



## AMENDED MEETING POSTING

Original posting date: 5/28/2024 Original Posting # T 489  
Amended posting date: 5/28/2024 Amended Posting # T 491

### 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)

### RECEIVED

2024 MAY 30 PM 04:03  
NANTUCKET TOWN CLERK  
Posting Number:T 499

|                   |                                             |
|-------------------|---------------------------------------------|
| Committee/Board/s | SELECT BOARD SHORT-TERM RENTAL SUBCOMMITTEE |
|-------------------|---------------------------------------------|

|                     |                                  |
|---------------------|----------------------------------|
| Day, Date, and Time | TUESDAY, JUNE 4, 2024 AT 6:00 PM |
|---------------------|----------------------------------|

|                    |                               |
|--------------------|-------------------------------|
| Location / Address | REMOTE PARTICIPATION VIA ZOOM |
|--------------------|-------------------------------|

|                                            |              |
|--------------------------------------------|--------------|
| Signature of Chair or<br>Authorized Person | ERIKA MOONEY |
|--------------------------------------------|--------------|

**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/83631909009?pwd=uZaPaYVJaVaLFNUN5FxcpsEa6hCagj.1>

Meeting ID: 836 3190 9009

Passcode: 853834

- I. CALL TO ORDER*
- II. SELECT BOARD LED DISCUSSION FOR POTENTIAL CONSOLIDATION OF CITIZEN  
AND/OR TOWN-SPONSORED SHORT-TERM RENTAL WARRANT ARTICLES.*
- III. ADJOURNMENT*

**\*\* Public Comment will be held until the Thurs. June 6, 2024 Select Board Short-Term Rental  
Subcommittee meeting.**

## Citizen Warrant Article

Primary Sponsor Name: Charity I Benz, on behalf of Put Nantucket Neighborhoods First

Address: 5 Milestone Crossing  
Nantucket, MA 02554

Email: cibenz@comcast.net

Phone #: (508) 292-8290

Warrant Article Title: Zoning Bylaw Amendment Regulating Short-Term Rental Use

To see if the Town will vote to (may attach body of article on separate page):

Please see attached 8 petition sheets containing the signatures of 112 Registered Nantucket voters

*Charity I Benz*  
*May 28, 2024*

## **PNNF STR Article**

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

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

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

#### **SHORT-TERM RENTAL**

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

#### **ACCESSORY SHORT-TERM RENTAL**

A Short-Term Rental use that complies with this bylaw.

2. Amend § 139-7A (Use Chart) by inserting “Accessory Short-Term Rental” between “Tertiary Dwelling” and “Apartment Building” in the Use column and inserting the designation “A” in all columns with a “Note: Subject to the requirements of §139-38.”

3. Add a new section to Chapter 139 as follows:

#### **§139-38 ACCESSORY SHORT-TERM RENTALS**

1. In residential districts, each Lot may be used as an Accessory Short-Term Rental for 28 days (4 weeks) per calendar year as a permitted Accessory Use to a Principal Use, subject to the following conditions:
  - a. The Lot is used for Residential Use at least 32 days per calendar year.
  - b. The Lot may be used as an Accessory Short-Term Rental for an additional 7 calendar days (1 week) for every additional 28 calendar days (4 weeks) of Residential Use beyond the minimum in Subsection 1.a.
  - c. On Lots with multiple Dwelling Units, the Accessory Short-Term Rental limits set forth herein are cumulative of all Dwelling Units on a Lot, and there shall be only one Dwelling Unit used as an Accessory Short-Term Rental at any one time;
  - d. There shall be a minimum stay of 4 calendar days for Accessory Short-Term Rentals throughout the year, except July and August when the minimum stay shall be 7 calendar days;
  - e. A Lot shall have no more than eight changes in Accessory Short-Term Rental occupancy during a calendar year; and

- f. All Accessory Short-Term Rentals shall be registered with the Town and operated in accordance with General Bylaw § 123 of the Town Code.
- 2. Exemptions. All Accessory Short-Term Rentals occurring during any time when the Lot is Owner Occupied shall be permitted as of right and exempt from the limitations set forth in this provision, except that Subsection 1.d above shall apply.
- 3. To register under General Bylaw § 123 as an Accessory Short-Term Rental Use, the Owner must submit as part of its annual registration documents: (a) copies of all rental contracts for the prior year (redacted as appropriate); (b) signed certification documenting compliance with the limitations set forth in this Bylaw regarding Residential Use, Accessory Short-Term Rental days, turnovers and any other information required by the Board of Health.
- 4. All other Short-Term Rentals in residential districts are prohibited.
- 5. For the purposes of this Section only, Residential Use shall mean occupied by the Owner or tenancy of at least 32 consecutive days in any calendar year without sublet.

Or to take any action relative thereto.

## PROPOSED BYLAW ON SHORT-TERM RENTALS

### §139-\_\_ SHORT-TERM RENTALS

1. In residential districts, each Lot may be used as a Short-Term Rental ("STR") for 28 days (4 weeks) per calendar year as a permitted accessory use to a Principal Use, subject to the following conditions:
  - a. The Lot is used for Residential Use at least 32 days per calendar year.
  - b. The Lot may be used as an STR for an additional 7 days (1 week) for every additional 28 days (4 weeks) of Residential Use beyond the minimum in Subsection 1.a.
  - c. On Lots with multiple Dwelling Units, the STR limits set forth herein are cumulative of all Dwelling Units on a Lot, and there shall be only one Dwelling Unit used as an STR at any one time;
  - d. There shall be a minimum stay of 4 days for STRs throughout the year, except July and August when the minimum stay shall be 7 days;
  - e. A Lot shall have no more than eight changes in STR occupancy during a calendar year; and
  - f. All Short-Term Rentals shall be registered with the Town and operated in accordance with General Bylaw § 123.
2. Exemptions. All STRs occurring when the Lot is Owner Occupied shall be permitted as of right and exempt from the limitations set forth in this provision, except that Subsection 1.d above shall apply. Cottage colonies that were operating as Short-Term Rentals prior to 1972, when Nantucket enacted zoning, are exempt from the provisions of this Section.
3. To register under General Bylaw § 123 as an accessory use STR, the Owner must submit as part of its annual registration documents: (a) copies of all rental contracts for the prior year (redacted as appropriate); (b) signed certification documenting compliance with the limitations set forth in this Bylaw regarding Residential Use, STR days, turnovers and any other information required by the Planning Department or pursuant to regulations promulgated by the Board of Health governing the use of STRs.
4. All other STRs in residential districts are prohibited.
5. For the purposes of this Section only, Residential Use shall mean occupied by the Owner or tenancy of at least 32 consecutive days without sublet.

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 28, 2024

2:10 pm

~~\_\_\_\_\_~~ considering the attached article regarding short term rental.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                                                                                                                                 | II                                | III                               |                                    |
|----|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|------------------------------------|
|    | C Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W P<br>a r<br>e<br>d c<br><br>0 1 | PRINTED NAME                       |
| 1  | ✓ <i>Charity Ben</i>                                                                                                            | 5 MILESTONE CROSSING              | 0 1                               | CHARITY BEN                        |
| 2  | ✓ <i>Rick Atherton</i>                                                                                                          | 48 Syjam Road                     | 0 1                               | Rick Atherton                      |
| 3  | ✓ <i>Clifford Williams</i>                                                                                                      | 11 Somerset Rd                    | 0 1                               | Clifford Williams                  |
| 4  | ✓ <i>Bamela Perun</i>                                                                                                           | 4 Roberts Lane                    | 0 1                               | Bamela Perun                       |
| 5  | ✓ <i>Paul Connors</i>                                                                                                           | 23 ATLANTIC                       | 0 1                               | PAUL CONNORS                       |
| 6  | ✓ <i>Justin P. Connors</i>                                                                                                      | 23 Atlantic Ave                   | 0 1                               | <del>PAUL P</del> JUSTIN P CONNORS |
| 7  | ✓ <i>Frances Karttunen</i>                                                                                                      | 62 Center Street                  | 0 1                               | Frances Karttunen                  |
| 8  | ✓ <i>Jerry Lendway</i>                                                                                                          | 19 Cato Ln.                       | 0 1                               | Jerry Lendway                      |
| 9  | ✓ <i>Kristin C. Lendway</i>                                                                                                     | 19 Cato Ln.                       | 0 1                               | Kristin Lendway                    |
| 10 | ✓ <i>Judith A. Collatz</i>                                                                                                      | 12 Harbor View Way                | 0 1                               | Judith A. Collatz                  |
| 11 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 12 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 13 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 14 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 15 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 16 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 17 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 18 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 19 |                                                                                                                                 |                                   | 0 1                               |                                    |
| 20 |                                                                                                                                 |                                   | 0 1                               |                                    |

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 10 ) TEN

signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

*Nancy L. Holmes*  
*Judith Wodynski*  
*Carolyn A. Gould*  
Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

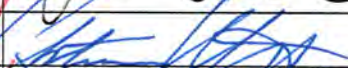
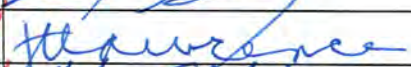
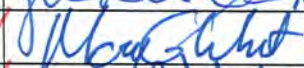
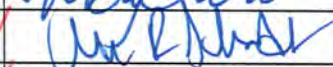
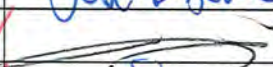
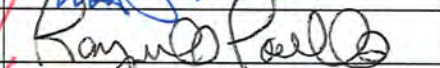
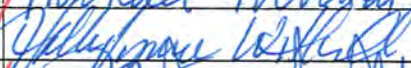
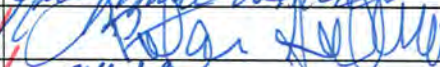
May 28, 2024  
2:10 pm

~~For the purpose of considering~~ The attached article regarding Short term rentals.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                            | III                               |                                            |                             |                           |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------|-----------------------------|---------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>e<br>d<br>c<br><br>0 1 | P<br>r<br>e<br>c<br><br>0 1 | PRINTED NAME              |
| 1  | ✓                     |                                            | 27 LILY ST                        | 0                                          | 1                           | ABIGAIL CAMI <sup>P</sup> |
| 2  | ✓                     |                                            | 40 VESPER                         | 0                                          | 1                           | Christina Wiggins         |
| 3  | ✓                     | Diane Elliott                                                                                                                 | 28 Lily St                        | 0                                          | 1                           | Diane Elliott             |
| 4  | ✓                     |                                            | 32 Lily St.                       | 0                                          | 1                           | Richard Gray              |
| 5  | ✓                     |                                            | 32 Lily St                        | 0                                          | 1                           | Joanne Lawrence           |
| 6  | ✓                     |                                            | 35 Lily St                        | 0                                          | 1                           | Mary G West               |
| 7  | ✓                     |                                            | 3 CHASE Lane                      | 0                                          | 1                           | ANNE SCHMIDT              |
| 8  | ✓                     |                                            | 27 LILY ST                        | 0                                          | 1                           | ELIZABETH CAMP            |
| 9  | ✓                     |                                            | 28 Burnell St                     | 0                                          | 1                           | Mary SMITH                |
| 10 | ✓                     | Raymond Pohl                                                                                                                  | 24 Pine Street                    | 0                                          | 1                           | Raymond Pohl              |
| 11 | ✓                     |                                            | 44 UNION ST                       | 0                                          | 1                           | DAE W B COOMBS            |
| 12 | ✓                     | Laura Camp                                                                                                                    | 10 Mount Vernon St                | 0                                          | 1                           | LAURA CAMP                |
| 13 | ✓                     | Michael Molinar                                                                                                               | 99 Orange St                      | 0                                          | 1                           | MICHAEL MOLINAR           |
| 14 | ✓                     |                                            | 45 fairgrounds Rd                 | 0                                          | 1                           | HOLLY WITTIGELL           |
| 15 | ✓                     |                                            | 21 Hummock Pond                   | 0                                          | 1                           | Peter Sendelbach          |
| 16 | ✓                     |                                            | 21 Hummock Pond Road              | 0                                          | 1                           | Otto Stark Sendelbach     |
| 17 | ✓                     | Martin McKerron                                                                                                               | 106 W. CHESTER ST                 | 0                                          | 1                           | MARTIN MCKERROW           |
| 18 | ✓                     | Renee Hanan                                                                                                                   | 23 Lily St                        | 0                                          | 1                           | RENEE HANAN               |
| 19 | ✓                     | C. Addison Hanan                                                                                                              | 23 Lily St.                       | 0                                          | 1                           | CADDISON HANAN            |
| 20 | ✓                     | Jeanne Riggs                                                                                                                  | 15 HEDDLEWOOD                     | 0                                          | 1                           | JEANNE RIGGS              |

Instructions to Registrars

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Check this ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 20 ) Twenty signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)  
Carol A. Goff  
Marcy A. Holmes  
Judith Wodynski  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 28, 2024  
2:10 pm

~~for the purpose of considering~~ the attached article regarding short term rentals

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| 1  | ✓ <i>Anne Dewez</i>                                                                                                             | 5 Mill Street                     | 0 1                           | Anne Dewez          |
| 2  | ✓ <i>Laura Deane</i>                                                                                                            | 17 Pearl St.                      | 0 1                           | LAURA DEANE         |
| 3  | ✓ <i>Chuck Davis</i>                                                                                                            | 15 Mill St                        | 0 1                           | CHUCK DAVIS         |
| 4  | ✓ <i>Lindsay Wehr</i>                                                                                                           | 3 Marsh Hawk                      | 0 1                           | Lindsay Wehr        |
| 5  | ✓ <i>Christine Senfrol</i>                                                                                                      | 3 Mill St.                        | 0 1                           | Christine Senfrol   |
| 6  | ✓ <i>Sam Baker</i>                                                                                                              | 30 Hussey St                      | 0 1                           | Sam Baker           |
| 7  | ✓ <i>Dorothy B Baker</i>                                                                                                        | 30 Hussey St                      | 0 1                           | Dorothy B. Baker    |
| 8  | ✓ <i>Nancy Camara</i>                                                                                                           | 65 Goldfinch Dr                   | 0 1                           | Nancy Camara        |
| 9  | ✓ <i>Tammy Murphy</i>                                                                                                           | 2 Daffodil Ln                     | 0 1                           | Tammy Murphy        |
| 10 | ✓ <i>Mary Howell</i>                                                                                                            | 4 Copper Lane                     | 0 1                           | Mary Howell         |
| 11 | ✓ <i>Susan Campese</i>                                                                                                          | 5 Gloucester St.                  | 0 1                           | Susan Campese       |
| 12 | ✓ <i>Edmund Liddle</i>                                                                                                          | 7 Mill St                         | 0 1                           | Edmund Liddle       |
| 13 | ✓ <i>Deborah Beale</i>                                                                                                          | 9 Sherburne Commons               | 0 1                           | Deborah Beale       |
| 14 | ✓ <i>Ann B Oliver</i>                                                                                                           | 24 Sherburne Commons              | 0 1                           | Ann B OLIVER        |
| 15 | ✓ <i>Stephen Surtis</i>                                                                                                         | 50 MIA Comet Ave                  | 0 1                           | STEPHEN SURTIS      |
| 16 | ✓ <i>J P Caron II</i>                                                                                                           | 16.5 Wydale Rd                    | 0 1                           | J P Caron II        |
| 17 | ✓ <i>Polly Thayer Miles</i>                                                                                                     | 9 Old Quodret Mill Rte.           | 0 1                           | Polly Thayer Miles  |
| 18 | ✓ <i>Nathaniel Philbrick</i>                                                                                                    | 4 Silver St.                      | 0 1                           | Nathaniel Philbrick |
| 19 | ✓ <i>Melissa Philbrick</i>                                                                                                      | 4 Silver St.                      | 0 1                           | Melissa Philbrick   |
| 20 | ✓ <i>Virginia Kinney</i>                                                                                                        | 3 1/2 Silver St.                  | 0 1                           | VIRGINIA KINNEY     |

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*Judith Wodzynski*  
*Spacy 2 Holmes*  
*Carolyn A. Gould*  
Registrars of Voters of the Town of Nantucket

DATE and TIME this paper received by Registrars  
May 28, 2024  
2:10pm

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

~~Consider the proposed~~ considering the attached article regarding short term rentals.

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| 1  | ✓                     | <i>Leigh Marr</i>                                                                                                             | 61C Masadah Ln                    | 0                                    | 1                               | Leigh Marr           |
| 2  | ✓                     | <i>Tana O'Keefe</i>                                                                                                           | 3 Burnt Swamp Ln                  | 0                                    | 1                               | Tana O'Keefe         |
| 3  | ✓                     | <i>Leslie Forbes</i>                                                                                                          | 19 LONG POND DR                   | 0                                    | 1                               | LESLIE FORBES        |
| 4  | ✓                     | <i>David D. Werth</i>                                                                                                         | 19 LONG POND DR                   | 0                                    | 1                               | DAVID D. WERTH       |
| 5  | ✓                     | <i>Noel Berry</i>                                                                                                             | 16 WOODBURY LANE                  | 0                                    | 1                               | NOEL BERRY           |
| 6  | ✓                     | <i>Paul J Bruno</i>                                                                                                           | 16 WOODBURY LANE                  | 0                                    | 1                               | PAUL J BRUNO         |
| 7  | ✓                     | <i>Catha Ray</i>                                                                                                              | 7 GOLD STAR DR                    | 0                                    | 1                               | Catha Ray            |
| 8  | ✓                     | <i>Emily Pihl</i>                                                                                                             | 15 MIZZENMAST Rd                  | 0                                    | 1                               | EMILY PIHL           |
| 9  | ✓                     | <i>Barbara Holsted</i>                                                                                                        | 14 Lyon St                        | 0                                    | 1                               | Barbara Holsted      |
| 10 | ✓                     | <i>Toni B. McKereau</i>                                                                                                       | 106 West Chester St               | 0                                    | 1                               | Toni B. McKereau     |
| 11 | ✓                     | <i>Alline Grider</i>                                                                                                          | 10 F STREET                       | 0                                    | 1                               | Alline GRIDER        |
| 12 | ✓                     | <i>Catherine M Slattery</i>                                                                                                   | 261 Madaket Rd                    | 0                                    | 1                               | Catherine M Slattery |
| 13 | ✓                     | <i>V.E. Girvan Lipuma</i>                                                                                                     | 11 Midland Ave                    | 0                                    | 1                               | V.E. Girvan Lipuma   |
| 14 | ✓                     | <i>Joseph P. Lipuma</i>                                                                                                       | 11 Midland Ave                    | 0                                    | 1                               | Joseph P. Lipuma     |
| 15 | ✓                     | <i>Jocelyn Duffey</i>                                                                                                         | 12 Long Pond                      | 0                                    | 1                               | Jocelyn Duffey       |
| 16 | ✓                     | <i>Paul Genis</i>                                                                                                             | 12 Long Pond Dr.                  | 0                                    | 1                               | PAUL GENIS           |
| 17 | ✓                     | <i>Elizabeth Braun</i>                                                                                                        | 90 W. CHESTER                     | 0                                    | 1                               | ELIZABETH BRAUN      |
| 18 | ✓                     | <i>Kramer Johnson</i>                                                                                                         | 54 ESSEX RD                       | 0                                    | 1                               | Kramer Johnson       |
| 19 | ✓                     | <i>Kathryn Coyne</i>                                                                                                          | 17 Long Pond DR.                  | 0                                    | 1                               | Kathryn Coyne        |
| 20 | ✓                     | <i>John Coyne Jr.</i>                                                                                                         | 17 Long Pond Dr                   | 0                                    | 1                               | John Coyne Jr.       |

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*[Signatures of Registrars]*  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

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| I  |                       | II                                                                                                                                        | III                                  |                                     |                           |                     |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|---------------------------|---------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>r<br>e<br>d<br><br>0 | P<br>r<br>e<br>c<br><br>1 | PRINTED NAME        |
| 1  | ✓                     | PHarding                                                                                                                                  | 3 Saxeamin Way                       | 0                                   | 1                         | Patricia Harding    |
| 2  | ✓                     | M Fale                                                                                                                                    | 52 Cato Ln                           | 0                                   | 1                         | Maria Fale          |
| 3  | ✓                     | Howard                                                                                                                                    | 16 Polpis                            | 0                                   | 1                         | Ellie Howard        |
| 4  | ✓                     | N. Ridge                                                                                                                                  | 97 Goldfinch                         | 0                                   | 1                         | Nicole Ridge        |
| 5  | ✓                     | M. Sybert                                                                                                                                 | 3 meadowview Drive                   | 0                                   | 1                         | Madeleine Sybert    |
| 6  | N                     | C. Collins                                                                                                                                | 6 Tripp Drive                        | 0                                   | 1                         | Courtney Collins    |
| 7  | N                     | J. Spence                                                                                                                                 | 693 Vestal St.                       | 0                                   | 1                         | Gail Spence         |
| 8  | N                     | G. Myers                                                                                                                                  | 28 Kelly Rd                          | 0                                   | 1                         | Gillian Myers       |
| 9  | ✓                     | M. Lepore                                                                                                                                 | 87A Skyline Drive                    | 0                                   | 1                         | Mercedith Lepore    |
| 10 | ✓                     | C. McLaughlin                                                                                                                             | 30 Essex Rd                          | 0                                   | 1                         | Carol McLaughlin    |
| 11 | ✓                     | S. Kirk                                                                                                                                   | 8 Bayberry Ct #4                     | 0                                   | 1                         | Sarah Kirk          |
| 12 | ✓                     | C. Lepore                                                                                                                                 | 48 Prospect St.                      | 0                                   | 1                         | Kathleen Lepore     |
| 13 | ✓                     | EPH Lepore                                                                                                                                | 48 PROSPECT                          | 0                                   | 1                         | EPH LEPORE          |
| 14 | ✓                     | Ayesha Khan                                                                                                                               | 11 South Valley Rd.                  | 0                                   | 1                         | Ayesha Khan         |
| 15 | ✓                     | Jerry W. Adams                                                                                                                            | 6 MEADOWVIEW DR                      | 0                                   | 1                         | Jerry W. Adams      |
| 16 | ✓                     | Paola Velez                                                                                                                               | 73 D Himsdale Rd                     | 0                                   | 1                         | Paola Velez         |
| 17 | ✓                     | Cynthia C vonKampen                                                                                                                       | 84 Skyline Dr                        | 0                                   | 1                         | Cynthia C vonKampen |
| 18 | ✓                     | Sally Obrenski                                                                                                                            | 7 Kelley Rd                          | 0                                   | 1                         | Sally Obrenski      |
| 19 | ✓                     | Audrey Obrenski                                                                                                                           | 7 Kelley Rd                          | 0                                   | 1                         | Audrey Obrenski     |
| 20 | ✓                     | William Obrenski                                                                                                                          | 7 Kelley Rd                          | 0                                   | 1                         | William Obrenski    |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 17 ) Seventeen  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

*Judith W. Woodman*  
*Carolyn A. Gould*  
Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars  
May 28, 2024  
2:10 pm

~~\_\_\_\_\_~~

~~The purpose of considering~~ the attached article regarding short term rentals

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                                                                                                                                                            | II                                | III                                                                                    |                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------|---------------------|
|    | C<br>h<br>e<br>c<br>k<br>S<br>ignatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>a<br>n<br>t<br>e<br>d<br>P<br>r<br>e<br>s<br>e<br>n<br>t<br>e<br>d | PRINTED NAME        |
| 1  | ✓ <i>Patricia Wright</i>                                                                                                                                   | 10 Cherry St. 02554               | 0 1                                                                                    | Patricia Wright     |
| 2  | ✓ <i>Reginald Levine</i>                                                                                                                                   | 1 Prospect St 02554               | 0 1                                                                                    | Reginald Levine     |
| 3  | ✓ <i>Max J. Wolf</i>                                                                                                                                       | 14 Fair Street                    | 0 1                                                                                    | Max J. Wolf         |
| 4  | S <i>Faith Trable</i>                                                                                                                                      | 315 Polpis Rd                     | 0 1                                                                                    | Faith Trable        |
| 5  | ✓ <i>P. Anderson</i>                                                                                                                                       | 13 Deer Run.                      | 0 1                                                                                    | P. Anderson         |
| 6  | ✓ <i>Jan Kuptch</i>                                                                                                                                        | 27 Meadow View                    | 0 1                                                                                    | J. KUPATEK          |
| 7  | ✓ <i>Yvette St. Jean</i>                                                                                                                                   | 33 First Way                      | 0 1                                                                                    | Yvette St. Jean     |
| 8  | ✓ <i>Robert S. Elger</i>                                                                                                                                   | 48 Shakespeare Green              | 0 1                                                                                    | Robert S. Elger     |
| 9  | ✓ <i>Shelc Darn</i>                                                                                                                                        | 24 Bluebird                       | 0 1                                                                                    | Shelc Darn          |
| 10 | S <i>Merrilee Wing</i>                                                                                                                                     | 90 Box 2902                       | 0 1                                                                                    | Merrilee Wing       |
| 11 | ✓ <i>Whitney Burt</i>                                                                                                                                      | 60 N. Cambridge                   | 0 1                                                                                    | Whitney Burt        |
| 12 | ✓ <i>Birith Rustad</i>                                                                                                                                     | 85 Goldsmith Dr.                  | 0 1                                                                                    | Birith Rustad       |
| 13 | ✓ <i>Normand Berthelotte</i>                                                                                                                               | 85 Goldsmith Dr.                  | 0 1                                                                                    | Normand Berthelotte |
| 14 | ✓ <i>Lucy Bixby</i>                                                                                                                                        | 24 Gloucester St.                 | 0 1                                                                                    | Lucy BIXBY          |
| 15 | ✓ <i>Coastance Congdon</i>                                                                                                                                 | 4 Pine St                         | 0 1                                                                                    | Coastance Congdon   |
| 16 | ✓ <i>Joe Hammer</i>                                                                                                                                        | 14A Fair St                       | 0 1                                                                                    | JOE HAMMER          |
| 17 | ✓ <i>Stacey Sparty</i>                                                                                                                                     | 854 Polpis                        | 0 1                                                                                    | STACEY SPARTY       |
| 18 | ✓ <i>Peter J. Greenholz</i>                                                                                                                                | 254 Polpis                        | 0 1                                                                                    | Peter J. Greenholz  |
| 19 | ✓ <i>Mike Wood</i>                                                                                                                                         | 14 Fair St.                       | 0 1                                                                                    | Mike Wood           |
| 20 | ✓ <i>Erica Ellis Wideman</i>                                                                                                                               | 14 Macomet Ave                    | 0 1                                                                                    | ERICA ELLIS WIDEMAN |

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.  
Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 18 ) Eighteen signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

*Carolyn A. Gould*  
*Priscilla Holmes*  
*Judith Wodynski*  
Registrars of the Town of Nantucket

**SPECIAL TOWN MEETING - CITIZEN'S ARTICLE**

To see if the Town will vote to:

DATE and TIME this paper received by  
Registrars

May 28, 2024  
2:10 pm

~~Call a Special Town Meeting for the~~  
purpose of considering the attached  
article regarding short term rental.

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

**INSTRUCTIONS TO SIGNERS:**

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                                        | III                                  |             |             |                          |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------|-------------|--------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W           | P           | PRINTED NAME             |
|    |                       |                                                                                                                                           |                                      | a<br>r<br>d | r<br>e<br>c |                          |
| 1  |                       | <del>Charity Bend</del>                                                                                                                   | <del>5 HILLSTONE CROSSING</del>      | 0           | 1           | <del>CHARITY BEND</del>  |
| 2  |                       | <del>Bill Atherton</del>                                                                                                                  | <del>18 Syjam Road</del>             | 0           | 1           | <del>BILL ATHERTON</del> |
| 3  | ✓                     | D. Anne R. Atherton                                                                                                                       | 48 Syjam Road                        | 0           | 1           | D. ANNE ATHERTON         |
| 4  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 5  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 6  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 7  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 8  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 9  |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 10 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 11 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 12 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 13 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 14 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 15 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 16 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 17 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 18 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 19 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |
| 20 |                       |                                                                                                                                           |                                      | 0           | 1           |                          |

**Instructions to Registrars**

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

**CERTIFICATION OF SIGNATURES**

We certify that ( 1 ) One  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Judith Wodynski  
Carolyn A. Gould  
Nancy Z. Holmes  
Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

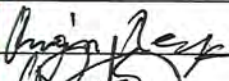
May 28, 2024  
2:10 pm

~~Call a Special Town Meeting~~  
~~for the purpose of considering~~  
the attached article regarding  
short term rentals.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                                        |                                      | III                                                 |                    |
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| 1  | ✓                     |                                                        | 10 ORCHARD PL APT 1-A                | 0 1                                                 | AMIN REXES         |
| 2  | ✓                     |                                                        | 9a Cynthia LN                        | 0 1                                                 | Fausto J. Paniagua |
| 3  | ✓                     |                                                        | 2 wildflower RD                      | 0 1                                                 | Yodira Fernandez   |
| 4  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 5  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 6  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 7  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 8  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 9  |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 10 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 11 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 12 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 13 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 14 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 15 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 16 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 17 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 18 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 19 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |
| 20 |                       |                                                                                                                                           |                                      | 0 1                                                 |                    |

Instructions to Registrars

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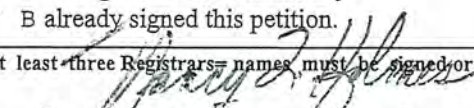
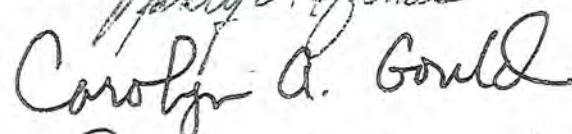
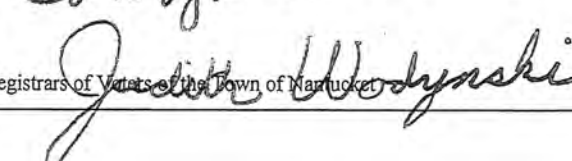
W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 3 ) THREE  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

  
  
  
Registrars of Voters of the Town of Nantucket

## Citizen Warrant Article

Primary Sponsor Name: Pamela Perun

Address: 4 Roberts Lane, Nantucket, MA

Email: justpjp@gmail.com

Phone #: 508 825-2195

Warrant Article Title: General Bylaw Amendment Regulating the  
Operation of Short-Term Rentals

To see if the Town will vote to (may attach body of article on separate page):

Expand the definition of businesses prohibited from  
operating short-term rentals

By: Pamela Perun

Date: May 29, 2024

---

## **(General Bylaw Amendment Regulating the Operation of Short-Term Rentals)**

To see if the Town will vote to amend Chapter 123 (Short-Term Rentals) of the Code of the Town of Nantucket as follows:

1. Amend § 123-2 (Definitions), by substituting the following new definition for the existing definition of Corporation.

### **CORPORATION**

~~All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, § 4, respectively.~~

Any entity organized under the law of any state or country which is taxable as a corporation under the Internal Revenue Code, or which would be taxable thereunder as a corporation if it had become taxable under the Internal Revenue Code. Such entities shall include without limitations corporations, limited liability companies which are taxed as corporations, and so-called Massachusetts Business Trusts, provided, however, that a limited liability company and an S corporation shall not treated as Corporations when every shareholder, partner, member is a natural person, as established by documentation provided by the applicant as required at the time of registration and subsequently thereafter from time to time as required under regulations established under this Chapter.

2. Amend § 123-2 (Definitions), by inserting the following terms and definitions and inserting them in alphabetical order.

### **INTERNAL REVENUE CODE**

The United States Internal Revenue Code of 1986, as amended.

### **PARTNERSHIP**

Any entity organized under the law of any state or country which is taxable as a partnership under the Internal Revenue Code, or which would be taxable thereunder as a partnership if it had become taxable under the Internal Revenue Code. Such entities shall include without limitation general partnerships, limited partnerships, and limited liability partnerships taxed as partnerships.

### **REAL ESTATE INVESTMENT TRUST**

Any entity defined in Internal Revenue Code, §856.

3. Amend §123-3 (Registration, Permitting, Prohibitions, Inspection and Fees) as follows:

H. Short-Term Rentals are prohibited in dwelling units owned by a Corporation, **Partnership, Real Estate Investment Trust, or any similar entity which pools funds from investors and is engaged primarily in investment activity.** ~~Short-Term Rentals are permitted in dwelling units owned by a limited liability company, Trust, or S-Corporation only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.~~

Or to take any action relative thereto.

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

if the Town will vote to:

DATE and TIME this paper received by Registrars

MAY 29, 2024  
2:55

Expand the definition of businesses

Prohibited from operating short-term rentals. Page 1

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                       | II                                                                                                                            | III                               |                                 |                                                                      |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------|----------------------------------------------------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>P<br>a<br>r<br>e<br>d<br>c | PRINTED NAME<br>(And Previous Residence if different than column II) |
| 1  | ✓                     | <i>Pamela Perun</i>                                                                                                           | 4 Roberts Lane                    | 0 1                             | Pamela Perun                                                         |
| 2  | ✓                     | <i>Robert Sarvis</i>                                                                                                          | 11 Vesper Ln                      | 0 1                             | ROBERT SARVIS                                                        |
| 3  | ✓                     | <i>Patricia M. Bider</i>                                                                                                      | 50 VESTAL ST.                     | 0 1                             | PATRICIA M. BIDER                                                    |
| 4  | ✓                     | <i>Nigel Goss</i>                                                                                                             | 17 York St                        | 0 1                             | Nigel Goss                                                           |
| 5  | ✓                     | <i>Chris Hanson</i>                                                                                                           | 1 Field Ave.                      | 0 1                             | Chris Hanson                                                         |
| 6  | ✓                     | <i>Patricia Ross</i>                                                                                                          | 101 Sankaty Rd                    | 0 1                             | Patricia Ross                                                        |
| 7  | ✓                     | <i>Kenneth Ross</i>                                                                                                           | 101 Sankaty Rd                    | 0 1                             | Kenneth Ross                                                         |
| 8  | ✓                     | <i>Melissa Nassbaum</i>                                                                                                       | 10 Fair St                        | 0 1                             | Melissa Nassbaum                                                     |
| 9  | ✓                     | <i>Susan E. Robinson</i>                                                                                                      | 144 ORANGE ST                     | 0 1                             | SUSAN E. ROBINSON                                                    |
| 10 | ✓                     | <i>Louis G. Vaccaro</i>                                                                                                       | 3 APPLETON RD                     | 0 1                             | Louis G. VACCARO                                                     |
| 11 | ✓                     | <i>Deirdre Duffy</i>                                                                                                          | Janice E. Ellsworth               | 0 1                             | Deirdre Duffy                                                        |
| 12 | ✓                     | <i>Joelith Belash</i>                                                                                                         | 6 old Tom Newcomb Rd              | 0 1                             | Joelith Belash                                                       |
| 13 | ✓                     | <i>Calista West</i>                                                                                                           | 6 Farmer Street                   | 0 1                             | Calista West                                                         |
| 14 | ✓                     | <i>John W. Belash</i>                                                                                                         | 52R Hooper Farm Rd.               | 0 1                             | JOHN W. BELASH                                                       |
| 15 | ✓                     | <i>Brian King</i>                                                                                                             | 6 Farmer Street                   | 0 1                             | Brian King                                                           |
| 16 | ✓                     | <i>Sara Boyce</i>                                                                                                             | 4 Rides Lane                      | 0 1                             | Sara Boyce                                                           |
| 17 | ✓                     | <i>Colleen Murphy</i>                                                                                                         | 11 S Shore Rd                     | 0 1                             | Colleen Murphy                                                       |
| 18 | ✓                     | <i>Henriette B. Tardif</i>                                                                                                    | 2 Maclean Ln                      | 0 1                             | Henriette B. Tardif                                                  |
| 19 | ✓                     | <i>Henry C. Ross</i>                                                                                                          | 14 Cynthia Ln                     | 0 1                             | Henry C. Ross                                                        |
| 20 | ✓                     | <i>Henry C. Ross</i>                                                                                                          | 254 Market Rd                     | 0 1                             | Henry C. Ross                                                        |

## Instructions to Registrars

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N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 20 ) twenty signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

*Mary J. Holmes*  
*Judith Wodynski*  
*Carolyn A. Gould*

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 29, 2024 2:55p

Expand the definition of businesses

Prohibited from operating short-term rentals.

Page 2

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

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| I                     |                                                                                                                               | II                                | III         |             |                                                                          |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|-------------|--------------------------------------------------------------------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W           | P           | PRINTED NAME<br><br>(And Previous Residence if different than column II) |
|                       |                                                                                                                               |                                   | a<br>r<br>d | r<br>e<br>c |                                                                          |
| 1                     | ✓ <i>Justine P Connors</i>                                                                                                    | 23 Atlantic Ave                   | 0           | 1           | Justine P. Connors                                                       |
| 2                     | ✓ <i>Barbara Holsted</i>                                                                                                      | 14 Lynn St                        | 0           | 1           | Barbara Holsted                                                          |
| 3                     | ✓ <i>Terry Lendway</i>                                                                                                        | 19 CATO LN.                       | 0           | 1           | Terry Lendway                                                            |
| 4                     | ✓ <i>Isaiah Williams</i>                                                                                                      | 53 Skyline Dr.                    | 0           | 1           | Isaiah Williams                                                          |
| 5                     | ✓ <i>Shiria Mahjoubi</i>                                                                                                      | 33 Pleasant St                    | 0           | 1           | Shiria Mahjoubi                                                          |
| 6                     | ✓ <i>Tina M Lorenzen</i>                                                                                                      | 21 West York Lane                 | 0           | 1           | TINA M LORENZEN                                                          |
| 7                     | ✓ <i>Rosemary McLaughlin</i>                                                                                                  | 39 Surfside Rd                    | 0           | 1           | ROSEMARY McLAUGHLIN                                                      |
| 8                     | ✓ <i>Hillary H. Rayport</i>                                                                                                   | 89 Marsh St.                      | 0           | 1           | Hillary H. Rayport                                                       |
| 9                     | ✓ <i>Georgia Ann Snell</i>                                                                                                    | 7 Wamasquid Place                 | 0           | 1           | GEORGIA Ann Snell                                                        |
| 10                    | ✓ <i>Bruce D. Miller</i>                                                                                                      | 4 HENDERSON DR                    | 0           | 1           | BRUCE D. MILLER                                                          |
| 11                    | ✓ <i>Jeanne Miller</i>                                                                                                        | 4 Hendersons Dr.                  | 0           | 1           | Jeanne Miller                                                            |
| 12                    | ✓ <i>Casey Lendway</i>                                                                                                        | 19 Cato lane                      | 0           | 1           | casey Lendway                                                            |
| 13                    | ✓ <i>Judith A. Collatz</i>                                                                                                    | 12 Harbor View Way                | 0           | 1           | Judith A. Collatz                                                        |
| 14                    | ✓ <i>Frances Karttunen</i>                                                                                                    | 67 Center Street                  | 0           | 1           | Frances Karttunen                                                        |
| 15                    | ✓ <i>Mary Bergman</i>                                                                                                         | 15 Nanina Drive                   | 0           | 1           | Mary Bergman                                                             |
| 16                    | ✓ <i>Margaret Carr</i>                                                                                                        | 73 Bartlett Rd                    | 0           | 1           | Margaret Carr                                                            |
| 17                    | ✓ <i>Allen B. Reinhard</i>                                                                                                    | 4 Eagles wing way                 | 0           | 1           | Allen B. REINHARD                                                        |
| 18                    | ✓ <i>Kezia Duarte</i>                                                                                                         | 3 Cedar Circle                    | 0           | 1           | Kezia Duarte                                                             |
| 19                    | ✓ <i>John A Copenhaver</i>                                                                                                    | 3 N. LIBERTY St.                  | 0           | 1           | JOHN A COPENHAVER                                                        |
| 20                    | ✓ <i>Lynn R Blake Jr</i>                                                                                                      | 11 LAUREN LA                      | 0           | 1           | LYNN R BLAKE JR                                                          |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 20 ) twenty signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars— names must be signed or stamped below)

*Mary D. Holmes*  
*Judith Wodyski*  
*Carolyn A. Gould*  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 29, 2024 2:55

Expand the definition of businesses

Prohibited from operating short-term rentals. page 3

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I                     |                                                                                                                               | II                                | III                                                                  |                                      |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------|--------------------------------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>a<br>n<br>t                                      | P<br>r<br>e<br>s<br>e<br>n<br>c<br>e |
|                       |                                                                                                                               |                                   | PRINTED NAME<br>(And Previous Residence if different than column II) |                                      |
| 1                     |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 2                     | ✓ Campbell Sutter                                                                                                             | 15 Appleton Rd                    | 0                                                                    | 1                                    |
| 3                     | ✓ Elizabeth Sutter-Sims                                                                                                       | 15 Appleton                       | 0                                                                    | 1                                    |
| 4                     | ✓ Rick Atterton                                                                                                               | 48 Squam Road                     | 0                                                                    | 1                                    |
| 5                     | ✓ [Signature]                                                                                                                 | 7 FAIRFIELD ST                    | 0                                                                    | 1                                    |
| 6                     | ✓ [Signature]                                                                                                                 | 10 Gloucester St                  | 0                                                                    | 1                                    |
| 7                     | ✓ Teresa Cook                                                                                                                 | 50 Chicory Place                  | 0                                                                    | 1                                    |
| 8                     | ✓ Emily Molden                                                                                                                | 139.5 HUMMOCK POND RD             | 0                                                                    | 1                                    |
| 9                     | N Anna Day                                                                                                                    | 77B Skyline Dr                    | 0                                                                    | 1                                    |
| 10                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 11                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 12                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 13                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 14                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 15                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 16                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 17                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 18                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 19                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |
| 20                    |                                                                                                                               |                                   | 0                                                                    | 1                                    |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 7 ) Seven  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Judith W. Wodyski  
Carolyn A. Gould  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 29, 2024 2:55

Expand the definition of businesses

Prohibited from operating short-term rentals.

Page 4

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I                     |                                                                                                                               | II                                |             | III         |                                                                      |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|-------------|----------------------------------------------------------------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W           | P           | PRINTED NAME<br>(And Previous Residence if different than column II) |
|                       |                                                                                                                               |                                   | a<br>r<br>d | r<br>e<br>c |                                                                      |
| 1                     | ✓ Paul R. Connors                                                                                                             | 23 ATLANTIC AVE                   | 0           | 1           | PAUL R. CONNORS                                                      |
| 2                     | ✓ Kristin C. Lendway                                                                                                          | 19 Cato lane                      | 0           | 1           | Kristin Lendway                                                      |
| 3                     | ✓ <del>Skylar Lendway</del>                                                                                                   | 19 Cato Lane                      | 0           | 1           | Skylar Lendway                                                       |
| 4                     | ✓ <del>Abigail Camp</del>                                                                                                     | 27 Lily Street                    | 0           | 1           | ABIGAIL CAMP                                                         |
| 5                     | ✓ <del>Elizabeth Camp</del>                                                                                                   | 27 Lily St.                       | 0           | 1           | ELIZABETH CAMP                                                       |
| 6                     | ✓ Mary West                                                                                                                   | 35 Lily St                        | 0           | 1           | Mary West                                                            |
| 7                     | ✓ Diane Elliott                                                                                                               | 28 Lily St                        | 0           | 1           | Diane ELLIOTT                                                        |
| 8                     | <del>Elizabeth Camp</del>                                                                                                     | 27 LILY ST.                       | 0           | 1           | ELIZABETH CAMP                                                       |
| 9                     | ✓ John T. Dammin                                                                                                              | 12 New Mill St                    | 0           | 1           | John T. Dammin                                                       |
| 10                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 11                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 12                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 13                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 14                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 15                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 16                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 17                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 18                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 19                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |
| 20                    |                                                                                                                               |                                   | 0           | 1           |                                                                      |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 8 ) eight signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Carolyn A. Gould  
Judith Wodynshen  
Registrars of Voters of the Town of Nantucket  
Mary J. Holmes

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

Expand the definition of businesses  
prohibited from operating short-term rentals pages

DATE and TIME this paper received by  
Registrars

May 29, 2024 2:55

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                                                                                                                                                        | II                                   | III              |                  |                                                                             |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|------------------|-----------------------------------------------------------------------------|
|    | C<br>Signatures to be made in<br>h person with name<br>e substantially as registered<br>c (except in case of physical<br>k disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>d | P<br>r<br>e<br>c | PRINTED NAME<br><br>(And Previous Residence<br>if different than column II) |
| 1  | ✓                                                                                                                                                      | 76 Somerset Rd                       | 0                | 1                | Kimberly Lattippe                                                           |
| 2  | ✓                                                                                                                                                      | 2 wildflower RD                      | 0                | 1                | Yodira Fernandez                                                            |
| 3  | ✓                                                                                                                                                      | 4 Calchast Lane                      | 0                | 1                | JURGITA BUDAITE                                                             |
| 4  | ✓                                                                                                                                                      | 10 Martins Lane                      | 0                | 1                | Albert Messina                                                              |
| 5  | ✓                                                                                                                                                      | 5 Althea's Ln.                       | 0                | 1                | P. Budzynski                                                                |
| 6  | N                                                                                                                                                      | 2 Creek Lane                         | 0                | 1                | Lisa Linton                                                                 |
| 7  | ✓                                                                                                                                                      | 213 greglen ave                      | 0                | 1                | Sandra Reynoso                                                              |
| 8  | ✓                                                                                                                                                      | 5 William St                         | 0                | 1                | Alisha Kanner                                                               |
| 9  | ✓                                                                                                                                                      | 7 Sesapana Rd                        | 0                | 1                | Barbara Dale                                                                |
| 10 | ✓                                                                                                                                                      | 73 orange st                         | 0                | 1                | Anne Lynn                                                                   |
| 11 | ✓                                                                                                                                                      | 6 Keel Lane                          | 0                | 1                | JANE P. ROCHE                                                               |
| 12 | ✓                                                                                                                                                      | 1 Keel Lane                          | 0                | 1                | MICHAEL J. ROCHE                                                            |
| 13 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 14 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 15 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 16 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 17 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 18 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 19 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |
| 20 |                                                                                                                                                        |                                      | 0                | 1                |                                                                             |

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.  
Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 11 ) eleven  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 29, 2024 2:55

Expand the definition of businesses prohibited from operating short-term rentals

Page 6

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                                                                                                                               | II                                | III  |                                                                   |
|----|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------|-------------------------------------------------------------------|
| C  | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | Ward | PRINTED NAME (And Previous Residence if different than column II) |
| 1  |                                                                                                                               | 5 MILESTONE CROSSING              | 01   | C.I. BENZ                                                         |
| 2  |                                                                                                                               | 10 Cherry St.                     | 01   | Patsy Wright                                                      |
| 3  |                                                                                                                               | 71 Milestone Rd                   | 01   | ELIN CAREY                                                        |
| 4  |                                                                                                                               | 71 Milestone                      | 01   | Frank Duto                                                        |
| 5  |                                                                                                                               | 71 Milestone Rd                   | 01   | Catherine Boulter                                                 |
| 6  |                                                                                                                               | 71 Milestone Rd                   | 01   | Eleanor Goldstein                                                 |
| 7  |                                                                                                                               | 65 Milestone Rd                   | 01   | Joyce Bernier                                                     |
| 8  |                                                                                                                               | 44 Tennessee Ave                  | 01   | David B. King                                                     |
| 9  |                                                                                                                               | 44 Tennessee Ave                  | 01   | Beverly Hall                                                      |
| 10 |                                                                                                                               | 10 N. Cambridge St                | 01   | Whitney Burr                                                      |
| 11 |                                                                                                                               | 53 Norquanta                      | 01   | Yvonne King                                                       |
| 12 |                                                                                                                               | 1 Prospect St.                    | 01   | Reginald Leving                                                   |
| 13 |                                                                                                                               | 71 Milestone Rd                   | 01   | Mark Anderson                                                     |
| 14 |                                                                                                                               | 4A Evergreen way                  | 01   | Nate Leibowitz                                                    |
| 15 |                                                                                                                               | 11 Nohadeer Way                   | 01   | Noah Davidson                                                     |
| 16 |                                                                                                                               | 14 Fair Street                    | 01   | Max Wolf                                                          |
| 17 |                                                                                                                               | 14 Fair Street                    | 01   | Audre' A Oilly Wolf                                               |
| 18 |                                                                                                                               | 35 Surfside                       | 01   | Christie Bormann                                                  |
| 19 |                                                                                                                               | 2 Newtown Rd.                     | 01   | Becky Mack                                                        |
| 20 |                                                                                                                               | 16 Green Medgyn                   | 01   | Diana M. Huel                                                     |

Instructions to Registrars

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Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (19) NINETEEN signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Carolyn A. Gould  
Judith Wodynski  
Nancy Z. Holmes

Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 29, 2024 2:55

Expand the definition of businesses

Prohibited from operating short-term rentals. page 7

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                       | II                                                                                                                                        | III                                  |                                  |                                                 |                                                                             |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>d<br>c<br><br>0 1 | P<br>r<br>e<br>s<br>e<br>n<br>t<br>c<br><br>0 1 | PRINTED NAME<br><br>(And Previous Residence<br>if different than column II) |
| 1  | ✓                     | Cathy Ward                                                                                                                                | 4A Sunn St.                          | 0                                | 1                                               | CATHERINE WARD                                                              |
| 2  | ✓                     | Lyn C B                                                                                                                                   | 27 Pine St                           | 0                                | 1                                               | Lyn C Boyajian                                                              |
| 3  | ✓                     | Melissa Philbrick                                                                                                                         | 4 Silver St                          | 0                                | 1                                               | Melissa Philbrick                                                           |
| 4  | ✓                     | Nathaniel Philbrick                                                                                                                       | 4 Silver St.                         | 0                                | 1                                               | Nathaniel Philbrick                                                         |
| 5  | ✓                     | Julie A Fitzgerald                                                                                                                        | 1 New Hummock Cr                     | 0                                | 1                                               | Julie A Fitzgerald                                                          |
| 6  | ✓                     | Jennifer Anderson                                                                                                                         | 6 M St.                              | 0                                | 1                                               | Jennifer Anderson                                                           |
| 7  | ✓                     | Renee Hanan                                                                                                                               | 23 Lily St.                          | 0                                | 1                                               | Renee Hanan                                                                 |
| 8  | ✓                     | Paul LaPaglia                                                                                                                             | 5 Atlantic                           | 0                                | 1                                               | Paul LaPaglia                                                               |
| 9  | ✓                     | Thomas Daly                                                                                                                               | 72 Hummock Pond Rd                   | 0                                | 1                                               | Thomas Daly                                                                 |
| 10 | ✓                     | Scott A. Anderson                                                                                                                         | 6 M St.                              | 0                                | 1                                               |                                                                             |
| 11 | ✓                     | Elizabeth Wrigg                                                                                                                           | 15 Clifton St                        | 0                                | 1                                               | Elizabeth Wrigg                                                             |
| 12 | ✓                     | JAWIGGS                                                                                                                                   | 15 CLIFTON ST                        | 0                                | 1                                               | JAWIGGS                                                                     |
| 13 | ✓                     | LEANNE W. RIGGS                                                                                                                           | 18 MEADOWS LCU                       | 0                                | 1                                               | LEANNE W. RIGGS                                                             |
| 14 | ✓                     | CAROLINE A. ELLIS                                                                                                                         | 8 GUAISE PASTORS                     | 0                                | 1                                               | CAROLINE A. ELLIS                                                           |
| 15 | ✓                     | Shaele Deane                                                                                                                              | 24 Bluebird                          | 0                                | 1                                               | Shaele Deane                                                                |
| 16 | ✓                     | Polly Thayer Miller                                                                                                                       | 9 Old Quodact Mill Lk                | 0                                | 1                                               | Polly Thayer Miller                                                         |
| 17 | ✓                     | G Nicholas Miller                                                                                                                         | 9 Old Quodact Mill Pte               | 0                                | 1                                               | G Nicholas Miller                                                           |
| 18 | ✓                     | Danny Newhouse                                                                                                                            | 15 Liberty St.                       | 0                                | 1                                               | Danny Newhouse                                                              |
| 19 | ✓                     | Sunny Daily                                                                                                                               | 6 Nanna Dr.                          | 0                                | 1                                               | Sunny Daily                                                                 |
| 20 | ✓                     | Betty MacDonald                                                                                                                           | 10 Presella Lane                     | 0                                | 1                                               | Betty MacDonald                                                             |

Instructions to Registrars

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 20 ) twenty  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars - names must be signed or stamped below)

*Carolyn A. Gould*  
*Judith Wodynski*  
*Carolyn A. Gould*

Registrars or Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

Registrars

To see if the Town will vote to:

May 29, 2024 2:53

Expand the definition of businesses

Prohibited from operating short-term rentals.

Page 7 a

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I                     |                                                                                                                                           | II                                   |                  | III              |                                                          |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|------------------|----------------------------------------------------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>d | P<br>r<br>e<br>c | PRINTED NAME<br>(And Previous Re<br>if different than co |
|                       |                                                                                                                                           |                                      | 0                | 1                |                                                          |
| 1                     | <del>Cathy Ward</del>                                                                                                                     | <del>4A Silver St.</del>             | 0                | 1                | <del>CATHERINE</del>                                     |
| 2                     | <del>John C. B.</del>                                                                                                                     | <del>27 Pine St</del>                | 0                | 1                | <del>Lyn C. Boya</del>                                   |
| 3                     | <del>Melissa Philbrick</del>                                                                                                              | <del>4 Silver St</del>               | 0                | 1                | <del>Melissa Philbrick</del>                             |
| 4                     | <del>Michael Philbrick</del>                                                                                                              | <del>4 Silver St.</del>              | 0                | 1                | <del>Nathaniel P.</del>                                  |
| 5                     | <del>Julie A. Fitzgerald</del>                                                                                                            | <del>1 New Hummock Cr.</del>         | 0                | 1                | <del>Julie A. Fi</del>                                   |
| 6                     | <del>Madeline</del>                                                                                                                       | <del>6 M St.</del>                   | 0                | 1                | <del>Jennifer</del>                                      |
| 7                     | <del>Renee Hanon</del>                                                                                                                    | <del>23 Lily St.</del>               | 0                | 1                | <del>Renee Ha</del>                                      |
| 8                     | <del>Paul A. Pasternak</del>                                                                                                              | <del>5 Atlantic</del>                | 0                | 1                | <del>Paul La</del>                                       |
| 9                     | <del>Thomas Daly</del>                                                                                                                    | <del>72 Hummock Pond Rd</del>        | 0                | 1                | <del>Thomas D.</del>                                     |
| 10                    | <del>Scott H. Anderson</del>                                                                                                              | <del>6 M St.</del>                   | 0                | 1                |                                                          |
| 11                    | <del>Elizabeth</del>                                                                                                                      | <del>15 Clifton St</del>             | 0                | 1                | <del>Elizabeth</del>                                     |
| 12                    | <del>John W. Higgins</del>                                                                                                                | <del>15 Clifton St</del>             | 0                | 1                | <del>John W. Higgins</del>                               |
| 13                    | <del>Leanne Higgins</del>                                                                                                                 | <del>18 Meadowcroft Cr</del>         | 0                | 1                | <del>LEANNE H</del>                                      |
| 14                    | <del>Caroline A. Higgins</del>                                                                                                            | <del>8 Quaise Pasture</del>          | 0                | 1                | <del>CAROLINE A</del>                                    |
| 15                    | <del>Shelley D. Dan</del>                                                                                                                 | <del>24 Bluebird</del>               | 0                | 1                | <del>Shelley D. Dan</del>                                |
| 16                    | <del>Fredrick P. McClure</del>                                                                                                            | <del>98 Hummock Pond Rd</del>        | 0                | 1                | <del>FREDERICK McCLURE</del>                             |
| 17                    | <del>Kathryn Sheehan</del>                                                                                                                | <del>6 Pond Road</del>               | 0                | 1                | <del>Kathryn Sheehan</del>                               |
| 18                    | <del>Clement Durdas</del>                                                                                                                 | <del>2 Salsbury Rd.</del>            | 0                | 1                | <del>Clement Durdas</del>                                |
| 19                    | <del>Annex Wright</del>                                                                                                                   | <del>40 Center Street</del>          | 0                | 1                | <del>Annex Wright</del>                                  |
| 20                    | <del>Julie Revere</del>                                                                                                                   | <del>26 Creech Ln.</del>             | 0                | 1                | <del>Julie Revere</del>                                  |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T R already signed this petition

ORIGINAL  
SIGNATURES

Citizen Warrant Article

D

190712

Primary Sponsor

Name: STEVEN COHEN  
Address: 34 MAIN STREET, NANTUCKET, MA  
Email: STEVEN@COHENLEGAL.NET 02554  
Phone #: 508-221-3152

Warrant Article Title: STR-ZONING

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

May 31, 2024  
12:08 pm  
3:27 pm

ARTICLE \_\_\_\_\_

**Zoning Bylaw Amendment - Regulating Short Term Rental**

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

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

**SHORT-TERM RENTAL**

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

**ACCESSORY SHORT-TERM RENTAL**

A Short-Term Rental use that complies with this bylaw.

2. Amend § 139-7A (Use Chart) by inserting Accessory Short-Term Rental between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all columns, except inserting N the Commercial Industrial (CI) District column, with a Note: Subject to the requirements of § 139-38.

3. Add a new section to Chapter 139 as follows:

**§139-38 ACCESSORY SHORT-TERM RENTALS**

1. To qualify as an Accessory Short-Term Rental, the dwelling unit or portion thereof shall only be rented as a Short-Term Rental in the aggregate for less than half of the calendar year.
2. Beginning on May 1, 2025, all Accessory Short-Term Rentals occur only concurrent to the operator obtaining and maintaining a valid Certificate of Registration for such from the Nantucket Health Department for and during the period of use, pursuant to the regulations set forth in Section 123 of the Code of the Town of Nantucket.

Or to take any other action related thereto.

*(Steven Cohen)*

NAME (PRINT)

SIGNATURE

RESIDENTIAL ADDRESS

- ✓ 1. Steven L. Chen *Steven Chen* 21 Flintlock Rd
- ✓ 2. Linda Williams *Linda Williams* 6 S. PASTURE LN
- ✓ 3. STEPHEN MAURY *Steph Maury* 28 RUGGED RD
- ✓ 4. Catherine Ancero *Catherine Ancero* 7 Field Avenue
- ✓ 5. Richard Beaudette *Richard Beaudette* 3 Amc Drive
- ✓ 6. Evan Gerardi *Evan Gerardi* 6 S. PASTURE Lane
- ✓ 7. Bryan Swain *Bryan Swain* 19 Friendship Lane
- ✓ 8. Kevin F. Dale *Kevin F. Dale* 7 Sesayana Rd
- ✓ 9. Haren Motta *Haren Motta* 9 Swayze Dr.
- ✓ 10. Ana Maria Ribeiro *Ana M. Rip* 36 Flintlock Rd.
- ✓ 11. Yvette St Jean *Yvette St Jean* 33 First Way
- ✓ 12. Bernadette Meyer *B. Meyer* 307 Polpis Rd.
- ✓ 13. Maybelle Gibson *Maybelle Gibson* 4 Galsburn
- ✓ 14. Kay Gibson *Kay Gibson* 4 Galsburn
- ✓ 15. Gary Winn *Gary Winn* 42 Somerset Ln
- ✓ 16. Susan Blake-Laramy *Susan Blake-Laramy* 6 West Creek Rd
- ✓ 17. Schuyler Kuhl *Schuyler Kuhl* 2 Devon St.
- ✓ 18. Katherine Killian *Katherine Killian* 638 Lovers Lane
- ✓ 19. Mary Taaffe *Mary Taaffe* 20 Boulevard
- ✓ 20. Susan Chambers *Susan Chambers* 113 Somerset Rd
- ✓ 21. Joyce M Montalban *Joyce M Montalban* 140 Main St
- ✓ 22. Liam Bruno *Liam Bruno* 10 Monmouth Rd
- ✓ 23. Stephanie Watan *Stephanie Watan* 6 Hurlingham St.

NAME (PRINT)

SIGNATURE

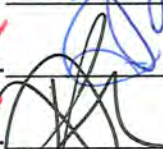
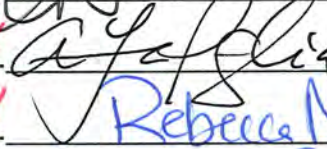
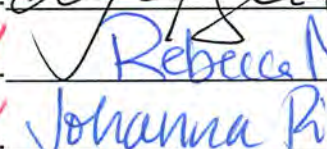
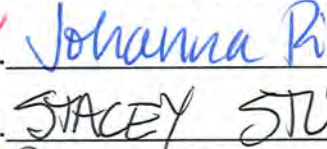
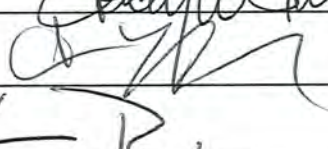
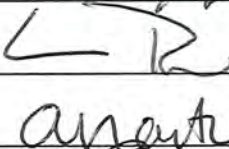
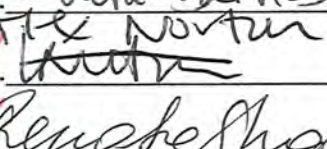
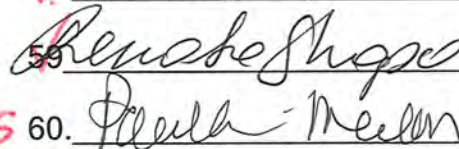
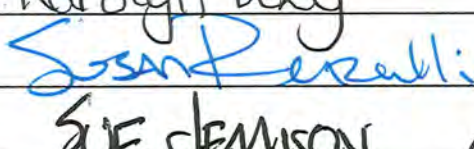
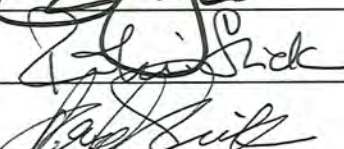
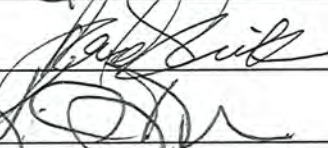
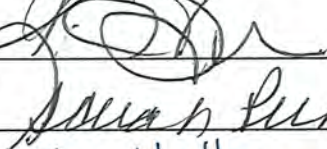
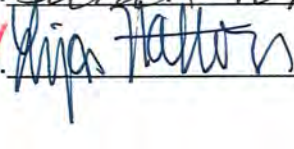
RESIDENTIAL ADDRESS

24. Dalton Frazier Dalton 19 Centric St.
25. James Edward Britton Jr. James E. Britton Jr. 56 N Liberty St
26. Chris Kling c.kling 80 Goldfinch Tr.
27. Gillian Freter Gillian Freter 33 White Whale Ln
28. Anne Topham Anne Topham 18 Hummock Pond Rd
29. Peter Fowler Peter Fowler 12 Amelia dr
30. Barbara A. Reis Barbara A. Reis 27 Equator Dr.
31. Natalie Kaufman N. Kaufman 32 Milk St
32. Whitney Caldwell Whitney Caldwell 19 Kaer Ln
33. Kenneth Gillman Kenneth Gillman 18 B. 1. v. d. r.
34. Jody Peterson Jody Peterson 30 Quaiser Rd
35. Robert Jackson Robert Jackson 29 MAY/S LN
36. Wendy Sannelle Wendy Sannelle 34 Gloucester St.
37. Magdalene Eddy Magdalene Eddy 12 Celtic Dr
38. Alison Hamrick Alison Hamrick 5 Kittiwake Ln
39. Carol Andersson Carol Andersson 1 Eucharlot Ln
40. Jon Hencke Jon Hencke 312 Friendship Ln
41. Jennifer Hudson Jennifer Hudson 54 Essex
42. Mary Coffin Marshman Mary Coffin Marshman 31 Ereter St.
43. Stuart & Borissonault Stuart & Borissonault 37 Orange St.
44. Damm Mayer Damm Mayer 8 Evergreen Way
45. Maria Waickowski Maria Waickowski 19 S Cambridge St.
46. Kristy Bonke Kristy Bonke 44 Essex

NAME (PRINT)

SIGNATURE

RESIDENTIAL ADDRESS

47. Ann B. Maury Ann B. Maury 22 Meadow View Dr.
48. EDWIN RUDD Ed 24 5A Pocktick Ave
49.  Holly Viscio 22 Azarby Way
50.  RICHARD J. GIBSON 41 SOMERSET LN
51.  Kimberly Greshin 15 Pine Tree Road
52.  Alexandra LaPeyrie 5 Atlantic Ave
53.  Rebecca Miller 31 Hope Farm Rd
54.  Johanna Richard 71 Tom Nevers
55. STACEY STUART  893 Baidhat Rd
56. Claire McCain  238 Madaket
57. Laura Barnes  12 Sweet Hill Lane
58.  Alex Norton 5 Dvekie Ct.
59.  Renee Shapiro 66 Benavias
60. Paula McElmoy Paula McElmoy 2 Parker Lane
61. Scott Corey  32 Gloucester St.
62. Karolyin Lexy  13 Dwindet Rd.
63.  Susan Perzelli 5A 5th Ln
64. SUE JEMISON  22 NEW ST
65. Robin Sick  6 Sand Plane
66. DAVID SICK  6 Sand Plane
67. Katherine Davidson  4 Step
68. Sarah Punnett Sarah Punnett 49 Milk St
69.  Liza Halton 8 Meeting house Ln

|       | NAME (PRINT)       | SIGNATURE    | RESIDENTIAL ADDRESS           |
|-------|--------------------|--------------|-------------------------------|
| 70.   | J. BROST Taramella | [Signature]  | 20 ATLANTIC AVE.              |
| 71.   | [Signature]        | [Signature]  | 2 <sup>DOOLEY</sup> DOWLING G |
| 72.   | Gaelan Truymen     | [Signature]  | 10 POLLWOG                    |
| 73.   | Dorel Lynch        | [Signature]  | 30 Somerst                    |
| 74.   | gina ocallaghan    | [Signature]  | 16 Boulevard                  |
| 75.   | Lara Hanson        | [Signature]  | 95 Orange Street              |
| 76.   | Robert Lang        | [Signature]  | 4 Plum Ln.                    |
| 77.   | KAREEM TATA        | [Signature]  | 4c Folger Ave.                |
| 78.   | Norm Frazee        | [Signature]  | 12 Clark Dr                   |
| 79.   | Timothy White      | [Signature]  | 42 E Wobadeer Farm            |
| 80.   | PENROPS DEY        | [Signature]  | 17 WARREN ST.                 |
| 81.   | EDUARDO SANFAS     | [Signature]  | 12 DOLRYDEN DR                |
| 82.   | NIHORE BONSQUET    | Nim Bonsquet | 4 Pinkham Circle              |
| 83.   | CARY TURNER        | [Signature]  | 3 TOPPING LIFT                |
| 84.   | GREG McKECHNIE     | [Signature]  | 50 DUKES ROAD                 |
| N 85. | Carlos Castreillo  | [Signature]  | 2 BLUESTEM APT 10             |
| 86.   | Savannah Haddon    | [Signature]  | 17 Evergreen Way              |
| 87.   | A Valdez           | [Signature]  | 110 Pleasant St. Apt A        |
| 88.   | John Bailing       | [Signature]  | 11 Wobadeer Way               |
| 89.   | DAN BAILING        | [Signature]  | 106 Fairgrounds Rd            |
| 90.   | Heather Kaiser     | [Signature]  | 43 MILLSPOOK                  |
| 91.   | Susan Bailer       | [Signature]  | 66 Fairgreen BLVD             |
| 92.   | Christopher Oberg  | [Signature]  | 35 GLOUCESTER ST              |

NAME (PRINT)

SIGNATURE

RESIDENTIAL ADDRESS

- T 93. Christopher Cheng Christopher 35 GLOUCESTER ST  
 94. Michael Wilson Michael 7 CORNWALL ST.  
 95. Emeraldas Martinez Emeraldas 6 Larrabee Lane  
 96. Kelsey Tejada Kelsey 6 Larrabee Lane  
 97. Joseph Martinez Joseph 6 Larrabee Lane  
 98. Holly Backus Holly Backus 3208 PUPIS RD  
 99. DAWN E HILL HOLDGATE Dawn 2 VESPER LN  
 100. Amy Eldridge Amy Eldridge 516 Sankaty  
 101. Sha Cuello Martinez Sha Cuello 134 1st Way  
 102. Elizabeth Eldridge Elizabeth Eldridge 56 Sankaty  
 103. Stephen Theron Stephen 26 DARTMOUTH ST  
 104. Vanessa Moore Vanessa Moore 7B Chicory Pl  
 105. David Redella David Redella 4 White St  
 N 106. ANNA SAMUELS Anna Samuels 32 EVERGREEN WAY  
 107. Varth Muthiah Varth Muthiah 16 Houser Pennel  
 108. Arlene Hardsy Arlene Hardsy 193 Hummock Rd  
 N 109. Faviola Montoya Faviola Montoya 136 Old South Rd  
 110. Laura Reduzzi Laura Reduzzi 3 Goldfinch Dr.  
 111. TENESHTIA CHENNIS Teneshtia 133 ORANGE ST  
 112. Chun Hoan Chun Hoan 13 Cypress  
 113. Jean Marie Grasng Jean Marie 12 Clarkson St  
 114. Audrey Anderson Audrey 23 Nanina Dr.  
 115. Christopher L Roy Christopher L Roy 6 Sturgis Pines Lane

| NAME (PRINT)           | SIGNATURE         | RESIDENTIAL ADDRESS |
|------------------------|-------------------|---------------------|
| 116. LEO C. ASADOORIAN | Leo C. Asadoorian | 19 EDWARD DR.       |
| 117. Chris Andrews     | Chris Andrews     | 6 1/2 Daffodil Lane |
| 118. Gary Stahl        | Gary Stahl        | 31 Duffin Dr        |
| 119. Charles Yates     | Charles Yates     | 18 Field Ave        |
| 120. Susan K Spring    | Susan K Spring    | 33 Fair             |
| 121. John Kann         | John Kann         | 80 Korwan Ave.      |
| 122. Gloria Grimsdale  | Gloria Grimsdale  | 22 Gwendol Rd.      |
| 123.                   |                   |                     |
| 124.                   |                   |                     |
| 125.                   |                   |                     |
| 126.                   |                   |                     |

**CERTIFICATION OF SIGNATURES**

We certify that ( 112 ) One hundred twelve  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this  
petition.

(at least three Registrars names must be signed or stamped below)

*Henry D. Holmes*  
*Carolyn A. Gould*  
*Judith Wodynski*

Registrars of Voters of the Town of Nantucket

5

## Citizen Warrant Article

### Primary Sponsor

Name: STEVEN COHEN  
Address: 34 MAIN ST, NANTUCKET, MA 02554  
Email: STEVEN@COHENLEGAL.NET  
Phone #: 508-221-3152

Warrant Article Title: TOWN CODE-STR

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

M2/Helmes  
May 30 2024  
3:27 p.m.

ARTICLE \_\_\_\_\_

General Bylaw Amendment of the Town Code: Short-Term Rentals

To see if the Town will vote to take the following actions in regard to the following Chapter 123 of the Code of the Town of Nantucket:

Move that Chapter 123 of the Town Code (Short-Term Rentals) be struck and restated as follows *(and that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Chapter 123:

Short-Term Rentals

§ 123-1. Purpose and Intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in General Laws c. 64G, § 14 and is intended to:

- (1) Provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to ensure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town;
- (2) Prevent the further growth of residential dwellings owned by Corporations and used for the purpose of Short-Term Rentals;
- (3) Continue to permit the operation of Short-Term Rentals by natural persons in order to protect the time-honored tradition of home rentals in Nantucket;
- (4) Allow the Town to implement the Short-Term Rental registration process and to collect sufficient data to accurately assess the practice of Short-Term Rentals including the impact (if any) this practice may have on affordable/attainable housing and to substantially develop additional regulations, if such data demonstrates additional regulation is necessary.

§ 123-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

CORPORATION

All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, § 4, respectively.

## OPERATOR

A person or other legal entity operating a short-term rental including, but not limited to, the owner or proprietor of such premises, the lessee, sublessee, mortgagee in possession, licensee or any other person otherwise operating such short-term rental. It is the intent of this bylaw that the operator shall have the same meaning as set forth in General Laws c. 64G, § 1.

## OWNER

Any person who alone, or severally with others, has legal or equitable title or beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or person appointed by the courts. An Owner can be a single person, a marital unit, a group of people, LLC, or a Trust. The Owner may also be referred to as the operator, or the Host.

## SHORT-TERM RENTAL

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

## TIME-SHARING OR TIME-INTERVAL-OWNERSHIP DWELLING UNIT OR DWELLING

A dwelling unit or dwelling in which the exclusive right of use, possession or ownership circulates among various owners or lessees thereof in accordance with a fixed or floating time schedule on a periodically recurring basis, whether such use, possession or occupancy is subject to either: a time-share estate, in which the ownership or leasehold estate in property is devoted to a time-share fee (tenants in common, time-share ownership, interval ownership) and a time-share lease; or time-share use, including any contractual right of exclusive occupancy which does not fall within the definition of "time-share estate," including, but not limited to, a vacation license, prepaid hotel reservation, club membership, limited partnership or vacation bond, the use being inherently transient.

## § 123-3. Registration, Permitting, Prohibitions, Inspection and Fees.

- A. As of May 1, 2025, No no person or other legal entity shall operate a short-term rental without having first obtained a certificate of registration from the Board of Health. An application for a certificate of registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c. 64G. The operator shall provide with the application a certificate of registration issued by the Department of Revenue in accordance with § 67 of Chapter 62C of the General Laws. Separate leases, sub-

leases or changes of occupancy for different dwellings on the same lot shall require separate certificates of registration for each such dwelling unit.

- B. The annual fee for such certificate of registration shall be set forth in the regulations issued pursuant to § 123-4.
- C. The application for the certificate of registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c. 64G and the Fair Housing Act, G.L. c. 151B, and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings, and that the owner and/or operator of the property is current with all Town taxes, water, and sewage charges and other fees, subject to the requirements of Chapter 19, §§ 13 through 18, of the Town Code. Any property offered for a short-term rental shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by the Board of Health and other Town boards generally applicable to resident dwelling units.
- D. The Board of Health shall not issue any certificate of registration unless the Operator has:
- (1) submitted a complete application and paid all associated fees;
  - (2) Provided contact information for the owner, the operator, the intermediary (if there is one) and at least two persons designated to address any issues at the short-term rental within two hours' notice; and
  - (3) Provided the Town with a certificate of insurance evidencing liability insurance coverage for the short-term rental in an amount to be determined by the regulations issued pursuant to § 123-4; and
  - (4) Certified that the property has no known outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders.
  - (5) Certified that the property is compliant with Chapter 102, outdoor lighting, for all dwelling constructed after January 1, 2025 and for all properties beginning January 1, 2027.
  - (6) Certified that any exterior pool or spa on a property holding or seeking a certificate of registration is compliant with standards for low lumens lighting, as determined by the Board of Health, beginning on January 1, 2027.

- E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.
- F. Certificates of registration are valid for one calendar year and may be renewed at the discretion of the Town, provided that the operator has complied with the provisions of this chapter and any associated regulations during the preceding year. An application for renewal of a certificate of registration shall be submitted along with the annual fee no later than November 1 of the next year by the deadline set by the Board of Health. A renewal application shall include an attestation that the Short-Term Rental was operated in accordance with all bylaws and regulations of the Town during the previous year.
- G. The certificate of registration is issued to the operator and does not run with the land. If the short-term rental is sold or transferred out of ownership, a new application for a certificate of registration shall be filed by the new operator before short-term rentals can continue or resume. However, subject to the provisions herein, Short-Term Rental leases or subleases entered into under and within the period of a valid certificate of registration may be honored by a new operator of the Short-Term Rental during the pendency of an application for a new certificate of registration applicable to that property.
- H. Short-Term Rentals are prohibited in dwelling units owned by a Corporation. Short-Term Rentals are permitted in dwelling units owned by an LLC, Trust, or S Corporation only when every underlying shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.
- I. Short-Term rentals are prohibited in dwelling units designated as affordable or otherwise income-restricted, which are subject to an affordability restriction or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.
- J. No Time-Sharing or Time-Interval -Ownership Dwelling Unit or Units may engage in Short-Term Rental activities or be eligible to receive a Certificate of Registration for such unit; except that this section shall not apply to the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes; and this section shall not apply to natural persons or non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market. In addition, Time-Share or Time-Interval Ownership Dwelling Units shall be exempt from Sections H, I, J and K, provide that the owner obtains a Certificate of Registration and provides sufficient

evidence that the Unit was rented to one of more third parties for at least one period of less than 30 days prior to January 1, 2024.

- K. Any person or other legal entity, except Corporations, but including LLC's, Trusts, and S Corporations, which paid the rooms excise tax on a Short-Term Rental dwelling unit in any calendar quarter prior to January 1, 2024 and which owned the property prior to May 7, 2024, shall be exempt from the requirements of Sections H, I, and J of this Chapter until the dwelling unit is transferred or conveyed, or the Rental Certificate is not renewed or is revoked by the Board of Health. If a property is bequeathed to a person or other beneficiary through a will, trust, or other instrument, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.
- L. Within the months of July and August, each Certificate of Registration shall have no more than 9 lease or sub-lease contracts or changes of occupancy with different renters. This provision shall not apply to any lot for which any dwelling on the lot is the primary residence of one or more Owners.
- M. No person may hold all or a portion of not more than two (2) certificates of registration.
- i. Persons who paid the rooms excise tax for more than two (2) Short-Term Rentals in any calendar quarter prior to January 1, 2024 may hold an equivalent number of certificates of registration, limited only to those properties for which the tax was paid and not transferable to other Owners or to other properties, and may not obtain additional certificates of registration under this provision.
- ii. Properties containing more than two dwelling units that have been in use as Short-Term Rentals since January 1, 2000 or prior are exempt from the numerical limitation on the number of certificates of registration allowed to be held by any person in this provision.
- L. Each certificate of registration shall provide for the maximum number of occupants in each dwelling.
- M. All advertising for a short term rental shall include the certificate of registration number and the allocated maximum number of occupants.
- N. Any dwelling used as a short term rental shall prominently post the rules promulgated by the Board of Health, the applicable certificate of registration number, the designated occupancy for each dwelling, the contact information for the operator and at least two persons designated to address any issues at the short-term rental within two hours' notice, a process for trash disposal and recycling, a summary of the applicable hours of the noise by-law, a parking policy, and contact information for the Nantucket Police and Fire Departments.
- O. No short term renter may occupy a short term rental until the operator or their designee has verified the identity of the occupant, and obtained a signed

affirmation of the number of guests and acknowledgement of the applicable rules and regulations from them.

(p) On any property with more than two (2) dwellings, no more than two (2) dwelling units per lot, or equivalent density, may be used a short-term rental, which shall be designated on the certificate of registration. Properties containing more than two (2) dwelling units that have been in use as Short-Term Rentals since January 1, 2000 or prior are exempt from this provision.

(q) Short-Term Rentals are prohibited in tertiary dwellings and inclusionary housing.

#### § 123-4. Regulations.

The Board of Health, subject to the approval of the Select Board, shall promulgate regulations to carry out and enforce the provisions of this chapter. Such regulations may also include but are not limited to requirements to insure that the operation of the short-term rental does not create or cause a nuisance to the surrounding neighborhood due to unreasonable noise, overburdening of parking areas, and other nuisance conditions.

#### § 123-5. Enforcement.

- A. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.
- B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, § 21D and the Town's non-criminal disposition bylaw (Chapter 1 of the Town Code). If noncriminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of \$100 for the first offense; \$200 for the second offense; and \$300 for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.
- C. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the operator or the owner of the property by the Board of Health or its designee, after a certificate of registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said certificate of registration until the violation has been cured or otherwise resolved. Multiple violations by any operator may, at the discretion of the Board of Health and after a hearing, disqualify that operator from obtaining a certificate of registration for a period of up to three years.

- D. In accordance with G.L. c. 64G, § 14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation issued hereunder. Each day a violation continues shall be considered a separate offense.

§ 123-6. Severability.

If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

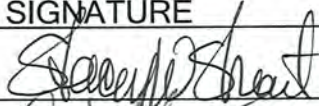
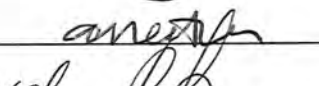
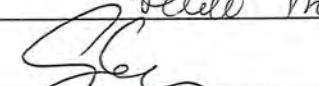
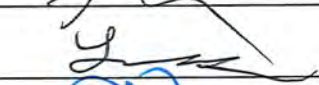
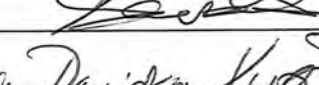
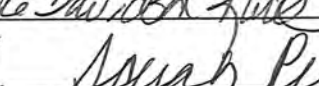
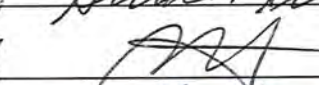
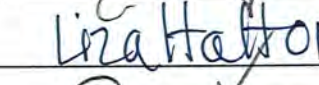
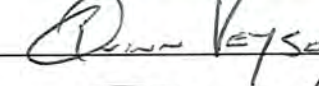
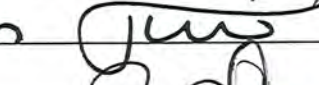
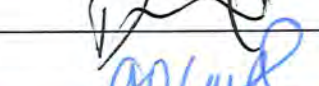
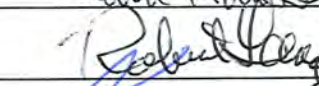
Or to take any other action related thereto.

(Steven Cohen)

| NAME (PRINT)                                         | SIGNATURE               | RESIDENTIAL ADDRESS     |
|------------------------------------------------------|-------------------------|-------------------------|
| 1. <del>STEVEN C. COHEN</del> <u>STEVEN C. COHEN</u> | <u>Steven C. Cohen</u>  | <u>21 Flintlock Rd</u>  |
| 2. <u>Linda Williams</u>                             | <u>[Signature]</u>      | <u>6 S. PASTURE LN</u>  |
| 3. <u>STEPHEN MAURY</u>                              | <u>[Signature]</u>      | <u>28 RUGGED RD</u>     |
| 4. <u>Catherine Ancuro</u>                           | <u>Catherine Ancuro</u> | <u>7 Field Avenue</u>   |
| 5. <u>Richard Beaudette</u>                          | <u>[Signature]</u>      | <u>3 Anna Drive</u>     |
| 6. <u>Evan Gerardi</u>                               | <u>Evan Gerardi</u>     | <u>6 S. PASTURE LN</u>  |
| 7. <u>Bryan Swan</u>                                 | <u>[Signature]</u>      | <u>19 Fairbury Ave</u>  |
| 8. <u>Kevin Dale</u>                                 | <u>[Signature]</u>      | <u>7 Sesquiana Rd</u>   |
| 9. <u>Laren Molta</u>                                | <u>Laren Molta</u>      | <u>9 Swayze Dr.</u>     |
| 10. <u>Ana Maria Ribeiro</u>                         | <u>Ana M. Ribeiro</u>   | <u>36 Flintlock Rd.</u> |
| 11. <u>Vette St Jean</u>                             | <u>Vette St Jean</u>    | <u>33 First Way</u>     |

| NAME (PRINT)            | SIGNATURE          | RESIDENTIAL ADDRESS |
|-------------------------|--------------------|---------------------|
| 12. Bernadette Maple    | B. Myer            | 307 Polpis Rd.      |
| 13. Kay Ballah          | K. Galloway        | 4 Pauls Rd.         |
| 14. M. Gibson           | M. Gibson          | 41 Goldview         |
| 15. Schuyler Kuhl       | X/K                | 2 Devon St.         |
| 16. [Signature]         | Gary Winn          | 42 Somerston Ln     |
| 17. Susan Blake-Lazarus | [Signature]        | 6 West Creek Rd     |
| 18. Schuyler Kuhl       | X/K                | 2 Devon St.         |
| 19. Katherine Killian   | Katherine K        | 63 B Lovelock Lane  |
| 20. Mary Tauffe         | Mary Tauffe        | 20 Boulevard        |
| 21. Susan Chambers      | Susan Chambers     | 113 Somerset Rd.    |
| 22. Joyce M Montalbano  | Joyce M Montalbano | 140 MAIN ST         |
| 23. Liam Bruno          | Liam Bruno         | 10 Monahansett Rd   |
| 24. Stephane Watkins    | Stephane Watkins   | 6 Hutton St.        |
| 25. Dalton Frazer       | Dalton Frazer      | 19 Centre St        |
| 26. James Edward Gillum | James E Gillum     | 56 N. Liberty St    |
| 27. Chris Kling         | Chris Kling        | 80 Goldfinch Tr.    |
| 28. Gillian Freter      | Gillian Freter     | 33 White Whale Ln   |
| 29. Anne Lapham         | Anne Lapham        | 18 Hummock Pond Rd  |
| 30. Peter Fowler        | Peter Fowler       | 12 Amelia dr        |
| 31. Barbara A. Reis     | Barbara A. Reis    | 27 Equator Dr.      |
| 32. Natalie Kaufman     | N. Kaufman         | 32 Milk St.         |
| 33. M. K. Galtsoel      | M. K. Galtsoel     | 19 Keel Ln          |
| 34. Kenneth Levine      | Kenneth Levine     | 18 Pond View Dr.    |

| NAME (PRINT)               | SIGNATURE              | RESIDENTIAL ADDRESS |
|----------------------------|------------------------|---------------------|
| 35. Jody Petersen          | Jody Petersen          | 30 Quarrel Rd       |
| 36. ROBERT SARKISIAN       | Robert Sarkisian       | 29 MACYS LN         |
| 37. Wendy Clinton-Jannelle | Wendy Clinton-Jannelle | 34 Gloucester St.   |
| 38. Magdalen Eddy          | Magdalen Eddy          | 12 Celtic Dr        |
| 39. Alison Wournach        | Alison Wournach        | 5 Kithiwinke Ln     |
| 40. Carol Andersson        | Carol Andersson        | 1 Cachalot Ln       |
| 41. Jon Hencke             | Jon Hencke             | 3R Friendship Ln    |
| 42. Jennifer Hudson        | Jennifer Hudson        | 54 Essex Rd         |
| 43. Mary Coffin Harshman   | Mary Coffin Harshman   | 34 Exeter St.       |
| 44. Stuart Boissonnant     | Stuart Boissonnant     | 37 Orange St.       |
| 45. Darrin Mayer           | Darrin Mayer           | 8 Evergreen Way     |
| 46. Maria Waickowski       | Maria Waickowski       | 195 Cambridge St.   |
| 47. Kristy Brown           | Kristy Brown           | 54 Essex            |
| 48. Ann R. MAURY           | Ann R. Maury           | 22 Meadow View Dr   |
| 49. Ee EDUARD RUD          | Ee EDUARD RUD          | 5A Pottick Ave      |
| 50. Holly Visco            | Holly Visco            | 2 Zachary Way       |
| 51. Richard J. Gibson      | Richard J. Gibson      | 41 Somerset Ln      |
| 52. Kimberly Guehrin       | Kimberly Guehrin       | 15 Pine Tree Rd.    |
| 53. John Breslin           | John Breslin           | 31 Saint Lane       |
| 54. Alexandra LaFayette    | Alexandra LaFayette    | 5 Atlantic Ave      |
| 55. Rebecca Miller         | Rebecca Miller         | 31 Hope Farm Rd     |
| 56. Johanne Richard        | Johanne Richard        | 71 Tom Nevers       |
| 57. STACEY STUART          | Stacey Stuart          | 89B Bartlett Rd     |

|       | NAME (PRINT)      | SIGNATURE                                                                           | RESIDENTIAL ADDRESS |
|-------|-------------------|-------------------------------------------------------------------------------------|---------------------|
| T 58. | STACEY STUART     |    | 89B Bartlett Rd     |
| ✓ 59. | Claire McCann     |    | 238 Madaket Rd      |
| ✓ 60. | Laura Barnes      |    | 12 Sunset Hill Lane |
| ✓ 61. | Alexandra Norton  |    | 5 Dorelie Ct.       |
| ✓ 62. | Renata Shapovalov |    | 66 ARKANSAS AV      |
| N 63. | Paula Henry       |    | 2 Anne Lane         |
| ✓ 64. | Scott Coern       |    | 32 GLOUCESTER ST.   |
| ✓ 65. | Korolyn, Lexy     |    | 13 Dufinet Rd       |
| ✓ 66. | Sean Farrell      |    | 5A Stag Ln          |
| N 67. | SUE JENISON       |   | 22 NEW ST.          |
| ✓ 68. | Robin Sude        |  | 6 Sand Plain        |
| ✓ 69. | DAVID Sude        |  | 6 Sand Plain        |
| ✓ 70. | Kurt Gier         |  | 4 Step              |
| ✓ 71. | Sarah Penney      |  | 49 H. H. St         |
| ✓ 72. | Brent Taramella   |  | 20 AHOPE AVE.       |
| ✓ 73. | Liza Halton       |  | 8 Meetinghouse Ln   |
| ✓ 74. | Don Keyser        |  | 2 Dorelie Ct        |
| ✓ 75. | Caelan Thymann    |  | 10 POLLINO G        |
| ✓ 76. | Daniel Lynch      |  | 3A Smerok           |
| ✓ 77. | Gina O'Callaghan  |  | 16 Boulevard        |
| ✓ 78. | Chana Hayden      |  | 95 Orange Street    |
| ✓ 79. | Robert Lang       |  | 4 Plum Ln.          |
| ✓ 80. | KAREEM TATHA      |  | 4c Folger Ave       |

| NAME (PRINT)              | SIGNATURE       | RESIDENTIAL ADDRESS   |
|---------------------------|-----------------|-----------------------|
| 81. Norm Freese           | [Signature]     | 10 Clare Dr           |
| 82. Timothy White         | [Signature]     | 42 E Nobadear Farm    |
| 83. Penelope Day          | [Signature]     | 17 Warren St.         |
| 84. Ed 98                 | EDWARD SANFORD  | 12 DOCKYER DR         |
| 85. NICOLE BOUTQUET       | Nicole Boutquet | 4 Pinkham Court       |
| 86. CARY TURNER           | [Signature]     | 3 TOPPING LIFT        |
| 87. GREG McKEHNEE         | [Signature]     | 50 DUKES ROAD         |
| N 88. Carlos Castrollo    | [Signature]     | 23 WESTERN APT 10     |
| 89. Savannah Haddon       | [Signature]     | 17 Evergreen way      |
| 90. Anna Valdez           | [Signature]     | 110 Pleasant St Apt A |
| 91. John Balling          | [Signature]     | 11 Nobadear way       |
| 92. DAN BALLING           | [Signature]     | 66 Fairgrounds Rd.    |
| 93. Thae Kailer           | [Signature]     | 49 Millbrook Rd       |
| 94. Adam Balling          | [Signature]     | 66 Fairground Rd      |
| 95. Christopher Berg      | [Signature]     | 35 GUILDFORD ST       |
| 96. Michael Wilson        | [Signature]     | 7 CORNWALL ST         |
| 97. Esmeralda Martinez    | [Signature]     | 6 Larrabee Lane       |
| 98. Kelsey Tejada         | [Signature]     | 6 Larrabee lane       |
| 99. Joseph Martinez       | [Signature]     | 6 Larrabee lane       |
| 100. HOLLY BACKUS         | Holly Backus    | 320 F POPLIS RD       |
| 101. DAWN E HILL HOLDGATE | [Signature]     | 2 VESPER LN           |
| 102. Amy Eldridge         | Amy Eldridge    | 506 Sankaty           |
| 103. Isha Cuervo Martinez | Isha Cuervo     | 13A 1ST way           |

|      | NAME (PRINT)       | SIGNATURE          | RESIDENTIAL ADDRESS                |
|------|--------------------|--------------------|------------------------------------|
| ✓    | Elizabeth Eldridge | Elizabeth Eldridge | 56 Samkathy Rd                     |
| ✓    | Stephan Theroux    | Stephan Theroux    | 26 Dartmouth St                    |
| ✓    | Venessa Moore      | Venessa Moore      | 113 Chicory Pl                     |
| ✓    | Dawn Frenschke     | Dawn Frenschke     | 4 white St                         |
| N    | Ana Samuels        | Ana Samuels        | 311 EVERGREEN WAY                  |
| ✓    | Kathryn Murrain    | Kathryn Murrain    | 116 Harper Farm rd                 |
| ✓    | Arlene Hardy       | Arlene Hardy       | 193 Hummer Rd.                     |
| N    | Faviola Montoya    | Faviola Montoya    | 136 Old South Rd                   |
| ✓    | Laura Peduzzi      | Laura Peduzzi      | 23 Goldfinch Dr                    |
| ✓    | TENESHIA CHENNIS   | Teneshia Chenis    | 133 ORANGE ST.                     |
| ✓    | Gum Godin          | Gum Godin          | 13 Cypress                         |
| ✓    | Jean Marie Grasng  | Jean Marie Grasng  | 12 Clarendon St                    |
| ✓    | Andrew Anderson    | Andrew Anderson    | 23 Nanina Dr.                      |
| ✓    | Christopher L Ray  | Christopher L Ray  | 6 Sturgis Lines Lane               |
| ✓    | LEO C. ASDOORIAN   | Leo C. Asdoorian   | 19 EQUATOR DR.                     |
| ✓    | Chris Andrews      | Chris Andrews      | 6 1/2 Daffodil Lane                |
| ✓    | Gary Stahl         | Gary Stahl         | <del>31 Dukes Rd</del> 31 Dukes Rd |
| ✓    | Charles Yatec      | Charles Yatec      | 18 Field Ave                       |
| ✓    | Susan Spring       | Susan Spring       | 33 Fair St.                        |
| ✓    | John Kann          | John Kann          | 8 O Korwan Ave.                    |
| ✓    | Gloria Grimsman    | Gloria Grimsman    | 22 Judson Rd.                      |
| 125. |                    |                    |                                    |
| 126. |                    |                    |                                    |

**CERTIFICATION OF SIGNATURES**

We certify that ( 115 ) One hundred fifteen  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this  
petition.

(at least three Registrars names must be signed or stamped below)

*Nancy Z. Holmes*  
*Judith Wodynski*  
*Carolyn A. Gould*  
Registrars of Voters of the Town of Nantucket

**CERTIFICATION OF SIGNATURES**

We certify that ( 115 ) One hundred fifteen  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this  
petition.

(at least three Registrars names must be signed or stamped below)

*Nancy L. Holmes*  
*Carolyn A. Gould*  
*Judith Wodynski*

Registrars of Voters of the Town of Nantucket

F

## Citizen Warrant Article

Primary Sponsor Name: **Matthew Peel**

Address: **87 Skyline Dr Nantucket, MA 02554**

Email: **mattpeelsea@gmail.com**

Phone #: **(253)590-8290**

Warrant Article Title: **Amendment to Chapter 123 Administration and Enforcement of Nantucket's Short-Term Rentals General Bylaws**

To see if the Town will vote to (may attach body of article on separate page):

Article attached.

9 Pages of signatures

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To see if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Term Rentals) as follows:

1. Amend § 123-3 (Registration, permitting, inspection and fees) by deleting subsection B in its entirety and replacing it with the following:

**B. The annual fee for such a certificate of registration shall be \$250 for Town residents and \$350 for non-residents for the first STR on each Lot. Each additional STR on a Lot shall be an additional \$150 annual fee.**

2. Amend § 123-3 (Registration, permitting, inspection and fees) by inserting the following new provisions:

**H. The Board of Health may grant an exemption from the requirements of this Bylaw in the event that the Operator satisfies the Board that short-term rental use of the property existed prior to the enactment of the Zoning Bylaw on Nantucket in 1972.**

3. Amend § 123-3 (Registration, permitting, inspection and fees) by revising subsection E as follows (deletions shown as strikethroughs and new language in red):

**E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety. The Board of Health shall dedicate one employee whose primary responsibility is inspecting STRs and ensuring compliance with the Bylaw and applicable Regulations. In order to facilitate such inspections, at the time of Registration, each operator shall provide a floor plan showing the STR layout and exits.**

4. Amend § 123-5 (Enforcement) by revising subsection B as follows (deletions shown as strikethroughs and new language in red):

**B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, § 21D and the Town's noncriminal disposition bylaw (Chapter 1 of the Town Code). If noncriminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of \$5000, and for each subsequent offence, the STR registration is subject to suspension for the period of 1 calendar year following a review hearing of the STR Committee. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.**

5. Amend 123-4 (Regulations) as follows (deletions shown as strikethroughs and new language in red):

**The Board of Health, subject to the approval of the Select Board, shall promulgate regulations to carry out and enforce the provisions of this chapter. Such regulations may also include but are not limited to requirements to ensure that the operation of the short-**

term rental does not create or cause a nuisance to the surrounding neighborhood due to unreasonable noise, overburdening of parking areas, and other nuisance conditions. At a minimum, the Regulations shall prohibit any on-street parking for Short-Term Rentals and limit vehicles to the number of spaces available within the bounds of the Short-Term Rental Lot. The Board of Health shall also develop an online complaint form that allows submissions of photographs, video and any other supporting documentation.

6. Amend Chapter 123 (Short-Term Rentals) by adding the following new subsection:

**§123-8. (STR Committee)**

The Select Board shall create an STR Committee comprised of 5 Town residents to be appointed by the Board of Health. The STR Committee shall be responsible for proposing regulations for adoption by the Board of Health, reviewing complaints and imposing fines based upon the recommendation of staff, and hearing any appeals of approvals, suspensions, revocations, or denials of Certificates of Registration under this Bylaw.

Or to take any action relative thereto.

DATE and TIME this paper received by Registrars  
5/30/2024 1:10 pm

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE  
To see if the Town will vote to:

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                                        | III                                  |                            |                  |                   |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------|------------------|-------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>r<br>e<br>d | P<br>r<br>e<br>c | PRINTED NAME      |
| 1  | ✓                     | Matthew Reel                                                                                                                              | 87 Skyline, Pt                       | 0                          | 1                | Matthew Reel      |
| 2  | ✓                     | Heather McAuley                                                                                                                           | 4 Topping Hill                       | 0                          | 1                | Heather McAuley   |
| 3  | ✓                     | Heather McAuley                                                                                                                           | 14a Equator Drive                    | 0                          | 1                | Heather McAuley   |
| 4  | ✓                     | Jane Oberer                                                                                                                               | 20 Tatham Ln                         | 0                          | 1                | Jane Oberer       |
| 5  | ✓                     | Meredith Lepore                                                                                                                           | 87 Skyline Drive                     | 0                          | 1                | Meredith Lepore   |
| 6  | ✓                     | Corinne Muffly                                                                                                                            | 1 Sea Fox Cir.                       | 0                          | 1                | Corinne Muffly    |
| 7  | ✓                     | Enn Collins                                                                                                                               | 3 Arrowhead Dr.                      | 0                          | 1                | Enn Collins       |
| 8  | ✓                     | Margaret J. Malan                                                                                                                         | 43R South Shore Rd                   | 0                          | 1                | Margaret J. Malan |
| 9  | ✓                     | Cathleen Lepore                                                                                                                           | 48 Prospect St.                      | 0                          | 1                | Cathleen Lepore   |
| 10 | ✓                     | Richard Rogers                                                                                                                            | 60 Macomet Ave                       | 0                          | 1                | Richard Rogers    |
| 11 | ✓                     | Hayley LaPlene                                                                                                                            | 10 Daffodil Ln.                      | 0                          | 1                | Hayley LaPlene    |
| 12 | ✓                     | Jane Hardy                                                                                                                                | 4 Lornest Rd.                        | 0                          | 1                | Jane Hardy        |
| 13 | ✓                     | Susan Rogers                                                                                                                              | 199 Hommock Pond Rd                  | 0                          | 1                | Susan Rogers      |
| 14 | ✓                     | Jamie Strang                                                                                                                              | 55 BARTLETT RD                       | 0                          | 1                | JAMIE STRANG      |
| 15 | ✓                     | Ayesha Khan                                                                                                                               | 11 S. Valley Rd                      | 0                          | 1                | Ayesha Khan       |
| 16 | ✓                     | Todd Stout                                                                                                                                | 45 Meadowview Dr                     | 0                          | 1                | Todd Stout        |
| 17 | ✓                     | James Renner                                                                                                                              | 3 Keel Ln                            | 0                          | 1                | James Renner      |
| 18 | ✓                     | Sean Lyer                                                                                                                                 | 15 Seabrook Pl                       | 0                          | 1                | Sean Lyer         |
| 19 | ✓                     | Nate Barlow                                                                                                                               | 11 S. Valley Rd                      | 0                          | 1                | NATE BARLOW       |
| 20 | ✓                     | Amy Greenwood                                                                                                                             | 149 Polpis Rd                        | 0                          | 1                | AMY GREENWOOD     |

Instructions to Registrars  
You must time-stamp or write in date and time these papers are received.  
Check this ☒ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES  
We certify that ( 19 )  
signatures checked thus ☒ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)  
  
  
  
Registrars of Voters of the Town of Nantucket

# CIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 30, 2024 1:10pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                            | III                               |                                                |                     |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------|---------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>e<br>d<br>c<br>o<br>d<br>e | PRINTED NAME        |
| 1  | ✓                     | Paola Velez                                                                                                                   | 24 Woodland DR                    | 0 1                                            | Paola Velez         |
| 2  | ✓                     | Jules Embry-Pelrine                                                                                                           | 26 Rugged Rd.                     | 0 1                                            | Jules Embry-Pelrine |
| 3  | ✓                     | Elizabeth Torovich                                                                                                            | 2 Doe Ryder Dr                    | 0 1                                            | Elizabeth Torovich  |
| 4  | ✓                     | Timothy Lepore                                                                                                                | 48 Prospect                       | 0 1                                            | Timothy Lepore      |
| 5  | ✓                     | Ayesha Khan                                                                                                                   | 115 Valley Rd                     | 0 1                                            | Ayesha Khan         |
| 6  | ✓                     | Jane D Ziesing                                                                                                                | 16 B Newtown rd                   | 0 1                                            | Jane D Ziesing      |
| 7  | ✓                     | Alina Wommack                                                                                                                 | 5 Kittiwake Ln.                   | 0 1                                            | Alina Wommack       |
| 8  | ✓                     | Mark W. Foss                                                                                                                  | 8 Deer Run                        | 0 1                                            | Mark W Foss         |
| 9  | ✓                     | Sharna Apple                                                                                                                  | 78 Surfside                       | 0 1                                            | Sharna Apple        |
| 10 | ✓                     | Jonathan Brooks                                                                                                               | 78 Surfside                       | 0 1                                            | Jonathan Brooks     |
| 11 | ✓                     | Gree Faircloth                                                                                                                | 23B Park Circle                   | 0 1                                            | Gree Faircloth      |
| 12 | ✓                     | Amber Holmso Graves                                                                                                           | 29 Teshoma                        | 0 1                                            | Amber Holmso Graves |
| 13 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 14 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 15 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 16 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 17 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 18 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 19 |                       |                                                                                                                               |                                   | 0 1                                            |                     |
| 20 |                       |                                                                                                                               |                                   | 0 1                                            |                     |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 9 ) *None* signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

*Judith Wodynski*  
*Carolyn A. Gould*  
Registrars or Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

5/30/2024 6:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                                                                                                                                                            | II                                | III                                                                                    |                       |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------|-----------------------|
|    | C<br>h<br>e<br>c<br>k<br>S<br>ignatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>e<br>n<br>t<br>e<br>d<br>P<br>r<br>e<br>c<br>e<br>d<br>e<br>n<br>t | PRINTED NAME          |
| 1  | <input checked="" type="checkbox"/>                                                                                                                        | 22 B Youngs Way                   | 0 1                                                                                    | Samie Corum           |
| 2  | <input checked="" type="checkbox"/>                                                                                                                        | 52 Cato Ln                        | 0 1                                                                                    | Marie Fales           |
| 3  | <input checked="" type="checkbox"/>                                                                                                                        | 52 Cato Lane                      | 0 1                                                                                    | Megan Fales           |
| 4  | <input checked="" type="checkbox"/>                                                                                                                        | 5 Skiff Lane                      | 0 1                                                                                    | Tamara Kasperzyk      |
| 5  | <input checked="" type="checkbox"/>                                                                                                                        | 69 Vestal Street                  | 0 1                                                                                    | Tina Steadman         |
| 6  | <input checked="" type="checkbox"/>                                                                                                                        | 16 1/2 Bartlett Rd                | 0 1                                                                                    | Dylan Perry           |
| 7  | <input checked="" type="checkbox"/>                                                                                                                        | 178 Old South Rd                  | 0 1                                                                                    | Piney Aft             |
| 8  | <input checked="" type="checkbox"/>                                                                                                                        | 28 Kelley Rd                      | 0 1                                                                                    | Lillian               |
| 9  | <input checked="" type="checkbox"/>                                                                                                                        | 6 Tripp Dr                        | 0 1                                                                                    | Ann                   |
| 10 | <input checked="" type="checkbox"/>                                                                                                                        | 16 Polpis                         | 0 1                                                                                    | Ellie Howard          |
| 11 | <input checked="" type="checkbox"/>                                                                                                                        | 16 Polpis                         | 0 1                                                                                    | Joy Howard            |
| 12 | <input checked="" type="checkbox"/>                                                                                                                        | 6 Bailey Road                     | 0 1                                                                                    | Megan Abbott          |
| 13 | <input checked="" type="checkbox"/>                                                                                                                        | 58 Green Meadows Dr               | 0 1                                                                                    | Kara Evans            |
| 14 | <input checked="" type="checkbox"/>                                                                                                                        | 1 Pollinway Pond Rd               | 0 1                                                                                    | Jane Melville         |
| 15 | <input checked="" type="checkbox"/>                                                                                                                        | 54 Hesper Farm Rd                 | 0 1                                                                                    | Elizabeth Lett        |
| 16 | <input checked="" type="checkbox"/>                                                                                                                        | 8 Bayberry Ct #4                  | 0 1                                                                                    | Sarah Kirk            |
| 17 | <input checked="" type="checkbox"/>                                                                                                                        | 33 Buttrick Circle                | 0 1                                                                                    | Ken Albertson         |
| 18 | <input checked="" type="checkbox"/>                                                                                                                        | 4 Thorstons Way                   | 0 1                                                                                    | Alexis Wurzburg-Smith |
| 19 | <input checked="" type="checkbox"/>                                                                                                                        | 43 Millbrook Rd                   | 0 1                                                                                    | THOMAS KAIZER         |
| 20 | <input checked="" type="checkbox"/>                                                                                                                        | 3 Dennis Beach Rd                 | 0 1                                                                                    | Marta Zadda           |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ☒ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 19 ) Monetoon  
signatures checked thus ☒ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Carolyn A. Gould  
Judith Wodynski  
Marta Zadda

Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

5/30/24

1:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                       | II                                                                                                                            | III                               |                                          | IV                             |                     |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------|--------------------------------|---------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>e<br>d<br><br>o<br>l | P<br>r<br>e<br>c<br><br>o<br>l | PRINTED NAME        |
| 1  | ✓                     | <i>Patsy Weight</i>                                                                                                           | 10 Cherry St                      | 0                                        | 1                              | Patsy Weight        |
| 2  | ✓                     | <i>Elin Carey</i>                                                                                                             | 71 Milestone Rd.                  | 0                                        | 1                              | Elin CAREY          |
| 3  | ✓                     | <i>Frank Dato</i>                                                                                                             | 71 Milestone                      | 0                                        | 1                              | Frank Dato          |
| 4  | ✓                     | <i>Catherine Bouiter</i>                                                                                                      | 71 Milestone Rd                   | 0                                        | 1                              | Catherine Bouiter   |
| 5  | ✓                     | <i>Eleanor Goldstein</i>                                                                                                      | 71 Milestone Rd                   | 0                                        | 1                              | Eleanor Goldstein   |
| 6  | ✓                     | <i>Joyce Perriest</i>                                                                                                         | 105 Milestone Rd                  | 0                                        | 1                              | Joyce Perriest      |
| 7  | ✓                     | <i>David B. Williams</i>                                                                                                      | 44 Tennessee Rd Ave               | 0                                        | 1                              | DAVID B. WILLIAMS   |
| 8  | ✓                     | <i>Beverly Hall</i>                                                                                                           | 44 Tennessee Ave                  | 0                                        | 1                              | BEVERLY HALL        |
| 9  | ✓                     | <i>Whitney Burr</i>                                                                                                           | 10 N. Cambridge                   | 0                                        | 1                              | WHITNEY BURR        |
| 10 | ✓                     | <i>Yvonne King</i>                                                                                                            | 5 B Norquanda Drive               | 0                                        | 1                              | Yvonne King         |
| 11 | ✓                     | <i>Reginald Levine</i>                                                                                                        | 1 Prospect St.                    | 0                                        | 1                              | Reginald Levine     |
| 12 | ✓                     | <i>Mark Anderson</i>                                                                                                          | 71 Milestone Rd                   | 0                                        | 1                              | MARK ANDERSON       |
| 13 | ✓                     | <i>Nate Leibowitz</i>                                                                                                         | 4A Evergreen                      | 0                                        | 1                              | Nate Leibowitz      |
| 14 | ✓                     | <i>Noah Davidson</i>                                                                                                          | 11 Nobadcer Way                   | 0                                        | 1                              | Noah Davidson       |
| 15 | ✓                     | <i>Max Wolf</i>                                                                                                               | 14 Fair Street                    | 0                                        | 1                              | Max Wolf            |
| 16 | ✓                     | <i>Audrey A "Oly" Wolf</i>                                                                                                    | 14 Fair Street                    | 0                                        | 1                              | Audrey A "Oly" Wolf |
| 17 | ✓                     | <i>Christine Borneman</i>                                                                                                     | 36 S. S. Side                     | 0                                        | 1                              | Christine Borneman  |
| 18 | ✓                     | <i>Becky Mack</i>                                                                                                             | 2 Newtown Rd.                     | 0                                        | 1                              | Becky Mack          |
| 19 | ✓                     | <i>Diana M. Huet</i>                                                                                                          | 16 Green Meadows                  | 0                                        | 1                              | Diana M. Huet       |
| 20 | ✓                     | <i>Peter Barnes</i>                                                                                                           | 8 Derby Lane                      | 0                                        | 1                              | PETER BARNES        |

Instructions to Registrars

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 20 ) *Twenty* signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars—names must be signed or stamped below)

*Carolyn A. Gould*  
*Judith Wodyski*  
*Jessy A. Holmes*  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 30, 2024 1:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I                     |                                                                                                                               | II                                | III                                  |                                      |                    |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------|--------------------------------------|--------------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W                                    | P                                    | PRINTED NAME       |
|                       |                                                                                                                               |                                   | a<br>r<br>r<br>e<br>s<br>t<br>e<br>d | r<br>e<br>c<br>o<br>r<br>d<br>e<br>d |                    |
| 1                     |                                                                                                                               | 19 Cato lane                      | 0                                    | 1                                    | Casey Lendway      |
| 2                     |                                                                                                                               | 4 Roberts Lane                    | 0                                    | 1                                    | Pamela Peren       |
| 3                     |                                                                                                                               | 12 Harbor View Way                | 0                                    | 1                                    | Judith A. Collatz  |
| 4                     |                                                                                                                               | 67 Center Street                  | 0                                    | 1                                    | Frances Karttunen  |
| 5                     |                                                                                                                               | 19 Cato lane                      | 0                                    | 1                                    | Kristin Lendway    |
| 6                     |                                                                                                                               | 19 Cato Ln.                       | 0                                    | 1                                    | Jerry Lendway      |
| 7                     |                                                                                                                               | 23 Atlantic Av                    | 0                                    | 1                                    | Justine L. Connors |
| 8                     |                                                                                                                               | 23 ATLANTIC AVE                   | 0                                    | 1                                    | PAUL R. CONNORS    |
| 9                     |                                                                                                                               | 15 Nanine Dr                      | 0                                    | 1                                    | Mary Bergman       |
| 10                    |                                                                                                                               | 73 Bartlett Rd                    | 0                                    | 1                                    | Margaret Carr      |
| 11                    |                                                                                                                               | 4 Eagleswing Way                  | 0                                    | 1                                    | ALLEN B. REINHARD  |
| 12                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 13                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 14                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 15                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 16                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 17                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 18                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 19                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |
| 20                    |                                                                                                                               |                                   | 0                                    | 1                                    |                    |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 11 ) Eleven  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least) three Registrars— names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

May 30, 2024 1:10pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

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| I  |                       | II                                                                                                                            | III                               |                                                               |                     |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------|---------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>P<br>a<br>r<br>e<br>r<br>e<br>c<br>d<br>c<br>o<br>l<br>1 | PRINTED NAME        |
| 1  | ✓                     | <i>Cathy Ward</i>                                                                                                             | 4A Silver St.                     | 0 1                                                           | CATHY WARD          |
| 2  | ✓                     | <i>Enid Nichols Miller</i>                                                                                                    | 9 Old Quindret Mill               | 0 1                                                           | ENID NICHOLS MILLER |
| 3  | ✓                     | <i>Polly Thayer Miller</i>                                                                                                    | 9 Old Quindret Mill Rte           | 0 1                                                           | Polly Thayer Miller |
| 4  | ✓                     | <i>Nancy A. Newhouse</i>                                                                                                      | 15 Liberty St.                    | 0 1                                                           | Nancy Newhouse      |
| 5  | ✓                     | <i>Sunny Dally</i>                                                                                                            | 6 Nanna Dr.                       | 0 1                                                           | Sunny Dally         |
| 6  | ✓                     | <i>Jeannette W. Riggs</i>                                                                                                     | 18 Meadowside Dr.                 | 0 1                                                           | JEANNETTE W. RIGGS  |
| 7  | ✓                     | <i>Betty MacDonald</i>                                                                                                        | 10 Priscilla Lane                 | 0 1                                                           | Betty MacDonald     |
| 8  | ✓                     | <i>Richard Vargas</i>                                                                                                         | 1 Orchid Pl                       | 0 1                                                           | Richard Vargas      |
| 9  | ✓                     | <i>Joel Gonzalez</i>                                                                                                          | 6 Maclean L                       | 0 1                                                           | JOEL GONZALEZ       |
| 10 | ✓                     | <i>Robert Harker</i>                                                                                                          | 118 Somerset Rd                   | 0 1                                                           | Robert Harker       |
| 11 | ✓                     | <i>Greg Harker</i>                                                                                                            | 2 Surfer Drive                    | 0 1                                                           | Greg Harker         |
| 12 | ✓                     | <i>Liz Meth Harkness</i>                                                                                                      | 18 New Lane                       | 0 1                                                           | LIZ METH HARKNESS   |
| 13 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 14 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 15 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 16 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 17 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 18 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 19 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |
| 20 |                       |                                                                                                                               |                                   | 0 1                                                           |                     |

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N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 9 ) *Nine* signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

*Carolyn A. Gould*  
*Gregory J. Holmes*  
Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To be if the Town will vote to:

DATE and TIME this paper received by Registrars

May 30, 2024 1:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

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| I  |                                     | II                                                                                                                            | III                               |                       |                  |                        |
|----|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------|------------------|------------------------|
|    | C<br>h<br>e<br>c<br>k<br>k          | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>d<br>c | P<br>r<br>e<br>c | PRINTED NAME           |
|    |                                     |                                                                                                                               |                                   |                       |                  |                        |
| 1  | <input checked="" type="checkbox"/> | <i>Evelyn Smith</i>                                                                                                           | 15 Appleton                       | 0                     | 1                | <i>Evelyn Smith</i>    |
| 2  | <input checked="" type="checkbox"/> | <i>Campbell Sutton</i>                                                                                                        | 15 Appleton                       | 0                     | 1                | <i>Campbell Sutton</i> |
| 3  | <input checked="" type="checkbox"/> | <i>Rick Atherton</i>                                                                                                          | 418 Squam Road                    | 0                     | 1                | <i>Rick Atherton</i>   |
| 4  | <input checked="" type="checkbox"/> | <i>Cheri Gould</i>                                                                                                            | 10 Gloucester St.                 | 0                     | 1                | <i>Cheri Gould</i>     |
| 5  |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 6  |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 7  |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 8  |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 9  |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 10 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 11 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 12 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 13 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 14 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 15 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 16 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 17 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 18 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 19 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |
| 20 |                                     |                                                                                                                               |                                   | 0                     | 1                |                        |

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W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 4 ) *SM* signatures checked thus ☒ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars—names must be signed or stamped below)

*Carolyn A. Gould*  
*Judith Wodzynski*  
*Harry A. James*

Registrars of Voters of the Town of Nantucket

# SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by  
Registrars

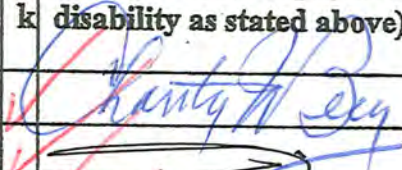
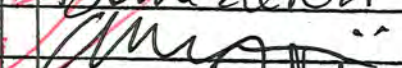
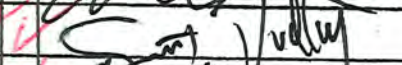
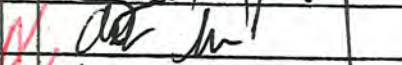
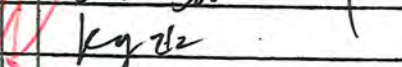
May 30, 2024  
1:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I                     |                                                                                                                               | II                                | III                   |             |                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------|-------------|-----------------|
| C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W                     | P           | PRINTED NAME    |
|                       |                                                                                                                               |                                   | a<br>r<br>r<br>e<br>d | r<br>e<br>c |                 |
| 1                     |                                             | 5 Milestone Crossing              | 0                     | 1           | CHARITY I. BENZ |
| 2                     |                                            | 27 LILY ST                        | 0                     | 1           | ELIZABETH CAMP  |
| 3                     |                                            | 12 New Mill St                    | 0                     | 1           | John T. Damman  |
| 4                     |                                            | 2 Lily St                         | 0                     | 1           | Dane Elliott    |
| 5                     |                                            | 27 LILY ST                        | 0                     | 1           | ABIGAIL CAMP    |
| 6                     |                                            | 187 Polaris                       | 0                     | 1           | Scott Judley    |
| 7                     |                                            | 35 Beach Grass Rd                 | 0                     | 1           | ASHLEY PARSONS  |
| 8                     |                                            | 35 Beach Grass Rd                 | 0                     | 1           | Kyle Partridge  |
| 9                     |                                                                                                                               |                                   | 0                     | 1           |                 |
| 10                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 11                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 12                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 13                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 14                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 15                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 16                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 17                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 18                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 19                    |                                                                                                                               |                                   | 0                     | 1           |                 |
| 20                    |                                                                                                                               |                                   | 0                     | 1           |                 |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ☒ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

## CERTIFICATION OF SIGNATURES

We certify that ( 6 ) Signatures  
signatures checked thus ☒ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

May 30, 2024  
1:10 pm

Consider the attached amendment to Chapter 123 pertaining to the administration and strengthened enforcement of Nantucket's Short-Term Rentals General Bylaws

We Certify that:  
Nine (9) Signatures  
signatures checked this are  
names of voters of the Town  
of Nantucket and are qualified  
to sign this petition

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

| I  |                                                                                                                                                        | II                                | III                                                 |                   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------|-------------------|
|    | C<br>h<br>e<br>c<br>k<br>Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>a<br>r<br>r<br>e<br>n<br>t<br>e<br>d<br>0<br>1 | PRINTED NAME      |
| 1  | <input checked="" type="checkbox"/> Cathy Ward                                                                                                         | 4A Silver St.                     | 0 1                                                 | CATHY WARD        |
| 2  | <input checked="" type="checkbox"/> Frederick P. McClure                                                                                               | 97 Hummock Pond Rd.               | 0 1                                                 | FREDERICK MCCLURE |
| 3  | <input checked="" type="checkbox"/> Kathryn Sheehan                                                                                                    | 6 Pond Road                       | 0 1                                                 | Kathryn Sheehan   |
| 4  | <input checked="" type="checkbox"/> Clement Durles                                                                                                     | 2 Sarlaty Rd.                     | 0 1                                                 | Clement Durles    |
| 5  | <input checked="" type="checkbox"/> Berenda Whyte                                                                                                      | 40 Center Street, Nantuck         | 0 1                                                 | Berenda Whyte     |
| 6  | <input checked="" type="checkbox"/> Julie Keever                                                                                                       | 26 Creech Ln.                     | 0 1                                                 | Julie Keever      |
| 7  | <input checked="" type="checkbox"/> Mary Bergr                                                                                                         | 15 NANINA DR                      | 0 1                                                 | Mary Bergr        |
| 8  | <input checked="" type="checkbox"/> Margaret Carr                                                                                                      | 73 Bartlett Rd.                   | 0 1                                                 | Margaret Carr     |
| 9  | <input checked="" type="checkbox"/> Emily Molden                                                                                                       | 139.5 Hummock Pond Rd             | 0 1                                                 | EMILY MOLDEN      |
| 10 | <input checked="" type="checkbox"/> Anna Day                                                                                                           | 77B Skyline Drive                 | 0 1                                                 | Anna Day          |
| 11 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 12 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 13 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 14 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 15 |                                                                                                                                                        |                                   | 0 1                                                 | Judith Wodynski   |
| 16 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 17 |                                                                                                                                                        |                                   | 0 1                                                 | Carol A. Gould    |
| 18 |                                                                                                                                                        |                                   | 0 1                                                 |                   |
| 19 |                                                                                                                                                        |                                   | 0 1                                                 | Theresa Holmes    |
| 20 |                                                                                                                                                        |                                   | 0 1                                                 |                   |

Instructions to Registrars

You must time-stamp or write in date and time these papers are received

N B no such registered voter at that address.

**Grant Sanders**  
**STR Accessory Use Zoning Bylaw**

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

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

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

**SHORT-TERM RENTAL**

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

**ACCESSORY SHORT-TERM RENTAL**

A Short-Term Rental use that complies with this bylaw.

2. Amend § 139-7A (Use Chart) by inserting Accessory Short-Term Rental between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all columns except CI with a Note: Subject to the requirements of §139-38.

3. Add a new section to Chapter 139 as follows:

**§139-38 ACCESSORY SHORT-TERM RENTALS**

1. No person or other legal entity shall engage in an Accessory Short-Term Rental use for more than one Dwelling Unit at any one time.
2. If a Lot has two Dwelling Units, both may be rented as an Accessory Short-Term Rental as long as both Dwelling Units are rented to the same person.
3. To qualify as an Accessory Short-Term Rental use, the owner must reside on the same Lot or on another lot that they own on Nantucket, for at least 30 days (which can be non-consecutive) in each calendar year.
4. No owner or operator may enter into more than six (6) rental contracts which commence in July and August.

5. If an owner purchases a Lot or constructs a Dwelling Unit after the effective date of this bylaw, the owner or operator may enter into no more than four (4) rental contracts which commence in July and August.
6. There are no limits on the length or number of rental contracts that commence outside of July and August.
7. If a person who previously operated more than one Accessory Short-Term Rental at any time prior to the effective date of this bylaw, they may continue to do so for a period of five years after the effective date of this bylaw.
8. In order to qualify as an Accessory Short-Term Rental, the Dwelling Unit must be operated in compliance with Chapter 123 of the Town Code and all regulations promulgated thereunder.
9. All other Short-Term Rentals in all zoning districts except CI are prohibited.

Or to take any action relative thereto.

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

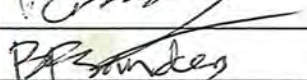
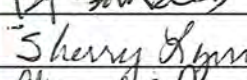
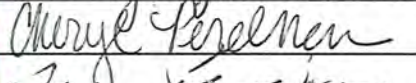
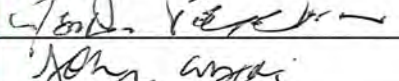
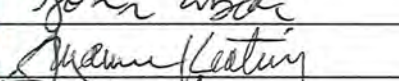
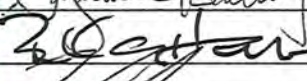
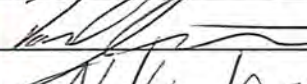
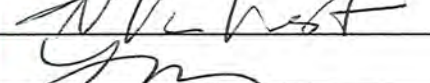
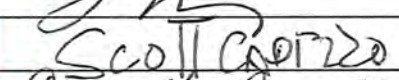
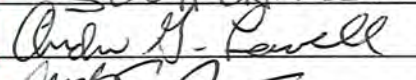
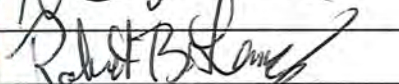
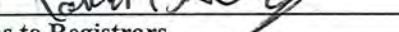
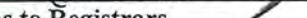
DATE and TIME this paper received by Registrars  
May 30, 2024  
12:30 pm

See attached.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

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| I  |                       | II                                                                                                                            | III                               |                                               |                                                                          |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------|--------------------------------------------------------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W<br>P<br>a<br>r<br>e<br>d<br>c<br><br>0<br>1 | PRINTED NAME<br><br>(And Previous Residence if different than column II) |
| 1  | ✓                     |                                             | 14 DENNIS DRIVE                   | 0<br>1                                        | GRANT SANDERS                                                            |
| 2  | ✓                     |                                             | 6 TAMMISTONE RD                   | 0<br>1                                        | Peter Brace                                                              |
| 3  | ✓                     |                                            | 57 Meadow View Dr                 | 0<br>1                                        | Katon Goddard                                                            |
| 4  | ✓                     |                                            | 119 Hummock pond rd.              | 0<br>1                                        | Oona Cullen                                                              |
| 5  | ✓                     |                                            | 11 Brinda Lane                    | 0<br>1                                        | Robert G. Bates Jr                                                       |
| 6  | ✓                     |                                            | 14 Dennis Drive                   | 0<br>1                                        | Barrie Sanders                                                           |
| 7  | ✓                     |                                            | 11 Brinda Ln.                     | 0<br>1                                        | SHERRY LYNN BATES                                                        |
| 8  | ✓                     |                                            | 65A MILESTONE RD                  | 0<br>1                                        | CHERYL PERELMAN                                                          |
| 9  | ✓                     |                                            | 65A MILESTONE RD                  | 0<br>1                                        | JAMES PERELMAN                                                           |
| 10 | ✓                     |                                            | 39 millbrook rd                   | 0<br>1                                        | John W. Bolger                                                           |
| 11 | ✓                     |                                            | 9B Cachalot Ln.                   | 0<br>1                                        | Suzanne Keating                                                          |
| 12 | ✓                     |                                            | 17 Gdf Jw Dr                      | 0<br>1                                        | Bill Huenk                                                               |
| 13 | ✓                     |                                            | 20A old sooth rd                  | 0<br>1                                        | DANIEL SUTHERLAND                                                        |
| 14 | ✓                     |                                            | 15 Folgar Ave                     | 0<br>1                                        | Nell Van Vorst                                                           |
| 15 | ✓                     |                                            | 81 Hummock Pond Rd                | 0<br>1                                        | Lindsey Maurer                                                           |
| 16 | ✓                     |                                            | 26 1/2 MIRCUMET RD                | 0<br>1                                        | SCOTT CROFT                                                              |
| 17 | ✓                     |                                            | 5 Ackermuck way                   | 0<br>1                                        | Andrew G. Lowell                                                         |
| 18 | ✓                     |                                            | 5 N. WATER ST.                    | 0<br>1                                        | MICHAEL KOPKO                                                            |
| 19 | ✓                     |                                            | 14 DENNIS DRIVE                   | 0<br>1                                        | SUNNY SANDERS                                                            |
| 20 | ✓                     |                                            | 4 Plumb Ln                        | 0<br>1                                        | Bob Lang                                                                 |

Instructions to Registrars

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N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition

CERTIFICATION OF SIGNATURES

We certify that (20) Twenty signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Judith Wodynski  
Carolyn A. Gould

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

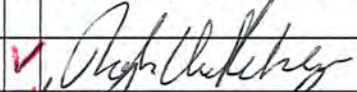
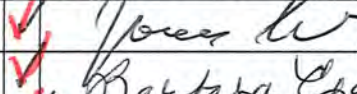
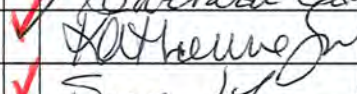
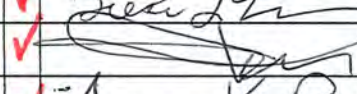
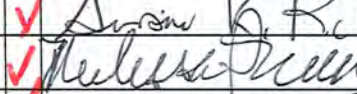
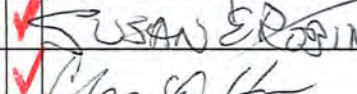
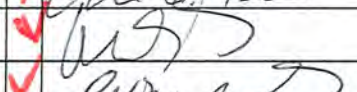
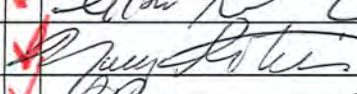
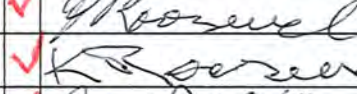
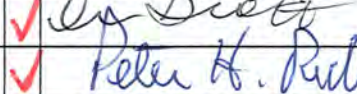
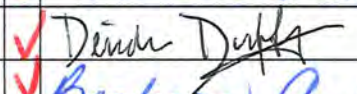
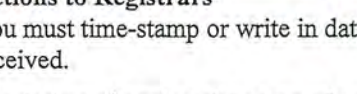
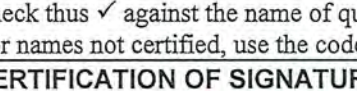
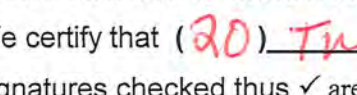
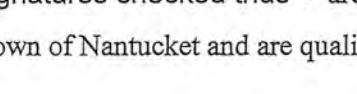
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12:30

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|    |                                                                                                                               |                                   | a   | r |                                                                   |
|    |                                                                                                                               |                                   | r   | e |                                                                   |
|    |                                                                                                                               |                                   | d   | c |                                                                   |
|    |                                                                                                                               |                                   | 0   | 1 |                                                                   |
| 1  | ✓                                           | 27 Monomoy Rd                     | 0   | 1 | John K. Schener                                                   |
| 2  | ✓                                          | 12 Back St                        | 0   | 1 | James Sulzer                                                      |
| 3  | ✓                                          | 12 Back St                        | 0   | 1 | Barbara Elder                                                     |
| 4  | ✓                                          | 14 Back St                        | 0   | 1 | Katherine Sulzer                                                  |
| 5  | ✓                                          | 32 Madaket Rd                     | 0   | 1 | Brian Kirk                                                        |
| 6  | ✓                                          | 13 ABBOT RD                       | 0   | 1 | LOUIS GUARISEOLA                                                  |
| 7  | ✓                                          | 47 Ridge Lane                     | 0   | 1 | Susan Richards                                                    |
| 8  | ✓                                          | 10 Fair St                        | 0   | 1 | Melissa Nussbagen                                                 |
| 9  | ✓                                          | 1244 ORANGE ST                    | 0   | 1 | SUSAN E. RICHMOND                                                 |
| 10 | ✓                                          | 1 Field Ave                       | 0   | 1 | christopher A. Hansen                                             |
| 11 | ✓                                          | 17 York St                        | 0   | 1 | Nigel Goss                                                        |
| 12 | ✓                                          | 10 Fair St                        | 0   | 1 | Althea R. Smith                                                   |
| 13 | ✓                                          | 1 Longwood Drive                  | 0   | 1 | NANCY TOLIDS                                                      |
| 14 | ✓                                          | 101 Sankaty Rd                    | 0   | 1 | Risaka Roosevelt                                                  |
| 15 | ✓                                          | 104 Sankaty Rd                    | 0   | 1 | Kerri Roosevelt                                                   |
| 16 | ✓                                          | 23 West Chester                   | 0   | 1 | Ann Scott                                                         |
| 17 | ✓                                          | 47 Ridge La. Nantucket            | 0   | 1 | PETER H. RICHARDS                                                 |
| 18 | ✓                                          | 26 Old Tom Nevers Rd              | 0   | 1 | Deirdre Duffy                                                     |
| 19 | ✓                                          | 75 Pochick Ave                    | 0   | 1 | Barbara A. White                                                  |
| 20 | ✓                                          | 75 Pochick Ave                    | 0   | 1 | Mark White                                                        |

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T B already signed this petition.

CERTIFICATION OF SIGNATURES

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(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

*[Signatures of Registrars: Judith Wodynski, Nancy Z. Holmes, Carolyn A. Gould]*

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

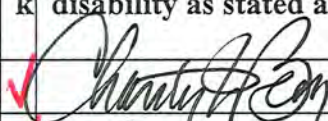
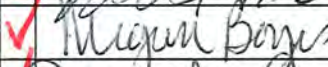
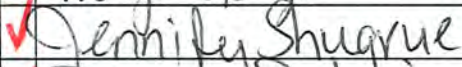
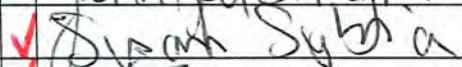
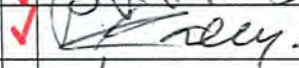
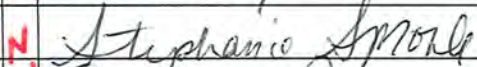
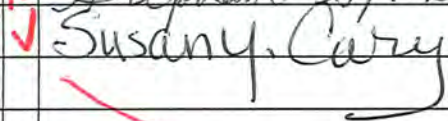
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| 1  | ✓                     |                                             | 5 MILBURN CROSSING                | 0                | 1                | CHARITY BENZ                                                      |
| 2  | ✓                     |                                             | 39 Somerset Ln                    | 0                | 1                | Michaela Mofsen                                                   |
| 3  | ✓                     |                                            | 15 MADARAT                        | 0                | 1                | Dan Driscoll                                                      |
| 4  | ✓                     |                                            | 2 Swayze DR.                      | 0                | 1                | Michelle Derr                                                     |
| 5  | ✓                     |                                            | 14 Equator Dr.                    | 0                | 1                | Megan Boyes                                                       |
| 6  | ✓                     |                                            | 11 Dennis Dr.                     | 0                | 1                | Jenny Shugrue                                                     |
| 7  | ✓                     |                                            | 12 Dennis Dr.                     | 0                | 1                | Susan Sylvia                                                      |
| 8  | ✓                     |                                            | 298 POLPIS ROAD                   | 0                | 1                | CALEB KARSEN                                                      |
| 9  | ✓                     |                                            | 14 Dennis Dr.                     | 0                | 1                | Stephanie Sprowl                                                  |
| 10 | ✓                     |                                            | 67 Somerset Rd.                   | 0                | 1                | SUSAN CARY                                                        |
| 11 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 12 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 13 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 14 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 15 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 16 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 17 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 18 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 19 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |
| 20 |                       |                                                                                                                               |                                   | 0                | 1                |                                                                   |

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S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 9 ) Nine  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Judith Wodyske  
Patty D. Jones  
Carol A. Gould  
Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

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|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|--------------------------------------|-----------------------------------------------------------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>d | P<br>r<br>e<br>c<br>d<br>e<br>n<br>t | PRINTED NAME<br><br>(And Previous Residence<br>if different than column II) |
| 1  | ✓                     |                                                                                                                                           | 10 Bartlett Rd.                      | 0                | 1                                    | Christopher Sleeper                                                         |
| 2  | ✓                     |                                                                                                                                           | 8 NANTUCKET DR                       | 0                | 1                                    | Jessica Dunning                                                             |
| 3  | ✓                     |                                                                                                                                           | 80 B Somerset Lane                   | 0                | 1                                    | Mayumi Hattori                                                              |
| 4  | ✓                     |                                                                                                                                           | 30 B Somerset Ln.                    | 0                | 1                                    | Clifford Munknes                                                            |
| 5  | ✓                     |                                                                                                                                           | 30 B Somerset Ln                     | 0                | 1                                    | MIRABAI PERFAS                                                              |
| 6  | ✓                     |                                                                                                                                           | 4 Jennifer Lane                      | 0                | 1                                    | Virginia Bollington                                                         |
| 7  | ✓                     |                                                                                                                                           | 72 SKYLINE                           | 0                | 1                                    | SUSAN M WARNER                                                              |
| 8  | ✓                     |                                                                                                                                           | 1 1st way                            | 0                | 1                                    | Claire Martin                                                               |
| 9  | ✓                     |                                                                                                                                           | 10 Blue Heron Way                    | 0                | 1                                    | Matt Hattenreffer                                                           |
| 10 | ✓                     |                                                                                                                                           | 21 HELENS DR.                        | 0                | 1                                    | FREDERICK W. LINDQUIST                                                      |
| 11 | ✓                     |                                                                                                                                           | 2 Helen Dr.                          | 0                | 1                                    | Lori Smith-Lindquist                                                        |
| 12 | ✓                     |                                                                                                                                           | 19 Cato Lane                         | 0                | 1                                    | Casey Lendway                                                               |
| 13 | ✓                     |                                                                                                                                           | 32 Hummock Pond Rd                   | 0                | 1                                    | Kelly Steffen                                                               |
| 14 | ✓                     |                                                                                                                                           | 30 B Somerset Lane                   | 0                | 1                                    | Ieva Aldins                                                                 |
| 15 |                       |                                                                                                                                           | 65A MILESIDE RD                      | 0                | 1                                    | JAMES PERELMAN                                                              |
| 16 |                       |                                                                                                                                           |                                      | 0                | 1                                    |                                                                             |
| 17 |                       |                                                                                                                                           |                                      | 0                | 1                                    |                                                                             |
| 18 |                       |                                                                                                                                           |                                      | 0                | 1                                    |                                                                             |
| 19 |                       |                                                                                                                                           |                                      | 0                | 1                                    |                                                                             |
| 20 |                       |                                                                                                                                           |                                      | 0                | 1                                    |                                                                             |

Instructions to Registrars

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Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 14 ) Fourteen  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

12 Brou  
S  
SPECIAL TOWN MEETING - CITIZEN'S ARTICLE  
To see if the Town will vote to:

DATE and TIME this paper received by  
Registrars  
May 30, 2024  
12:30

See attached.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:  
Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                       | II                                                                                                                                        | III                                  |             |             |                                                                             |
|----|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------|-------------|-----------------------------------------------------------------------------|
|    | C<br>h<br>e<br>c<br>k | Signatures to be made in<br>person with name<br>substantially as registered<br>(except in case of physical<br>disability as stated above) | Now Living At<br>(Street and Number) | W           | P           | PRINTED NAME<br><br>(And Previous Residence<br>if different than column II) |
|    |                       |                                                                                                                                           |                                      | a<br>r<br>d | r<br>e<br>c |                                                                             |
|    |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 1  | ✓                     | Eleanor Olsen                                                                                                                             | 117 Main Street                      | 0           | 1           |                                                                             |
| 2  | ✓                     | Wee                                                                                                                                       | 50-52 Cliff                          | 0           | 1           | Matthew Fee                                                                 |
| 3  | ✓                     |                                                        | 792 Orange Street                    | 0           | 1           | Ruby Fee                                                                    |
| 4  | ✓                     |                                                        | 5 Gloucester Street                  | 0           | 1           | Benjamin. Campese                                                           |
| 5  | ✓                     | Henry Fee                                                                                                                                 | 6 Rugged Road                        | 0           | 1           | Henry cFee                                                                  |
| 6  | ✓                     | Sheila Fee                                                                                                                                | 52 Cliff Road                        | 0           | 1           | SHEILA FEE                                                                  |
| 7  | ✓                     |                                                        | 33 W. Liberty St.                    | 0           | 1           | THOMAS H. MONTGOMERY                                                        |
| 8  | ✓                     |                                                        | 6 Ash Lane                           | 0           | 1           | Richard Turcotte                                                            |
| 9  | ✓                     | Emily Molden                                                                                                                              | 139.5 HUMMOCK POND RD                | 0           | 1           | EMILY MOLDEN                                                                |
| 10 | ✓                     |                                                        | 13 B MARY ANN DR                     | 0           | 1           | MICHELLE WHELAN                                                             |
| 11 | ✓                     | A Bromwell                                                                                                                                | 1 Otokomic Rd                        | 0           | 1           | Annie Bromwell.                                                             |
| 12 | ✓                     | Sydney Fee Barsanti                                                                                                                       | 31 Crooked Ln                        | 0           | 1           | Sydney Fee Barsanti                                                         |
| 13 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 14 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 15 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 16 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 17 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 18 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 19 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |
| 20 |                       |                                                                                                                                           |                                      | 0           | 1           |                                                                             |

Instructions to Registrars

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Check thus ✓ against the name of qualified voter to be certified.  
For names not certified, use the codes opposite.

**CERTIFICATION OF SIGNATURES**

We certify that (12) Twelve  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

*Judith Wodyske*  
*Tracy Holmes*  
*Carolyn A. Gould*

Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

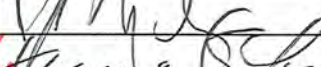
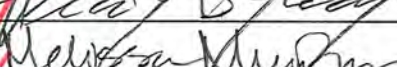
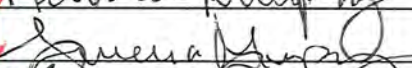
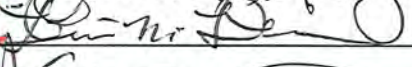
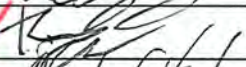
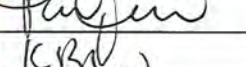
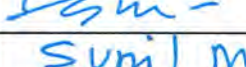
See attached.

DATE and TIME this paper received by Registrars  
May 30, 2024 12:30

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

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| I  |                                                                                                                                                        | II                                   | III                   |                       |                                                                             |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|-----------------------|-----------------------------------------------------------------------------|
|    | C<br>Signatures to be made in<br>h person with name<br>e substantially as registered<br>c (except in case of physical<br>k disability as stated above) | Now Living At<br>(Street and Number) | W<br>a<br>r<br>d<br>o | P<br>r<br>e<br>c<br>l | PRINTED NAME<br><br>(And Previous Residence<br>if different than column II) |
| 1  | ✓                                                                    | 5 felcon dr                          | 0                     | 1                     | Andre Iverson                                                               |
| 2  | ✓                                                                   | 3 Spinnaker Cir                      | 0                     | 1                     | Shantaw Blaise                                                              |
| 3  | ✓                                                                   | 3 Spinnaker Cir                      | 0                     | 1                     | Ky Murphy                                                                   |
| 4  | ✓                                                                   | 21 High Brush Path                   | 0                     | 1                     | Harvey S. Young                                                             |
| 5  | ✓                                                                   | 3 Alexandria Dr.                     | 0                     | 1                     | Melissa F. Murphy                                                           |
| 6  | ✓                                                                   | 3 Alexandria Dr                      | 0                     | 1                     | Ameria Murphy                                                               |
| 7  | ✓                                                                   | 60 Pochick Hue                       | 0                     | 1                     | Bianca M. Brown                                                             |
| 8  | ✓                                                                   | 10 Broad St                          | 0                     | 1                     | Joseph Conerney                                                             |
| 9  | ✓                                                                   | 5 Skyline Dr.                        | 0                     | 1                     | Baird Pernt                                                                 |
| 10 | ✓                                                                   | 46 Tennessee Ave                     | 0                     | 1                     | Kelly EMERY                                                                 |
| 11 | ✓                                                                   | 13A Anna Drive                       | 0                     | 1                     | Ty Fleischer                                                                |
| 12 | ✓                                                                   | 4 Sturgis Pines Ln                   | 0                     | 1                     | Brooks Hall                                                                 |
| 13 | ✓                                                                   | 13 Parker Ln                         | 0                     | 1                     | Pam J Blaise                                                                |
| 14 | ✓                                                                   | 13 Parker Ln                         | 0                     | 1                     | Keith Blaise                                                                |
| 15 | ✓                                                                   | 42 Monmouth Rd                       | 0                     | 1                     | Gillian Blaise                                                              |
| 16 | ✓                                                                   | 4 PLEASANT                           | 0                     | 1                     | John To Land                                                                |
| 17 | ✓                                                                   | 1 felcon Dr.                         | 0                     | 1                     | Tara Iverson                                                                |
| 18 | ✓                                                                   | 3 waitt drive                        | 0                     | 1                     | Gita Nalan Mali                                                             |
| 19 | N Sunil mali                                                                                                                                           | 3 waitt drive                        | 0                     | 1                     | sunil mali                                                                  |
| 20 | N                                                                   | 5 Felcon                             | 0                     | 1                     | David Ivers                                                                 |

Instructions to Registrars

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For names not certified, use the codes opposite.

N B no such registered voter at that address.  
S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 18 ) Eighteen  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)  
[Signatures]  
Registrars of Voters of the Town of Nantucket

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

See attached.

DATE and TIME this paper received by  
Registrars  
May 30, 2024  
12:30

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

| I  |                                                                                                                                 | II                                | III                             |                                                                      |
|----|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------|----------------------------------------------------------------------|
|    | C Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above) | Now Living At (Street and Number) | W P<br>a r<br>r e<br>d c<br>0 1 | PRINTED NAME<br>(And Previous Residence if different than column II) |
| 1  | ✓ William Saad                                                                                                                  | 5 GROVE LANE                      | 0 1                             | WILLIAM SAAD                                                         |
| 2  | ✓ Joann Bennett                                                                                                                 | 27 MONOMOY ROAD                   | 0 1                             | Joann Bennett                                                        |
| 3  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 4  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 5  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 6  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 7  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 8  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 9  |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 10 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 11 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 12 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 13 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 14 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 15 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 16 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 17 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 18 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 19 |                                                                                                                                 |                                   | 0 1                             |                                                                      |
| 20 |                                                                                                                                 |                                   | 0 1                             |                                                                      |

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S B unable to identify signature or address as that of  
W B wrong district or community.  
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( 2 ) TWO  
signatures checked thus ✓ are names of voters of the  
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)  
Judith Wodynski  
Nancy Z. Holmes  
Carolyn A. Gould  
Registrars of Voters of the Town of Nantucket

To see if the Town will vote to:

May 30, 2024  
12:30

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

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## Instructions to Registrars

T B already signed this petition.

(at least three Registrars= names/must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

Carolyn A. Gould

Town of Nantucket – September 18, 2024 Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – Zoning Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                                                                     | Grant Sanders                                                           | Charity Benz                             | Steven Cohen                                                            | Town Counsel Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adds definitions for Short-Term Rental (STR) and Accessory Short-Term Rental (ASTR) | Yes                                                                     | Yes                                      | Yes                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Amends Use Chart                                                                    | Y                                                                       | A - Must be accessory to a Principal Use | Y                                                                       | <p>Benz – The Benz article is different than the other two proposals. Town Counsel (and the Planning Director) recommends that the Use Chart insert a “Y” in all districts except the CI. Because the “Y” requires compliance with the substantive regulations in the new Section 139-38, this approach ads any interpretation problems associated with the accessory use definition (incidental and subordinate to a Principal Use) in the current bylaw. Any changes to the substantive regulations in zoning in the future will still require a two-thirds vote. This is a much cleaner approach and should protect against future legal challenges.</p> <p>Town Counsel’s understanding is that Sanders wants to explore using a different term than ASTR (perhaps Vacation rentals) to avoid potential inconsistencies with the use of the term “accessory.”</p> |
| Adds footnote: Subject to the Requirements of § 139-38                              | Yes                                                                     | Yes                                      | Yes                                                                     | Any future changes to the substantive zoning regulations will require a two-thirds vote at town meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Adds a new section to Zoning Bylaw: § 139-38 ASTR                                   | Yes                                                                     | Yes                                      | Yes                                                                     | Each of the three zoning proposals have different substantive regulations as explained below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicability of ASTR Regulations                                                   | Allowed in all districts except the Commercial Industrial (CI) District | Only permitted in Residential Districts  | Allowed in all districts except the Commercial Industrial (CI) District | Benz – The Benz article should be clarified to state in Section 2: “except CI” – to be consistent with other two proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Town of Nantucket – September 18, 2024 Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – Zoning Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                                                  |                                                                                                                                      |                                                                                                                                                                                                                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total number of rental days per year to qualify as an ASTR       | Owner must reside on the lot, or another lot in Nantucket, at least 30 days (can be non-consecutive) per calendar year               | Lot must be Residential Use (occupied by owner or tenant at least 32 days per calendar year. Limit on ASTR is 28 days a year. More days allowed as Residential Use increases, ie for 28 days of residential use = 1 extra week ASTR | Less than half of the calendar year | <p>Sanders – requiring the “owner” to reside on lot at same time, or on another lot they own on the island, for 30 days will likely be subject to a dormant commerce clause challenge, where similar requirements were found to violate the constitution in other circuits. Town Counsel recommends instead that Section 139-38.3 state: “The owner or a long-term tenant or operator must occupy the Dwelling Unit or another Dwelling Unit on Nantucket.”</p> <p>Benz – allows residential use to be owner- OR tenant- occupied, which is more likely to pass muster under a dormant commerce clause challenge</p> |
| Limit on number of ASTRs per person                              | One. But if a person operates more than one on the effective date of this bylaw, they may continue to do so for a period of 5 years. | No limit                                                                                                                                                                                                                            | No limit/not addressed              | Benz – in theory, could have multiple ASTRs per person given that long-term tenants could constitute “residential uses” of several STRs                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Requires valid certificate of registration from BOH under c. 123 | Yes                                                                                                                                  | Adds new registration requirements under c. 123. Not eligible to register unless certain info is provided at time of registration.                                                                                                  | Yes, commencing May 1, 2025         | <p>Benz – These provisions are more appropriate for c. 123.</p> <p>Cohen – the reference to “section 123 of the code of Nantucket” should be amended to “chapter 123” for consistency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Must comply with c. 123 as a condition of ASTR                   | Yes                                                                                                                                  | Yes                                                                                                                                                                                                                                 | Not addressed                       | This is an important safeguard which Town Counsel recommends be adopted in any zoning bylaw regulating STRs. In addition to requiring compliance with the substantive zoning regulations (see above), this provision requires                                                                                                                                                                                                                                                                                                                                                                                        |

Town of Nantucket – September 18, 2024 Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – Zoning Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                                           |                                                                                                                                                                                                         |                                                                                             |                                                                                                                                   |                                                                                                                                                                            |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                           |                                                                                                                                                                                                         |                                                                                             |                                                                                                                                   | compliance with the general bylaw requirements as well.                                                                                                                    |
| Limit on number of Dwelling Units that can be ASTR on lot | Two Dwelling Units per lot if rented to the same person                                                                                                                                                 | One Dwelling Unit per lot                                                                   | Not addressed (but is addressed in Cohen’s c. 123 amendment – Two Dwelling Units may be used as STR if lot has more than 2 units) | Sanders – Does this mean that the same person must sign both rental contracts?                                                                                             |
| Limit on the number of rental contracts                   | Maximum of 6 during July and August.<br><br>For Dwelling Units bought or constructed after effective date of bylaw – maximum of 4 during July and August. No limit on number outside of July and August | No more than 8 changes in occupancy per year (same as rental contract)                      | Not addressed (but is addressed in Cohen’s c. 123 amendment – limit of 9 contracts in July and August)                            |                                                                                                                                                                            |
| Limitations on Length of Stay                             | No limit on length or number of contracts outside of July and August but a limit in July and August not to exceed 4-6 contracts                                                                         | Minimum stay of 4 days in calendar year, except in July and August when min. stay is 7 days | Not addressed                                                                                                                     |                                                                                                                                                                            |
| Prohibition on all other STRs                             | Yes, all other STRs in all zoning districts are prohibited, except in CI                                                                                                                                | Yes, in residential district                                                                | Not addressed                                                                                                                     | Sanders – Confirm that the intent here is to allow STRs (not ASTRs) in the CI District without any limits.<br><br>Benz – Same question. Recommend that article address the |

Town of Nantucket – September 18, 2024 Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – Zoning Amendments  
Comparison Chart  
Dated: June 3, 2024

|       |  |                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|--|----------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |  |                                                                                                    |  | STR and ASTR use in the CI District. See above.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Other |  | Exemption: when lot is owner-occupied, there is no limit on ASTR except for minimum stay provision |  | <p>Benz – exceptions for “owners” who reside on lot at same time may be subject to a dormant commerce clause challenge by favoring in-state interests over out-of-state interests, where out-of-state owners may be precluded from entering the STR market on equal terms, given that similar requirements have been found to violate the constitution in other circuits.</p> <p>Town Counsel recommends that the exemption apply to “”owners, long-term renters, or operator.”</p> |

Town of Nantucket – September 18, 2024, Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – General Bylaw Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                   | Pamela Perun                                                                                                                                                                                                                                                               | Matthew Peel                                                             | Steven Cohen                                                                | Town Counsel Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impact on corporations            | <p>Amends definition of corporation to include taxable corporations under IRC, with exceptions for LLCs and S Corps that have natural persons as shareholders.</p> <p>Adds prohibition on ownership by partnership, real estate investment trusts, or similar entities</p> |                                                                          |                                                                             | <p>Chapter 123 already prohibits corporate ownership of STR's (pending approval by the Attorney General). This proposed amendment would change the definition of Corporations and expand the prohibition to include ownership by partnerships and investment trusts.</p> <p>G.L. c. 64G, § 14 allows municipalities to regulate STR's by form of ownership.</p> <p>Approved as to form by Town Counsel.</p>                                                                        |
| Preference for primary residences |                                                                                                                                                                                                                                                                            |                                                                          | Limits on rental contracts do not apply if lot is owner's primary residence | <p>The last sentence in the new Section L gives exemptions or preferential treatment for an STR which are the primary residence of one or more Owners. This provision may be subject to a dormant commerce clause challenge by favoring in-state interests over out-of-state interests, where out-of-state owners may be precluded from entering the STR market on equal terms, given that similar requirements have been found to violate the constitution in other circuits.</p> |
| STR Fee                           |                                                                                                                                                                                                                                                                            | Registration fee for dwelling units that are a not the primary residence |                                                                             | <p>Under the so-called <i>Emerson College</i> Test, the Supreme Judicial Court requires that when setting a fee, a municipality must be</p>                                                                                                                                                                                                                                                                                                                                        |

Town of Nantucket – September 18, 2024, Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – General Bylaw Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                 |                                                                                                      |                                                                                      |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                                                                                      | of the owner is increases to \$350.                                                  |                                                                                                                                                                                                                                                                                                             | able to justify it as reasonable based on the actual costs incurred to administer and enforce the licensing scheme, and the fee may not be used to raise revenue. How would the Town justify the larger fee for nonresidents for obtaining the exact same Town service? It does not appear that more documentation, review, and thus time is required for non-residents than residents, so how would the Town's costs differ? Additionally, by creating a barrier to enter the market by charging a higher fee to non-residents, this bylaw could be susceptible to a legal challenge under the dormant Commerce Clause. |
| Changes to Registration Process | Corporate ownership status to be established by documentation at time of registration and thereafter | Requires operators to provide floor plan showing STR layout at time of registration. | <p>Requires process to begin on May 1, 2025, and requires separate certifications for different dwellings on same lot</p> <p>Requires contact information for owner and intermediary and operator and 2 other persons (as opposed to just the operator)</p> <p>Requires applicant to certify that there</p> | <p>Note: Benz zoning bylaw proposal includes registration requirements in § 139-38.3. These requirements are more properly suited for c. 123.</p> <p>Peel – The STR regulations already require the submission of a description of premises, incl. bedrooms and bathrooms and parking.</p> <p>Cohen – Certification of compliance with all local laws and regulations applicable to residential dwellings is already addressed in the STR regulations.</p>                                                                                                                                                               |

Town of Nantucket – September 18, 2024, Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – General Bylaw Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                         |               |                                                                       |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                              |
|-----------------------------------------|---------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         |               |                                                                       | are no outstanding code violations, that STR is compliant with outdoor lighting bylaw for all dwellings constructed after Jan 1, 2025, certifies that any pool or spa is compliance with light standards beginning in 2027.                                                                                                                             | Otherwise, all of these new registration requirements are approved as to form.                                                                                                                                                                                                               |
| Changes to substantive STR requirements | Not addressed | Not addressed                                                         | <p>In July and August, limits to 9 contracts or changes in renters.</p> <p>Each certificate shall provide for the maximum number of occupants in each dwelling.</p> <p>No renter may occupy unit until their identify has been verified and they have acknowledged regulations</p> <p>Prohibits STRs in tertiary dwellings and inclusionary housing</p> | <p>Approved as to form. Note: Benz and Sanders address changes in their occupancy in the zoning bylaw proposals. Either way is fine.</p> <p>Cohen – Number of occupants per bedroom (plus two additional people in unit) is already addressed in the STR regulations promulgated by BOH.</p> |
| Changes to Enforcement                  | None          | Amends § 123-5 to create a \$5000 fine by noncriminal disposition and | None                                                                                                                                                                                                                                                                                                                                                    | Peel – This new provision is not approved as to form. The non-criminal disposition statute, G.L. c.                                                                                                                                                                                          |

Town of Nantucket – September 18, 2024, Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – General Bylaw Amendments  
Comparison Chart  
Dated: June 3, 2024

|                                                |                                                                                                                           |                                                                                                                                                                 |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                |                                                                                                                           | authorizes suspension of STR registration for one year, following a review hearing by the STR Committee                                                         |                                                                                                                   | <p>41, § 21D, expressly prohibits a fine that exceeds \$300. Also, § 123-5D already contains a civil penalty remedy of \$5,000 per violation, which has been approved by the Attorney General.</p> <p>Peel – Change to Subsection B includes an enforcement option of suspension of a Certificate of Registration. This is already provided for (including the need for a public hearing) in §123-5C of the existing bylaw.</p> |
| Further amendments to STR regulations required | Yes – corporate status may be determined from time to time “as required under regulations” established under this chapter | Yes – directs regulations to prohibit on-street parking, limit vehicles, and have BOH develop an online complaint form to allow submission of photos and videos | Yes – BOH to set deadline for annual application requirements                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Inspections                                    |                                                                                                                           | Directs BOH to dedicate one employee to inspect STRs and ensure compliance                                                                                      |                                                                                                                   | Town Counsel is unaware of any bylaw provision that expressly requires the executive branch of government to hire specific employees or otherwise use its funds in any particular manner. The decision how to staff an STR compliance program is under the exclusive purview of the Select Board.                                                                                                                               |
| Other                                          |                                                                                                                           |                                                                                                                                                                 | Authorizes leases and subleases that are entered into with a valid certificate of registration to be honored by a | Approved as to form.                                                                                                                                                                                                                                                                                                                                                                                                            |

Town of Nantucket – September 18, 2024, Special Town Meeting  
Short-Term Rental Citizen Warrant Articles – General Bylaw Amendments  
Comparison Chart  
Dated: June 3, 2024

|         |  |                                                                                                                    |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                 |
|---------|--|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |  |                                                                                                                    | <p>new operator of an STR during pendency of new operator’s application for that property.</p> <p>No person may hold more than 2 certificates of registration, with exemption for STRs in effect since Jan 1, 2000</p> <p>All advertisements for STRs shall include the certificate of registration.</p> | <p>This is addressed in the other zoning bylaw proposals.</p> <p>Current BOH regulations require all advertisements (online and in person) to include the Certificate of Registration number and all tenants to be provided with a copy of the Certificate.</p> |
| Parking |  | Requires regulations to prohibit any on-street parking for STRs and requires BOH to develop online complaint form. |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                 |

### Objectives of Benz/ Put Nantucket Neighborhoods First STR Zoning Article

1. Permit all property owners to short term rent in the customary Nantucket tradition in compliance with the recent Land Court Decision and to reflect the mandates of Nantucket voters to prevent gutting 50 years of zoning protection in residential neighborhoods;
2. Protect Nantucket residential neighborhoods and the island community against investor-owned STR exploitation;
3. Preserve and promote the enjoyment of neighborhoods currently protected by the zoning bylaw to secure resident quality of life priorities;
4. Prevent the hollowing out of residential neighborhoods through purchase of year-round homes by STR investors, leaving them empty in the off season;
5. Incentivize long term rentals for residents misplaced due to conversion of long term to short term rentals;
6. Manage residential neighborhood churn and gridlock caused by revolving door short-term stays by requiring minimum night contracts and limited changes in occupancy, particularly during July and August;
7. Reduce infrastructure impacts and damage that result in increased real estate taxes; and
8. Reinforce the obligation we all have to protect Nantucket's fragile environment and natural resources that continue to attract visitors to the island who are the underpinning of our economy.

**Grant Sanders**  
**STR Accessory Use Zoning Bylaw**

**Our goals:**

- A. protect the peace, unity, and integrity of neighborhoods and reduce neighborhood churn
- B. protect the time-honored tradition of home rentals on Nantucket
- C. discourage investment-only ownership of residential properties for use as STRs

**Our bylaws, and which of those goals they are crafted to achieve:**

1. No person or other legal entity shall engage in an Accessory Short-Term Rental use for more than one Dwelling Unit at any one time.

**Goal: C** *discourage investor-only, and*

**B** *protect the time-honored tradition of home rentals*

2. If a Lot has two Dwelling Units, both may be rented as an Accessory Short-Term Rental as long as both Dwelling Units are rented to the same person.

**Goal: A** *reduce neighborhood churn*

3. To qualify as an Accessory Short-Term Rental use, the owner must reside on the same Lot or on another lot that they own on Nantucket, for at least 30 days (which can be non-consecutive) in each calendar year.

**Goal: C** *discourage investor-only, and*

**B** *protect the time-honored tradition of home rentals*

4. No owner or operator may enter into more than six (6) rental contracts which commence in July and August.

**Goal: A** *reduce neighborhood churn, and*

**C** *discourage investor-only*

5. If an owner purchases a Lot or constructs a Dwelling Unit after the effective date of this bylaw, the owner or operator may enter into no more than four (4) rental contracts which commence in July and August.

**Goal: C** *discourage investor-only*

6. There are no limits on the length or number of rental contracts that commence outside of July and August.

**Goal: B** *protect the time-honored tradition of home rental*

7. If a person who previously operated more than one Accessory Short-Term Rental at any time prior to the effective date of this bylaw, they may continue to do so for a period of five years after the effective date of this bylaw.

**Goal: B** *protect the time-honored tradition of home rental (and allow a reasonable amount of time to adjust to the new regulations of one-only STR per person)*

8. In order to qualify as an Accessory Short-Term Rental, the Dwelling Unit must be operated in compliance with Chapter 123 of the Town Code and all regulations promulgated thereunder.

9. All other Short-Term Rentals in all zoning districts except CI are prohibited.

### STR Regulatory Goals:

- 1) Preserve the tradition and culture of private home rental as the primary way for visitor accommodations, as opposed to hotels and resorts.
- 2) Provide reasonable protection of property rights and financial decisions of existing owners.
- 3) Preserve neighborhood integrity.
- 4) Limit the impact of STRs on neighborhoods by addressing nuisances.
- 5) Limit the impact of STRs on neighborhoods and the real estate market by limiting expansion.
- 6) Limit the impact of STRs on neighborhoods by limiting investor-focused STRs.
- 7) Create community benefits in exchange for STR licenses.

### STR Process Goals:

- 1) End divisiveness, ongoing debate, and uncertainty.
- 2) End neighbor-on-neighbor lawsuits and complaints.
- 3) Make decisions based on facts.
- 4) Use incentives instead of burdens when possible.
- 5) Enact a system that focuses on consensus terms.
- 6) Enact a system that is easy to understand and to comply with.
- 7) Enact a system that is robust and also easy to enforce.
- 8) Enact a system that is not invasive and that respects personal privacy and safety.
- 9) Enact a system that incentivizes its goals instead of work-arounds.
- 10) Enact a system that respects the year-round community and does not incentivize housing insecurity.

### STR Zoning Topics:

- 1) Add STRs to the Zoning Code.
  - a. Prohibit STRs as an unlimited use.
  - b. Add STRs as a limited use.
  - c. Allow STRs in all zoning districts, except x.
- 2) Allow legacy rights for existing STRs.
  - a. For all or just some.
  - b. Any sunset.
- 3) Limit the number of STRs per person, by COR or by property.
- 4) Limit number of STRs per lot.
- 5) Limit the number of STR leases on one property at one time.
- 6) Limit the number of STR leases per year.
  - a. Limit in July and August.
  - b. Limit outside July and August.
  - c. Different number of leases or waiver for x.
- 7) Limit total number of days leased.
  - a. Limit in July and August.
  - b. Limit outside July and August.
  - c. Different number of days or waiver for x.
- 8) Require minimum length of STR leases.
  - a. Minimum in July and August.
  - b. Minimum outside July and August.
  - c. Different minimum or waiver for x.
- 9) Require non-STR occupancy.
  - a. Number of days.
  - b. By whom.
  - c. For how long.
- 10) Prohibit STRs in some structures.
  - a. Tertiary Dwellings.
  - b. Inclusionary Housing.
- 11) Require compliance with Chapter 123.
- 12) Require STR properties to make upgrades.
  - a. Comply with Chapter 102 – lighting bylaw.
  - b. Install low lumens lighting for pools.
  - c. Install vegetative or structural screening at lot lines and parking.
  - d. Install sound dampening for mechanical equipment within 10' of a property line.
  - e. Parking requirements.
  - f. Other?
- 13) Effective date.

### STR Regulation Topics:

- 1) Add requirement for providing contact information for the rental intermediary.
- 2) Increase requirement for persons designated to respond within 2 hours of a complaint.
- 3) Increase certification of governmental compliance.
  - a. Exempt regulatory failures under Title V - IA upgrades.
- 4) CORs are valid for a calendar year, not a year from issuance.
- 5) Add grace period for new buyers while a COR application is pending with the Town.
- 6) List the max number of occupants and COR number in all advertisements.
- 7) Post rules, contact information, and policies at the STR.
- 8) Confirm renter identity before access.
- 9) Obtain renter acknowledgement of rules before access.
- 10) Change corporate ownership prohibition.
- 11) Discounts on fees for x.
- 12) Adjust enforcement tools or terms.
- 13) Effective date.

ZONING

139 Attachment 2

Town of Nantucket  
Use Chart  
(See § 139-7A.)

[Amended 4-6-2009 ATM by Art. 27, AG approval 8-10-2009; 4-4-2011 ATM by Arts. 58 and 61, AG approval 9-15-2011; 3-31-2012 ATM by Art. 47, AG approval 7-12-2012; 4-2-2013 ATM by Art. 30, AG approval 7-26-2013; 4-5-2014 ATM by Art. 67, AG approval 5-7-2014; 4-6-2015 ATM by Arts. 44, 47, 61, 62, 64, AG approval 8-5-2015; 11-9-2015 STM by Art. 2, AG approval 12-29-2015; 4-2-2016 ATM by Art. 36, 52, AG approval 7-12-2016; 4-1-2017 ATM by Art. 69, AG approval 5-31-2017; 11-6-2017 STM by Arts. 2, 19, 21, AG approval 2-26-2018; 10-10-2018 STM by Art. 2, AG approval 5-8-2019; 4-1-2019 ATM by Art. 49, AG approval 8-6-2019; 6-5-2021 ATM by Art. 48, AG approval 10-7-2021; 5-2-2022 ATM by Art. 54, AG approval 10-31-2022; 5-6-2023 ATM by Art. 37, AG approval date 9-7-2023; 5-6-2023 ATM by Art. 39, AG approval 9-8-2023; 5-6-2023 ATM by Art. 41, AG approval 9-8-2023]

- A = Accessory Use as defined in § 139-15
- FBED = Formula Business Exclusion District
- N = No
- SP = Special Permit issued by Zoning Board of Appeals, unless the Planning Board is designated as the special permit granting authority pursuant to another section of this chapter.
- Y = Yes

|             | Use                        | Town Residential Districts |            |                       |                                       |                         |      | Town Commercial Districts |     |    |      |    |    |      | Country Residential Districts |       |       |       |     | Country Commercial Districts |      |
|-------------|----------------------------|----------------------------|------------|-----------------------|---------------------------------------|-------------------------|------|---------------------------|-----|----|------|----|----|------|-------------------------------|-------|-------|-------|-----|------------------------------|------|
|             |                            | R-1<br>SR-1                | ROH<br>SOH | R-5<br>R-5L           | R-10<br>R-10L<br>SR-10                | R-20<br>SR-20           | R-40 | CDT                       | CMI | CN | CTEC | CI | RC | RC-2 | V-R                           | LUG-1 | LUG-2 | LUG-3 | MMD | VN                           | VTEC |
| Residential | Primary dwelling           | Y                          | Y          | Y                     | Y                                     | Y                       | Y    | A                         | A   | A  | Y    | N  | Y  | Y    | Y                             | Y     | Y     | Y     | Y   | A                            | A    |
|             | Secondary dwelling         | Y                          | Y          | Y<br>SP<br>R-5L       | Y<br>SP<br>R-10L                      | Y                       | Y    | Y                         | N   | N  | N    | N  | Y  | Y    | Y                             | Y     | Y     | Y     | N   | N                            | N    |
|             | Accessory dwelling         | Y                          | Y          | Y                     | Y                                     | Y                       | Y    | Y                         | Y   | Y  | Y    | N  | Y  | Y    | Y                             | Y     | Y     | Y     | Y   | Y                            | Y    |
|             | Tertiary dwelling          | N                          | N          | Y<br>R-5<br>N<br>R-5L | Y<br>R-10<br>N<br>R-10L<br>N<br>SR-10 | Y<br>R-20<br>N<br>SR-20 | Y    | N                         | N   | N  | N    | N  | N  | N    | N                             | Y     | Y     | Y     | N   | N                            | N    |
|             | Apartment                  | N                          | N          | N                     | N                                     | N                       | N    | Y                         | Y   | Y  | Y    | SP | N  | N    | N                             | N     | N     | N     | N   | N                            | N    |
|             | Apartment building         | N                          | N          | N                     | N                                     | N                       | N    | N                         | SP  | SP | N    | N  | N  | N    | N                             | N     | N     | N     | N   | SP                           | N    |
|             | Tiny house unit            | N                          | N          | Y<br>R-5<br>N<br>R-5L | Y<br>R-10<br>N<br>R-10L<br>N<br>SR-10 | Y<br>R-20<br>N<br>SR-20 | Y    | N                         | N   | N  | N    | N  | N  | N    | N                             | Y     | Y     | Y     | N   | N                            | N    |
|             | Garage apartment           | Y                          | Y          | Y                     | Y                                     | Y                       | Y    | Y                         | Y   | Y  | Y    | Y  | Y  | Y    | Y                             | Y     | Y     | Y     | Y   | Y                            | Y    |
|             | Duplex                     | Y<br>R-1<br>N<br>SR-1      | SP         | Y<br>N<br>R-5L        | Y<br>R-10<br>N<br>R-10L<br>N<br>SR-10 | Y                       | Y    | Y                         | Y   | A  | Y    | A  | Y  | Y    | N                             | N     | N     | N     | N   | N                            | N    |
|             | Workforce rental community | N                          | N          | N                     | N                                     | N                       | N    | N                         | SP  | SP | N    | N  | N  | N    | N                             | N     | N     | N     | N   | N                            | N    |
|             | Elder housing facilities   | SP                         | SP         | SP                    | SP                                    | SP                      | SP   | N                         | SP  | SP | N    | N  | SP | SP   | SP                            | SP    | SP    | SP    | N   | N                            | N    |
|             | Studio                     | A                          | A          | A                     | A                                     | A                       | A    | Y                         | Y   | Y  | Y    | Y  | Y  | Y    | A                             | A     | A     | A     | A   | Y                            | Y    |
|             | Garage – residential       | A/SP                       | A/SP       | A/<br>SP              | A/SP                                  | A/SP                    | A/SP | N                         | N   | A  | A    | N  | A  | A    | A/<br>SP                      | A     | A     | A/SP  | A   | A                            | A    |
|             | Shed                       | A                          | A          | A                     | A                                     | A                       | A    | N                         | N   | A  | A    | A  | A  | A    | A                             | A     | A     | A/SP  | A   | A                            | A    |
|             | Outbuildings – other       | A                          | A          | Y                     | Y                                     | A                       | A    | N                         | N   | A  | A    | A  | A  | A    | A                             | A     | A     | A/SP  | A   | A                            | A    |

NANTUCKET CODE

|                     | Use                                                       | Town Residential Districts |            |                 |                        |               |      | Town Commercial Districts |      |      |      |    |              | Country Residential Districts |     |       |       |       | Country Commercial Districts |    |      |
|---------------------|-----------------------------------------------------------|----------------------------|------------|-----------------|------------------------|---------------|------|---------------------------|------|------|------|----|--------------|-------------------------------|-----|-------|-------|-------|------------------------------|----|------|
|                     |                                                           | R-1<br>SR-1                | ROH<br>SOH | R-5<br>R-5L     | R-10<br>R-10L<br>SR-10 | R-20<br>SR-20 | R-40 | CDT                       | CMI  | CN   | CTEC | CI | RC           | RC-2                          | V-R | LUG-1 | LUG-2 | LUG-3 | MMD                          | VN | VTEC |
|                     | Residential recreational outdoor water feature            |                            |            |                 |                        |               |      |                           |      |      |      |    |              |                               |     |       |       |       |                              |    |      |
|                     | Hot tub/spa                                               | A                          | N          | A               | A                      | A             | A    | A                         | A    | A    | A    | N  | A            | A                             | SP  | A     | A     | A     | SP                           | A  | A    |
|                     | Small swimming pool                                       | A                          | N          | A               | A                      | A             | A    | A                         | A    | A    | A    | N  | A            | A                             | SP  | A     | A     | A     | SP                           | A  | A    |
|                     | Large swimming pool                                       | A                          | N          | A               | A                      | A             | A    | A                         | A    | A    | A    | N  | A            | A                             | SP  | A     | A     | A     | SP                           | A  | A    |
|                     | Home occupations                                          | Y                          | Y          | Y               | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y            | Y                             | Y   | Y     | Y     | Y     | Y                            | Y  | Y    |
|                     | Keeping of pets for personal use                          | Y                          | Y          | Y               | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y            | Y                             | Y   | Y     | Y     | Y     | Y                            | Y  | Y    |
| Business Commercial | Retail sales                                              | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | A    | A  | Y            | Y                             | N   | N     | N     | N     | N                            | Y  | A    |
|                     | Convenience store                                         | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | SP | A    |
|                     | Alcohol sales                                             | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | SP/A | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | A  | A    |
|                     | Bakery                                                    | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | Y    | SP | SP/A         | SP/A                          | N   | N     | N     | N     | N                            | Y  | A/SP |
|                     | Open-air market                                           | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | Y  | Y    |
|                     | Pharmacy                                                  | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Supermarket                                               | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | SP   | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Restaurants                                               |                            |            |                 |                        |               |      |                           |      |      |      |    |              |                               |     |       |       |       |                              |    |      |
|                     | Small (up to 70 seats)                                    | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | SP   | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | SP | N    |
|                     | Large (71-200 seats)                                      | N                          | N          | N               | N                      | N             | N    | SP                        | SP   | N    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Take-out food establishment                               | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | SP/A | N    | N  | SP           | SP                            | N   | N     | N     | N     | N                            | A  | N    |
|                     | Drive-through take-out food                               | N                          | N          | N               | N                      | N             | N    | N                         | N    | SP   | N    | N  | SP           | SP                            | N   | N     | N     | N     | N                            | N  | N    |
|                     | Tavern/Bar                                                | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | SP/A | N    | N  | SP           | SP                            | N   | N     | N     | N     | N                            | A  | A    |
|                     | Formula businesses                                        |                            |            |                 |                        |               |      |                           |      |      |      |    |              |                               |     |       |       |       |                              |    |      |
|                     | Retail (includes: bakery, convenience store and pharmacy) | N                          | N          | N               | N                      | N             | N    | N                         | Y    | Y    | N    | SP | SP/N in FBED | SP                            | N   | N     | N     | N     | N                            | N  | N    |
|                     | Supermarket                                               | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Restaurant                                                |                            |            |                 |                        |               |      |                           |      |      |      |    |              |                               |     |       |       |       |                              |    |      |
|                     | Small (up to 70 seats)                                    | N                          | N          | N               | N                      | N             | N    | N                         | SP   | SP   | N    | N  | SP/N in FBED | N                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Large (71-200 seats)                                      | N                          | N          | N               | N                      | N             | N    | N                         | SP   | N    | N    | N  | SP/N in FBED | N                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Take-out food establishment                               | N                          | N          | N               | N                      | N             | N    | N                         | SP   | SP   | N    | N  | Y/N in FBED  | N                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Tavern/Bar                                                | N                          | N          | N               | N                      | N             | N    | N                         | SP   | SP   | N    | N  | Y/N in FBED  | N                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Offices                                                   | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | A    | Y  | Y            | Y                             | N   | N     | N     | N     | N                            | Y  | A    |
|                     | Theatres, auditoriums, or other places of public assembly | N                          | N          | N               | N                      | N             | N    | Y                         | SP   | SP   | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | A  | A/SP |
|                     | Personal services                                         | SP                         | SP         | SP<br>N<br>R-5L | SP<br>N<br>R-10L       | SP            | SP   | Y                         | Y    | Y    | A    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | Y  | SP   |
|                     | Print shop                                                | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | Y    | Y  | SP           | SP                            | N   | N     | N     | N     | N                            | N  | N    |
|                     | Laundromat or dry-cleaning establishment                  | N                          | N          | N               | N                      | N             | N    | SP                        | SP   | SP   | SP   | SP | SP           | SP                            | N   | N     | N     | N     | N                            | SP | N    |
|                     | Bank                                                      | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Automated teller machine                                  | N                          | N          | N               | N                      | N             | N    | Y/A                       | Y/A  | Y/A  | N    | N  | Y            | Y                             | N   | N     | N     | N     | N                            | A  | A    |
|                     | Arcade                                                    | N                          | N          | N               | N                      | N             | N    | N                         | SP/A | SP/A | N    | N  | A            | A                             | N   | N     | N     | N     | N                            | N  | N    |
|                     | Art gallery                                               | N                          | N          | N               | N                      | N             | N    | Y                         | Y    | Y    | N    | N  | SP           | SP                            | N   | N     | N     | N     | N                            | Y  | Y    |
|                     | Museum                                                    | N                          | N          | N               | N                      | N             | N    | Y                         | N    | SP   | N    | N  | Y            | Y                             | N   | N     | N     | SP    | N                            | SP | N    |
|                     | Catering                                                  | N                          | N          | N               | N                      | N             | N    | N                         | Y    | Y    | Y    | SP | SP/A         | SP/A                          | N   | N     | N     | N     | N                            | A  | A    |
|                     | Crematorium                                               | N                          | N          | N               | N                      | N             | N    | N                         | N    | N    | N    | Y  | A            | A                             | N   | N     | N     | SP    | N                            | N  | N    |
|                     | Funeral home                                              | SP                         | SP         | SP<br>N<br>R-5L | SP<br>N<br>R-10L       | N             | N    | Y                         | Y    | Y    | N    | Y  | Y            | Y                             | N   | N     | N     | N     | N                            | N  | N    |

ZONING

|                                      | Use                                                                           | Town Residential Districts |            |             |                        |               |      | Town Commercial Districts |     |    |      |    |    | Country Residential Districts |     |       |       |       | Country Commercial Districts |      |      |
|--------------------------------------|-------------------------------------------------------------------------------|----------------------------|------------|-------------|------------------------|---------------|------|---------------------------|-----|----|------|----|----|-------------------------------|-----|-------|-------|-------|------------------------------|------|------|
|                                      |                                                                               | R-1<br>SR-1                | ROH<br>SOH | R-5<br>R-5L | R-10<br>R-10L<br>SR-10 | R-20<br>SR-20 | R-40 | CDT                       | CMI | CN | CTEC | CI | RC | RC-2                          | V-R | LUG-1 | LUG-2 | LUG-3 | MMD                          | VN   | VTEC |
|                                      | Health spa                                                                    | N                          | N          | N           | N                      | N             | N    | Y                         | Y   | Y  | N    | N  | Y  | Y                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Medical clinic                                                                | N                          | N          | N           | N                      | N             | N    | N                         | SP  | SP | N    | N  | Y  | Y                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Adult on-site marijuana social consumption operator                           | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | N  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Marijuana membership club                                                     | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | N  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Marijuana establishment, recreational and marijuana treatment center, medical | N                          | N          | N           | N                      | N             | N    | N                         | N   | SP | N    | SP | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Hospital                                                                      | N                          | N          | N           | N                      | N             | N    | N                         | N   | Y  | N    | N  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Transient residential facilities                                              |                            |            |             |                        |               |      |                           |     |    |      |    |    |                               |     |       |       |       |                              |      |      |
|                                      | Hotel or inn                                                                  | N                          | N          | N           | N                      | N             | N    | SP                        | SP  | SP | N    | N  | Y  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Rooming, lodging, or guest house                                              | N                          | SP¹        | N           | N                      | N             | N    | Y                         | Y   | Y  | N    | N  | Y  | N                             | N   | N     | N     | N     | N                            | SP   | N    |
| Time-sharing/Interval dwelling units | N                                                                             | N                          | N          | N           | N                      | N             | Y    | Y                         | Y   | N  | N    | Y  | N  | N                             | N   | N     | N     | N     | Y                            | N    |      |
| Commercial Industrial                | Contractor shop                                                               | N                          | N          | N           | N                      | N             | N    | N                         | SP  | SP | Y    | Y  | SP | SP                            | N   | N     | N     | N     | N                            | N    | A    |
|                                      | Lumberyard                                                                    | N                          | N          | N           | N                      | N             | N    | N                         | N   | SP | SP   | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | SP   |
|                                      | Bulk merchandise retail                                                       | N                          | N          | N           | N                      | N             | N    | Y                         | Y   | Y  | SP   | Y  | N  | N                             | N   | N     | N     | N     | SP                           | SP   |      |
|                                      | Landscape contractor                                                          | N                          | N          | N           | N                      | N             | N    | N                         | N   | SP | Y    | Y  | SP | SP                            | N   | N     | N     | N     | N                            | N    | SP   |
|                                      | Light manufacturing                                                           | N                          | N          | N           | N                      | N             | N    | N                         | N   | A  | SP/A | Y  | SP | SP                            | N   | N     | N     | N     | N                            | SP/A | SP/A |
|                                      | Food processing                                                               | N                          | N          | N           | N                      | N             | N    | N                         | N   | SP | SP   | Y  | SP | SP                            | N   | N     | N     | N     | N                            | N    | SP   |
|                                      | Shed - commercial                                                             | N                          | N          | N           | N                      | N             | N    | A                         | A   | A  | A    | A  | N  | N                             | N   | N     | N     | N     | N                            | A    | A    |
|                                      | Storage container                                                             | N                          | N          | N           | N                      | N             | N    | N                         | N   | SP | SP   | SP | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Interior or exterior storage or warehousing                                   | N                          | N          | N           | N                      | N             | N    | N                         | N   | A  | SP/A | Y  | SP | SP                            | N   | N     | N     | N     | N                            | A    | SP/A |
|                                      | Motor vehicle sales                                                           | N                          | N          | N           | N                      | N             | N    | N                         | SP  | SP | N    | SP | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Motor vehicle rental                                                          | N                          | N          | N           | N                      | N             | N    | Y                         | N   | SP | N    | SP | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Motor vehicle repair or painting                                              | N                          | N          | N           | N                      | N             | N    | N                         | SP  | SP | SP   | Y  | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Motor vehicle service station                                                 | N                          | N          | N           | N                      | N             | N    | N                         | SP  | SP | SP   | SP | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Motor vehicle parking lots or structures                                      | N                          | N          | N           | N                      | N             | N    | Y                         | Y   | Y  | SP   | SP | Y  | Y                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Car wash                                                                      | N                          | N          | N           | N                      | N             | N    | N                         | SP  | N  | N    | SP | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Taxicab business                                                              | N                          | N          | N           | N                      | N             | N    | N                         | Y   | Y  | Y    | N  | SP | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Bicycle rental or sale                                                        | N                          | N          | N           | N                      | N             | N    | Y                         | N   | SP | SP   | N  | SP | SP                            | N   | N     | N     | N     | N                            | SP   | A    |
|                                      | Maritime service station                                                      | N                          | N          | N           | N                      | N             | N    | Y                         | Y   | Y  | Y    | Y  | Y  | Y                             | N   | N     | N     | N     | N                            | N    | SP   |
|                                      | Yacht/Sailing clubs and marinas                                               | N                          | N          | N           | N                      | N             | N    | Y                         | N   | N  | N    | SP | Y  | Y                             | N   | N     | N     | N     | N                            | N    | SP   |
| Industrial                           | Adult uses                                                                    | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | SP | N  | SP                            | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Asphalt/Batching plant                                                        | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Licensed junkyard                                                             | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | SP | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Transfer station                                                              | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | SP | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Petroleum product storage or distribution facility (i.e. tank farm)           | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Utility production/distribution (does not include WECS)                       | N                          | N          | N           | N                      | N             | N    | SP                        | SP  | SP | SP   | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Mining                                                                        | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | N    | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
|                                      | Truck/Bus terminal                                                            | N                          | N          | N           | N                      | N             | N    | N                         | N   | N  | SP   | Y  | N  | N                             | N   | N     | N     | N     | N                            | N    | N    |
| Boat-related storage                 | N                                                                             | N                          | N          | N           | N                      | N             | N    | N                         | SP  | Y  | Y    | Y  | Y  | N                             | N   | N     | N     | N     | N                            | SP   |      |

NANTUCKET CODE

|       | Use                                                                                                                                                                             | Town Residential Districts |            |             |                        |               |      | Town Commercial Districts |      |      |      |    |      | Country Residential Districts |     |       |       |       |     | Country Commercial Districts |      |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|-------------|------------------------|---------------|------|---------------------------|------|------|------|----|------|-------------------------------|-----|-------|-------|-------|-----|------------------------------|------|
|       |                                                                                                                                                                                 | R-1<br>SR-1                | ROH<br>SOH | R-5<br>R-5L | R-10<br>R-10L<br>SR-10 | R-20<br>SR-20 | R-40 | CDT                       | CMI  | CN   | CTEC | CI | RC   | RC-2                          | V-R | LUG-1 | LUG-2 | LUG-3 | MMD | VN                           | VTEC |
| Other | Preservation of a lot in its natural condition                                                                                                                                  | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Care and propagation of fish and shellfish                                                                                                                                      | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | All agricultural uses allowed by Ch. 590 of the Acts of 1989, effective 3-8-1990 (including keeping of farm animals, greenhouses, truck gardens, farms, orchards and nurseries) | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Cemeteries                                                                                                                                                                      | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Municipal uses (any)                                                                                                                                                            | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Tents                                                                                                                                                                           | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Day-care center                                                                                                                                                                 | Y                          | Y          | Y           | Y                      | Y             | Y    | Y                         | Y    | Y    | Y    | Y  | Y    | Y                             | Y   | Y     | Y     | Y     | Y   | Y                            | Y    |
|       | Kennel                                                                                                                                                                          | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | SP  | SP    | SP    | SP    | SP  | SP                           | SP   |
|       | Animal hospital                                                                                                                                                                 | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | SP  | SP    | SP    | SP    | SP  | SP                           | SP   |
|       | Animal shelter                                                                                                                                                                  | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | SP  | SP    | SP    | SP    | SP  | SP                           | SP   |
|       | Public stable                                                                                                                                                                   | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | SP  | SP    | SP    | SP    | SP  | SP                           | SP   |
|       | Employer dormitory                                                                                                                                                              | N                          | N          | N           | N                      | N             | N    | N                         | N    | N    | N    | N  | N    | N                             | SP  | SP    | SP    | SP    | N   | SP                           | SP   |
|       | Neighborhood employee housing                                                                                                                                                   | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | N   | N     | N     | N     | N   | N                            | N    |
|       | Swimming pool - commercial                                                                                                                                                      | N                          | N          | N           | N                      | N             | N    | N                         | SP/A | SP/A | A    | N  | SP/A | SP/A                          | A   | A     | A     | A     | N   | A                            | A    |
|       | Recreational facilities                                                                                                                                                         | SP                         | SP         | SP          | SP                     | SP            | SP   | SP                        | SP   | SP   | SP   | SP | SP   | SP                            | SP  | SP    | SP    | SP    | SP  | SP                           | SP   |
|       | Club                                                                                                                                                                            | N                          | N          | N           | SP                     | SP            | SP   | Y                         | Y    | Y    | Y    | N  | Y    | Y                             | N   | SP    | SP    | SP    | N   | SP                           | SP   |

NOTES:  
<sup>1</sup>See the definition of "transient residential facility" in § 139-2A.  
<sup>2</sup>With lots greater than or equal to 7,500 square feet.