Production Plan (HPP), we have multiple markets competing for the same inadequate housing supply. The seasonal buyers almost always prevail.

At its April 3, 2024 meeting, the Nantucket Select Board voted to request Local Preference for income eligible homeowners within the six (6) units to be permanently restricted at the Waitt Drive development. Further, the Board endorsed seeking a special local preference carve out for a portion of these to serve Municipal Employees only (one of the four traditional categories that define Local Preference). The developer of the project, Habitat for Humanity Nantucket, is supportive of this.

Specifically, we are requesting the maximum (70%) Local Preference allocation for the whole of the traditionally eligible units, or four (4) units ($6 \times 70\% = 4.2$). We are further seeking that two (2) of the six (6) units be reserved exclusively for Municipal Employees, as defined within the regulations. We are seeking these Municipal Employee units to be so designated at initial fill-up and upon turnover.

Our decision is informed by a comprehensive survey conducted among Municipal Employees, revealing significant housing needs among this essential workforce. The survey went out to 700+ Town employees and we received a 50% response rate (365 responses). Shockingly, half of the respondents reported being burdened by housing costs, with a quarter experiencing extreme housing cost burdens.

Efforts will be taken to make sure that all the affordable units and all Municipal Employees-designated units are marketed to a demographically and economically diverse pool of applicants in accordance with applicable fair housing standards and the developer's marketing plan. To the extent that the applicant pool of Municipal Employees ultimately materially differs in make up to the general demographic profile of the year-round community, measures will be taken to balance the applicant pool.

The disparity between income and housing prices on Nantucket is stark, with a median household income of \$136,100 and a median home price of \$3,000,000, creating a daunting 22:1 ratio. This places Nantucket among the most challenging housing markets in the country, as highlighted by a recent study by LendingTree.

The consequences of this housing crisis are far-reaching, affecting essential services such as public safety, with a significant portion of our police officers and firefighters unable to afford housing on the island. This situation is simply unsustainable and underscores the urgent need for action.

Between the Town and the School, we presently have over 50 open positions, including nine (9) open positions in our sewer department. We presently have four (4) of our full-time fire-fighters, out of a department of 24, who do not reside on Nantucket. When they are not here for their shift, they live as far away as Lowell. That is not a sustainable situation.

We ask that EOHLC take these kinds of conditions into account when reviewing Habitat's Local Action Unit application and our request to make 70% of the SHI-eligible affordable units available on a Local Preference basis. Additionally, we urge you to consider the unique circumstances and the critical importance of the Special Municipal Employee Local Preference request. If you have any questions or need additional information, please contact Kristie Ferrantella, Municipal Housing Director, at 508-228-7200 x 7023.

Sincerely,

Dawn Hill Holdgate
Chair
Nantucket Select Board

Departmental Update

Nantucket Fire Department

Michael Cranson, Fire Chief

April 3, 2024



Agenda

1. Mission and Goals
2. Organizational Structure
3. FY24 Budget Summary
4. Preliminary FY25 EIRs and capital requests
5. Key Projects
6. Recent Achievements
7. Challenges and Opportunities
8. Summary

1. Mission and Goals

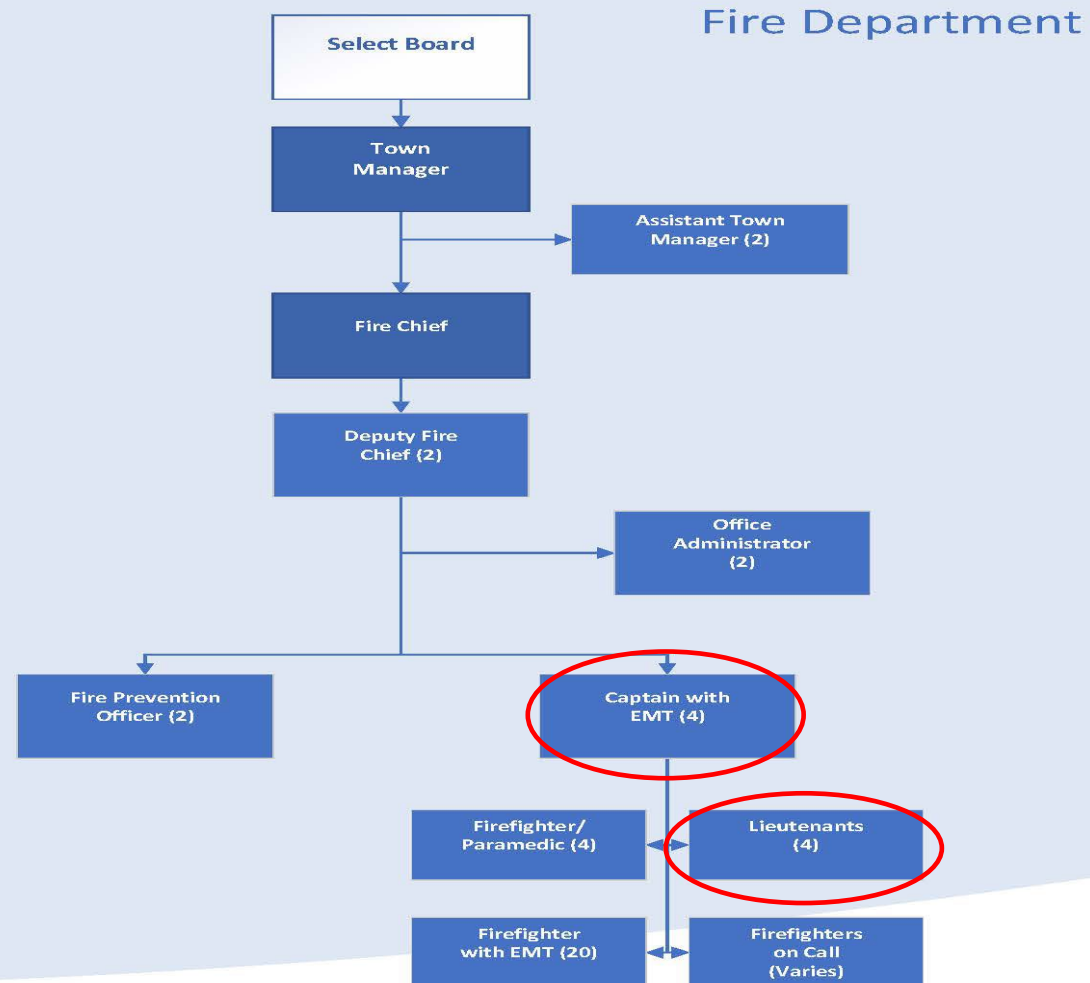
Mission

Protect the lives and property of residents and visitors to the Town of Nantucket by providing the highest level of service through public education, fire prevention, emergency medical services, fire suppression and mitigations of natural and man-made disasters

Goals FY24-25

- Increase the number of Advanced Life Support certified staff by continuing to offer access to Paramedic and Advanced EMT certification classes
- Increase safety and efficiency by increasing the staffing levels of each shift
- Increase formal and informal training opportunities

2. Organizational Chart



Department Organizational Structure

- The Fire Department currently has 32 line firefighters
- As of March 2024, the department has 0 vacancies
- Two important hires are nearly complete:
 - Deputy Chief Timothy Vamosi joined on April 1
 - Deputy Chief Nick Esposito joins in May
- The FY25 budget requests funding for an additional 4 full-time firefighters, increasing each shift to 9 firefighters

3. FY 24 Budget

- Expenses are generally in line with the budget
- Payroll expense is forecasted to exceed budget by \$625,000 due to:
 - Salaries \$355,000 (new collective bargaining agreement)
 - Overtime \$135,000
 - Promotions and new hires \$115,000
 - Additional education \$20,000
- We are working with the Finance Department to address the budget gap via budget transfers

4. FY 25 EIRs and Capital Requests

- **Expense Increase Requests:**
 - Hire four firefighters
 - Onboarding cost associated with new hires (training, attending the fire academy, physicals, uniforms, gear, etc.)
- **Capital Requests:**
 - Public Safety Auxiliary Building at 4 Fairgrounds Road
 - For use by Police and Fire departments to store and protect auxiliary equipment (\$5,000,000)
 - Purchase of vehicles and apparatus as part of the fleet replacement schedule (\$3,655,000), ensuring maximum service life, up-to-date, and “ready state” equipment:

Engine 1 Replacement (supplemental funding)	50,000
Ambulance 4 Replacement	520,000
Engine 2 Replacement	1,000,000
NEW: Administration Car- EMS/Training Deputy Chief	85,000
Ladder Truck Replacement	2,000,000

5. Key Projects

- Paramedic Certification
 - Goal: increase Advanced Life Support to the sick and injured, and transport patients to medical facilities, by adding certified paramedics to each shift
 - Currently there is one paramedic assigned to each shift.
 - The recent collective bargaining agreement heavily incentivizes paramedic certification
 - Mental health as a priority for firefighters

6. Recent Achievements

- The department received a donation from the Veranda House to support local fire prevention efforts
 - Videos are developed and being used as part of the onboarding process for new employees in island businesses
- Crisis Intervention Stress Management partnership between Fire and Police Departments and Fairwinds

7. Challenges and Opportunities

- Challenges:
 - Budgetary impact of new hires, including associated costs
 - Hiring
 - While applicant pool has increased as a result of the new collective bargaining agreement, housing and remoteness of island continue to be a challenge
- Opportunity:
 - During FY25, the Harbormaster and staff will help to train firefighters in the National Association of State Boating Law Administrator's (NASBLA) approved Boat Operator Search and Rescue (BOSAR)
 - The goal is to improve the interoperability of departments during an emergency on the water

8. Summary

- The fire department strives to provide the best level of service to the residents and visitors of this community
- The primary focus is to increase the staffing levels to a point where the department can handle multiple emergency calls simultaneously, without “call-back”
 - The absence of mutual aid and the increasing volume of calls for service makes this initiative imperative
- We are making significant progress
- I would like to thank the Town Administration and the Select Board for their unwavering support towards bringing this goal to fruition



FY 24 Budget

Salaries

ORG	OBJ	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
01220	51100	SALARY, PERMANENT	2,782,765	2,782,765	1,892,036.80	268,630.17	0.00	890,728	68.00
01220	51115	SALARY/PERMNT:AMB/EMT	5,000	5,000	0.00	0.00	0.00	5,000	0.00
01220	51116	SALARY/PERMNT:CALL FIREMN	10,000	10,000	308.00	0.00	0.00	9,692	3.10
01220	51300	OVERTIME: SHIFT	250,000	250,000	323,938.94	27,101.60	0.00	-73,939	129.60
01220	51315	OVERTIME HOLIDAY	0	0	32,311.37	1,348.21	0.00	-32,311	100.00
01220	51318	OVERTIME: EDU	75,000	75,000	42,925.67	13,961.30	0.00	32,074	57.20
01220	51319	OVERTIME/FF CALL BACK	0	0	40,061.51	2,598.49	0.00	-40,062	100.00
01220	51400	SHIFT DIFFERENTIALS	25,000	25,000	14,372.48	1,792.00	0.00	10,628	57.50
01220	51551	LABORERS UNION: CERTIFICATION	9,100	9,100	332.80	40.00	0.00	8,767	3.70
01220	51600	EDUCATION INCENTIVE	47,500	47,500	51,251.74	5,946.94	0.00	-3,751	107.90
01220	51700	LONGEVITY PAY	39,802	39,802	41,754.31	4,471.68	0.00	-1,953	104.90
01220	51800	HOLIDAY PAY	12,000	12,000	1,884.70	0.00	0.00	10,115	15.70
01220	51961	MEDICARE P/R TAX	41,059	41,059	34,603.66	4,637.80	0.00	6,456	84.30
		TOTAL SALARIES	3,297,226	3,297,226	2,475,781.98	330,528.19	0.00	821,444	

FY 24 Budget, continued

Operating Budget

01220	52403	REP&MAINT:VEHICLE	57,500	58,945	22,493.12	5,513.79	23,978.77	12,473	78.80
01220	52404	REP&MAINT:BUILDING	12,250	12,305	3,518.09	0.00	3,005.50	5,781	53.00
01220	52405	REP&MAINT:EQUIPMENT	47,500	52,477	26,017.10	474.44	16,098.18	10,362	80.30
01220	52704	RENT/LSE:FIRE ALARM	3,500	3,767	267.34	0.00	0.00	3,500	7.10
01220	53100	PROFESSIONAL SERVICES	40,000	40,000	30,469.01	4,493.82	8,362.50	1,168	97.10
01220	53103	GENERAL:ADVERTISING	600	600	0.00	0.00	0.00	600	0.00
01220	53164	TRAINING	63,000	71,063	86,596.44	8,281.13	33,495.83	-49,029	169.00
01220	53401	COMM:TELEPHONE	12,500	12,500	3,758.73	494.46	446.75	8,295	33.60
01220	53402	COMM:POSTAGE	250	250	715.53	0.00	241.61	-707	382.90
01220	54201	OFFICE SUPPLIES.	8,200	8,386	5,363.57	851.38	3,461.66	-440	105.20
01220	54302	BLDG&EQ:MAINT & SUPPLIES	8,500	8,500	2,026.26	0.00	486.87	5,987	29.60
01220	54303	BLDG&EQ:EXPENDABLE SUP/EQ	1,200	1,200	950.34	0.00	0.00	250	79.20
01220	54304	OIL SPILL	0	0	149.00	0.00	0.00	-149	100.00
01220	54501	CUSTODIAL:CLEANING SUPPLY	4,000	4,000	0.00	0.00	0.00	4,000	0.00
01220	54701	SAFETY:UNIFORMS	30,000	32,150	17,341.70	3,077.67	11,084.49	3,724	88.40
01220	54702	SAFETY:PROTECTIVE CLOTHNG	30,000	30,000	9,833.00	1,848.00	10,266.00	9,901	67.00
01220	54901	FOOD:GENERAL	1,000	1,000	0.00	0.00	0.00	1,000	0.00
01220	55101	BOOKS/SUBSCRIPTIONS	1,500	1,500	7,101.81	959.40	6,529.74	-12,132	908.80
01220	57101	IN-STATE:MISC TRAVEL	2,500	2,567	4,749.66	461.75	2,702.79	-4,885	290.30
01220	57301	DUES:PROFESSNL ORGANIZATN	3,500	3,500	3,547.50	0.00	0.00	-48	101.40
01220	58501	ADD EQ:NEW EQUIP	0	1,242	302.40	0.00	3,242.12	-2,302	285.40
		TOTAL OPERATING	327,500	345,953	225,200.60	26,455.84	123,402.81	-2,651	
01220		Total 01220 FIRE DEPARTMENT	3,624,726	3,643,179	2,700,982.58	356,984.03	123,402.81	818,794	77.50



Town Manager's Activities Report

Agenda Item #	X. 2.
Date	04/03/24

Staff

Town Manager, Assistant Town Managers, Administration Staff, Others

Subject

Monthly Town Management Activity Report

Business as Usual

- May 7, 2024 Annual Town Meeting prep (communications with various parties, FinCom meetings, follow-up, add'l information gathering, assembling/posting/printing/mailing the warrant; preparation of outreach on debt exclusion articles)
- Strategic Plan Follow-up (Staff implementation groups established and underway; scheduling updates at meetings)
- Monthly Town Manager E-news
- FY 26 Budget and Capital Prep

Strategic/Major Initiatives

- Baxter Road Alt Access and SBPF Geotube Project
- Sheep Pond Road
- Our Island Home Work Group & Organization of Upcoming Meetings with Sherburne Commons Board, Residents, Outreach to Abutters, Town Departments
- Long-term Solid Waste Planning
- STR Registration Program
- PFAS
- DPW Campus
- Waitt Drive Seasonal Housing
- Washington Street Corridor / Downtown Flood Barrier Project(s)
- Surfside Area Roadway, Stormwater and Sidepath Project
- PFAS
 - Water Main expansion west of Airport, Tom's Way, Arkansas
 - Landfill groundwater sampling
 - WWTF influent sampling
 - Foam destruction pilot project

- Housing initiatives:
 - coordination of public outreach as to Town Housing activities;
 - internal staff group for municipal employee housing development potential;
 - consistent updates with core housing/real estate staff on employee housing initiatives, opportunities;
 - leases/licenses; property management issues
 - update of 2-4-6 site plan for SB review

Staffing / Personnel Management-Related

- Real Estate Specialist and Rental Property Manager – hired √√
- Health and Human Services Director hiring process underway
- Deputy Fire Chiefs (x2) – hired √√
- DEI Director – job description/alternative opportunities under evaluation with Town employee DEI Committee, Cabinet
- Project Manager final interviews
- Professional development plan in progress/implementation

Other

- Mass Municipal Association webinars
- Washington Street coastal resilience planning – joint initiative with Land Bank
- Real Estate Issues
- Town Bldg Complex exterior repairs
- Policy updates: ~~flags~~, first amendment, public art, ~~public comment~~
- Follow up with scheduling joint meetings with NP&EDC, Planning Board, ConCom, Board of Health, Finance Committee re: Strategic Planning/Communications
- Organization of Conflict of Interest training for Board/Committee/Commission members
- Cape Cod & Islands Water Protection Fund meeting with Cape Cod Commission staff
- Development of Departmental Monthly Reports to Select Board (replacing quarterly budget reports)
- NCTV additional services contract
- Summer 2024 Prep
- Government 101 project

Meetings

WEEKLY MEETINGS:

- Department Heads and Assistant TMs 1:1
- Agenda Prep – weekly meetings
- PFAS weekly
- Water main ext project (weekly)

MONTHLY MEETINGS

(or sometimes Bi-Monthly):

- Cabinet
- Town Admin Staff – 2 separate meetings monthly
- Cape Cod Managers
- Solid Waste Long-Term Planning

- OIH Facility
- Baxter Road Relocation
- Land Bank – Town Admin check in

AD HOC/SEASONAL:

- TM/ATM Planning Session
- Staffing/Priority Hiring

QUARTERLY:

- Strategic Plan Internal Staff
- Cabinet Problem-Focused Retreat quarterly (ideally)

Municipal Roads/Infrastructure Projects Road Reconstruction Update

DPW - SPRING 2024 ANNUAL ROAD WORK

Paving

Road/Project	From	To	Process
Sankaty at Coffin Intersection Improvements ⁽¹⁾			Reconstruction
Sankaty Rd.	Coffin St.	Bayberry Ln.	Overlay
Coffin St.	Sankaty Rd.	W. Sankaty Rd.	Overlay
Polpis Rd.	Quidnet Int.	286 Polpis Rd.	Overlay
Polpis Rd. ⁽²⁾	Life Saving Museum	173 Polpis Rd.	Overlay
Cliff Rd.	John Adams Way	Crooked Lane	Overlay

⁽¹⁾ Scheduled for week after Daffodil Festival

⁽²⁾ Dependent upon spot repair or lining of culvert.

Sidewalks

Road	From	To	Process
Federal St.	E. Chestnut St.	Oak St.	Brick R&R
Federal St.	Chestnut St.	India St.	Curb & Brick R&R
Center St. @ Broad	#37/#35 Center PL		Curb & Brick R&R
	#37 Center/#24 Broad PL		Curb & Brick R&R

Cobblestone

Road	From	To
E. Chestnut (westbound travel lane)	S. Water St.	Federal St.
Oak St. (westbound travel lane)	S. Water St.	Federal St.
Main Street	Various spot repairs	

Higher Priority Spot Repairs

- 14 Orange Street – slate sidewalk and curbing repair (completed March 2024)
- Install curb ramps at crosswalks on Orange St. near MHC/OIH (completed March 2024)
- First Way – Concrete raised crosswalk repair (April vacation week – change to asphalt)
- Install granite block apron at #54 Madaket Road (LB bamboo forest property)

Lower Priority Spot Repairs

- 23 W. Chester St. sidewalk repair
- 72 Main St. sidewalk and curb repair
- 43 Centre St. (on Ash at basement egress)
- 32 Milk Street – remove asphalt and install new brick sidewalk

SEWER - CMOM PROJECT

- E Dover St - trench patch pavement (binder) - completed week of 3/25
- King St/Shell St - trench patch pavement (binder) - started week of 3/25; should be complete by 4/1
- Vestal St - sewer construction still ongoing; will have trench patch pavement (binder) upon completion of construction

SEWER - 3RD SEWER FORCE MAIN PROJECT

- Lily St - binder paving of roadway and temporary curbing - like on Centre St
- Liberty St from N Liberty St to intersection of Liberty St and Garnder St - sewer construction still ongoing; will have binder paving of roadway and sidewalks - like on Centre St
- Atlantic Ave - construction close to completion; will have binder paving of roadway and sidewalks
- Pleasant St/Silver St - binder paving of roadway

WATER MAIN PROJECT WEST OF AIRPORT

- Monohansett Rd, Okorwaw Ave, Lovers Ln (from Okorwaw Ave to Boulevard) - trench width pavement (binder)
- Lovers Ln (unpaved portion) - grading
- Skyline Dr - full depth road reclamation and construction from Woodland Dr to Okorwaw Ave
- Webster Rd - mill and overlay pavement
- Nobadeer Way - mill and overlay pavement

Balanced STR Policy

Outline of an STR policy that balances a wide range of community goals.

Introduction

The following 4 bullet points are a high-level summary to provide context for the rest of the document.

Zoning Bylaw (ZBL)

- Defines Accessory Use for both Primary and Non-Primary Residences and allow it anywhere
- Defines Primary Use, allowed by prior MA DOR Registration or under a Cap in the GBL

General Bylaw (GBL)

- Defines legal ownership by Natural Persons and limits STR ownership to 1 per person
- Allows for 10 years of Legacy ownership for greater than 1 STR or by non-natural persons

Goals

This package is designed with the following goals in mind:

- If you were renting, you can keep renting - honor past financial decisions
- Honor historic use of STRs on Nantucket while acknowledging recent legal decisions
- Use a cap to limit new investment into full time STRs until we better understand their impacts
- Allow accessory STRs everywhere for generating extra income and to increase capacity
- Align our STR policy with other needs in the community such as housing
- Generate revenue for the town to manage this process, without burdening taxpayers
- Set policy and plans that keep Nantucket's future in Nantucket resident's hands
- Acknowledge that we can't turn back the clock, we can't grow forever, and we have to choose what we are willing to give up for the future we want

Summary Points for STR Policy

Key Definitions (more definitions needed for warrant)

- Certificate of Registration - The town's STR registration
 - Abbreviated as: COR, Accessory Use COR, Primary Use COR
- Primary Residence – The residential unit where the operator has established permanent residency

Zoning Bylaw (ZBL)

1. Accessory Use

1. Short Term Renting is an allowable Accessory use
2. There is no limit to the number of Accessory Use CORs
3. The following 4 situations will be considered accessory use:
 - i. Any number of days rented in an owner's Primary Residence when they are not home
 - ii. Any number of days rented in a secondary dwelling that is on the same property as the owner's Primary Residence
 - iii. Any number of days rented under the same contract for both i and ii above
 - iv. One or two residential units on the same property, neither of which are the owner's primary residence, may be rented for 31 Days or fewer per year

2. Primary Use

1. A limited number of Primary Use CORs will be granted as an exception to Primary Residential use, governed by a Cap in The General Bylaw
2. The Primary Use COR may be renewed annually, in compliance with ZBL and GBL unless forfeited due to sale, inactivity, or violation
3. The Primary Use COR may be kept without STR activity if one or both residential units are being used as someone's primary residence
4. Primary Use COR will allow for an unlimited total number of days per year

3. Governing, Fees, Definitions, Etc

1. Two different fee structures for Accessory and Primary Use
2. Establish responsibility for the appeals process to hear Hardship and Special Circumstances
3. Only one COR will be granted per property, which will allow for up to 2 residential units to be rented as Short-Term Rentals
4. Only one Short Term Rental contract is allowed at a time, per COR

General Bylaw (GBL)

4. Ownership

1. Only Natural Persons may own a property that is granted a Certificate of Registration
2. 1 STR Per Natural Person
3. 10 Year Legacy Protection for non-conforming ownership w/ proof of MA DOR registration and prior taxes paid
4. A list of properties and owners is available to the public

5. Cap on Registrations for Primary Use

1. Initial registration period for any STR with a Mass DOR registration at the time of passage
2. After the registration period closes, a cap on the total # of RPU's will be in effect
3. The Cap will be proportional to the Subsidized Housing Inventory (SHI) with a ratio of 1:1
SHI = 618 >>> Primary USE COR Cap = 618
4. Certificates of Registrations for Primary Use will be reissued when the number of Primary Use CORs falls below the cap and issued according to a plan determined by the town administration

Examples

This is not a complete list of every situation but is designed to help people understand how the policy would impact them. It is broken into four groups by “Type of Use” and “History of Use”.

Accessory Use with/without a prior MA DOR Registration

For those who want to STR in the future, with or without an MA DOR Registration prior to passage

- A natural person can accessory STR their primary residence, including:
 - Renting their primary residential unit while they are away
 - Renting a secondary residential unit any time
 - Renting both primary and secondary residential units, while they are away
- A natural person can STR one or two residential units on one property, that is not their primary residence, for 31 days or less per year.

Primary Use without a prior MA DOR Registration

For those who want to STR in the future, but do not have a MA DOR Registration prior to passage

- A natural person can full time STR one or two residential units on one property in the future, if they get a Primary Use COR available under the cap (subject to waitlist)

Primary Use with Prior DOR Registration & with/without a History of Rentals

For those who have an MA DOR Registration at the time of passage and register for Primary Use COR during the “Legacy Window”

- A natural person, with 1 STR, can STR full time
- A natural person, with 1 STR, can allow their property to continue indefinitely as someone’s primary residence (such as a renter) without losing permission to STR full time in the future

Primary Use with Prior DOR Registration & with History of Rentals

For those who have an MA DOR Registration at the time of passage, a history of STRs, and register for Primary Use COR during the “Legacy Window”

- A natural person, with 2 or more STRs, can STR all properties full time for 10 years, after which they can only STR 1 full time
- A couple that co-own 2 STRs, can STR both full time
- A corporation with 1 or more STRs, may STR full time for 10 years, after which it may not STR at all

From: [Charity Benz](#)
To: [Erika Mooney](#)
Subject: Select Board Meeting, April 3, 2024
Date: Tuesday, April 2, 2024 2:15:20 PM
Attachments: [Charity-Final.png](#)
[STM STR ARTICLE.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Erika:

I represent a group of concerned citizens planning to submit a zoning article at a Special Town Meeting. This article, which I have attached below, essentially codifies short term rentals as a customary accessory use in the Nantucket tradition. This use was recognized by Judge Vhay in his decision in the Ward v. Grapes and Town of Nantucket.

We are confident that our group has crafted a concise, straightforward article that will appeal to voters and which permits a generous window for short term rentals for residents and non-residents alike. It is also designed to help increase long term rental inventory for local families.

Our article allows homeowners to short term rent for as many days as they occupy their homes, less one day, but permits long term rentals to extend that period. It favors homeowners, especially year-round residents who will be able to rent more days because they live here and, when renting in the Nantucket tradition, won't have to compete against investors. This article is consistent with Nantucket zoning which is an important protection for our community.

We plan to appear at tomorrow's Select Board meeting to discuss this article at Agenda Item XI, and I would appreciate your adding it to the packet. I look to you for any further guidance in that regard.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charity", with a long, sweeping underline.

Charity Benz

ARTICLE __
Short-Term Rentals
(Zoning Bylaw Amendment: Short-Term Rentals)

To see if the Town will vote to amend the Zoning Bylaws by amending Chapter 139 by inserting a new provision as follows, and further to authorize the Town Clerk to make non-substantive, ministerial revisions to the numbering of this bylaw in order that it be in compliance with the numbering format of the Code of the Town of Nantucket; or to take any other action relative thereto:

§139-__ SHORT-TERM RENTALS

In residential districts, Short-Term Rentals (“STRs”) are permitted as an accessory use to a permitted principle use, subject to the following limitations:

1. Short Term Rental use cannot exceed the total number of days the property is occupied by the owner or residential rental(s) of 31 consecutive days or more (without sublet), minus one day;
2. During the months of June through September, each STR shall be a minimum stay of 7 days; and
3. The Short-Term Rental is registered with the Town and operated in accordance with General Bylaw § 123.

All STRs occurring when the property is Owner Occupied, as defined in Section 139-2, shall be permitted as of right and exempt from calculations of the limitations set forth in this provision. Cottage colonies that were operating as Short-Term Rentals prior to 1972, when Nantucket enacted zoning, are exempt from the provisions of this Section. All other STRs in residential districts are prohibited.

From: [Charity Benz](#)
To: [Erika Mooney](#)
Subject: Amended Item 1 for article
Date: Wednesday, April 3, 2024 7:01:49 PM
Attachments: [Charity-Final.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Erika:

Is there any way you can replace the language in item 1 as follows?

The number of short term rental use days permitted is the lesser of 56 days or the number of days the dwelling is occupied by the owner less one day. For purposes of this article, long term rentals of 31 consecutive days or more, without sublet, shall be considered days occupied by owner.

Thanks.

A handwritten signature in black ink, appearing to read "Charity", with a stylized flourish at the end.

From: [Dawn E Hill Holdgate](#)
To: [Libby Gibson](#); [Brooke Mohr](#); [Erika Mooney](#); [John Giorgio](#)
Subject: Another STR idea
Date: Wednesday, April 3, 2024 3:06:29 PM
Attachments: [KP-#890280-v1-KP-#890265-v1-Revised Section M.DOCX](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dawn E. Hill Holdgate
Broker, Great Point Properties
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dawn@greatpointproperties.com
www.greatpointproperties.com
Licensed by the Commonwealth of Massachusetts
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To see if the Town will vote to amend Section 123-3 of the Town Code by adding a new Subsection H to read as follows:

No person or other legal entity holding a certificate of registration for a dwelling unit may engage in the Short-Term Rental of said property that has a change of occupancy of more than twelve times during any calendar year.

Or to take any other action relative thereto.

2024 STM at ATM DRAFT Timeline
as of 04/02/2024
Endorsed by SB:

Date	Time	Activity
Wed, Apr 3	5:30 PM	SB schedules STM for 5/7 and adopts warrant with any Comments*
Thurs, Apr 4		Any zoning articles transmitted to Planning Board**
Fri, Apr 5		FinCom public hrg notice sent to I&M (for hrg on 4/11)
Thurs, Apr 11		Warrant published in I&M
Thurs, Apr 11	4:00 PM	FinCom public hearing on warrant article(s); Town Counsel present (on-line); FinCom adoption of Motion(s) (OR determine Motion(s) to follow at STM)
Fri, Apr 12		Warrant sent to printer; mailed to voters***
TBD	TBD	Planning Board hearing re zoning articles****
Thurs, Apr 25	5:00 PM	Finance Committee ATM Informational Session - ADD STM?
Thurs, May 2	1:00 PM	FinCom reviews Technical Amendments
Thurs, May 2	2:00 PM	pre-ATM conference with Moderator -- ZOOM
Tues, May 7	5:00 PM	STM starts (ATM opened, recessed for STM)
Wed, May 8	5:00 PM	2024 ATM, continued - if needed
Thurs, May 9	5:00 PM	2024 ATM, continued - if needed
NOTES:		
* Warrant open and closed at the meeting		
** Timeline does not include dates for any required PB public hearings		
with FC motions by 4/5)		
**** Planning Board hearing for any zoning articles will not happen before warrant is printed and mailed; would have to be scheduled and any Motion issued at STM		