

Town and County of Nantucket Select Board • County Commissioners

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



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
DECEMBER 18, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED DECEMBER 16, 2024***

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/zdfPt0bhY2o>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_EGapYMiXTm6THmo7r44y0A

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. Announce Applications Received for 2024 Committee Vacancies - Round 3:
Capital Program Committee; Council for Human Services; Council on Aging;
Cultural Council; Real Estate Assessment Committee; Town of Nantucket
Scholarship Committee; Zoning Board of Appeals.
3. **Master Plan Update:** Help Shape Nantucket's Future!

Share your Thoughts in the Master Plan Community Survey, Open until January 24, 2025. Your Input is Essential to Updating the 2009 Master Plan. Take the Survey Today: www.nantucket-ma.gov/masterplan.

Host a Kitchen Conversation—A Small-Group Discussion You Can Facilitate from Your Kitchen, Office, Coffee Shop, or Anywhere. Share Ideas with Friends and Neighbors about Nantucket's Strengths and Challenges to Help Update the Master Plan. To Learn More, Email Megan Trudel at mtrudel@nantucket-ma.gov.

4. **Recognition of Retiring Zoning Board of Appeals Member Michael O'Mara with 38 Years of Service.**
5. Town Offices will be Closed Wednesday, December 25, 2024 in Observance of Christmas and Wednesday, January 1, 2025 in Observance of New Year's Day.
6. No Select Board Meetings on Wednesday, December 25, 2024 and Wednesday, January 1, 2025.
7. Select Board to Hold Public Hearing on Proposed FY 2026 General Fund Budget on Wednesday, January 8, 2025 at 5:30 PM in Public Safety Facility Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.
8. Select Board Announcements/Comments.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of December 9, 2024 at 11:00 AM; December 11, 2024 at 5:30 PM.
2. Approval of Treasury Warrants for December 18, 2024.
3. Approval of Pending Contracts for December 18, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. TOWN MANAGER'S REPORT

1. Overview of Proposed Amendments to Town Regulations Chapter 375: Traffic and Related Town of Nantucket Parking/Enforcement Plan; Request to Schedule Public Hearing for Amendments to Regulations.
2. Traffic Safety Recommendations.
3. Our Island Home:
 - a) Review of Proposed FY 2026 Our Island Home Operating Budget.
 - b) Overview of Proposed Rate Increases/Schedule Public Hearing.
 - c) Update on Proposed New Our Island Home Project.
 - d) Overview of State Department of Public Health Determination of Need Process for Proposed New Our Island Home.
 - e) Review of Projected Operational Expenses and Associated Assumptions for Proposed New Our Island Home.

4. FY 2026 General Fund Budget Presentation Follow-up (as Needed).
5. Continued Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting.
6. Monthly Town Management Report.

IX. SELECT BOARD REPORTS/COMMENT

1. Review Letter of Engagement for Zoning Board of Appeals Independent Special Counsel and/or Consultant for Surfside Crossing, LLC Application 25-24; Possible Votes Taken (Tabled from December 4, 2024; December 11; 2024).
2. Committee Reports.

X. ADJOURNMENT

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



AGENDA PROTOCOL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved: March 27, 2024

Select Board
2024 Committee Vacancy Appointments Timeline
Round 3
As of 11/14/2024

November 15 – Advertise committee vacancies on Town’s website

November 20 and December 4 – Committee vacancies to be added to Select Board agendas as announcement

November 21 and November 27 – Advertise committee vacancies in the Inky

December 6 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Capital Program Committee, 1 seat, term expires 2025
- Council for Human Services, 1 seat, term expires 2027
- Council on Aging, 1 seat, term expires 2026
- Cultural Council, 1 seat, term expires 2026
- Real Estate Assessment Committee (*Real Estate Professional*), 1 seat, term expires 2026
- Town of Nantucket Scholarship Committee, 1 seat, term expires 2027
- Zoning Board of Appeals, 1 seat, term expires 2025

December 11 and December 18– The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

January 8, 2025 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

2024 Committee Vacancy Applicants – Round 3

Capital Program Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

VACANT (At-Large)	2025
Christy Kickham (At-Large)	2026
Howard Matz (At-Large)	2026
Peter T. Kaizer (At-Large)	2027
Dawn Holdgate (SB Rep)	2025
Jill Vieth (Fin Com Rep)	2025
John Kitchener (NP&EDC Rep)	2025

Applicants:

Caroline Baltzer – new applicant (late applicant)

Council for Human Services

1 Seat Available; 0 Applicants

1 Seat Term Ends 2027

Current Committee Members:

Suzanne Keating	2025
Amanda Wright	2025
Tara Restieri	2025
Sarah Wright	2026
Claudia Valle	2026
Kelly Steffen	2026
Sue Mynttinen	2027
Veronica Bolcik	2027
VACANT	2027

Applicants:

None

Council on Aging

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

Robert M. Kucharavy	2025
Erin Lynch	2025
Abigail (Abby) Camp	2025
Mary Anne Easley	2026
Rocky Fox	2026
VACANT	2026
Linda Williams	2027
Lisa Sherburne	2027
Arlene O'Reilly	2027

Applicants:

None

2024 Committee Vacancy Applicants – Round 3

Cultural Council ^

1 Seat Available; 0 Applicants

1 Seat Term Ends 2026

Current Committee Members:

Sarah C. Ellis (Term 1)	2025
Bethany Oliver (Term 1)	2025
Barbara Tibbitts (Term 1)	2025
Michael Kopko (Term 2)	2026
VACANT	2026
Tony Wagner (Term 1)	2027
Jack Bulger (Term 1)	2027

Applicants:

None

^ Pursuant to the Massachusetts Cultural Council’s Local Cultural Council Program Guidelines, “The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms.”

Real Estate Assessment Committee

1 Seat Available; 1 Applicant

1 Seat Term Ends 2026 (Real Estate Professional)

Current committee Members:

Lee W. Saperstein (Local Resident At-Large)	2025
Nathaniel Lowell (Real Estate Professional)	2026
VACANT (Real Estate Professional)	2026
John B. Brescher, Esq. (Real Estate Professional)	2027
Thomas Barada (Local Resident At-Large)	2027

Applicants:

Jesse Bell – new applicant

Zoning Board of Appeals

1 Seat Available; 1 Applicant

1 Seat Term Ends 2025

Current Committee Members:

VACANT (as of last Dec '24 mtg)	2025
Elisa H. Allen	2026
Susan McCarthy	2027
Joe Marcklinger	2028
John B. Brescher	2029

Applicants:

Lisa Bottecelli (current Alternate Member)



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Caroline Baltzer

617-438-7501

Name: _____

Home Phone: _____

Mailing Address: 66 Hulbert Avenue

Caroline.Baltzer@gmail.com

Alternate Phone: _____

12/6/24

Email Address: _____
Capital Committee

Date Submitted: _____

REQUESTING APPOINTMENT TO: _____

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Since 2020, I have been following the Nantucket Select Board and some of its Committees, Boards and work groups to learn how the government, the voters, and civic groups function together on Nantucket. I was recently interviewed by Barrett Consulting as part of the Master Plan updating, and have closely studied the current Master Plan with an eye toward our Planning challenges. I have attended many live Town meetings and watched many later on utube. I am especially interested in the role of the CapCom since it functions like a type of savings account for Nantucket and thereby requires a longer-range view like the view used for planning purposes. One of my strengths is to see larger patterns and trajectories in complex situations and I enjoy using this ability to help my community. I am able to attend the scheduled meetings in person as soon as I am needed.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My strength of being able to see the forest through the trees mentioned above I think will be helpful to the current Capital Committee. I have a doctoral degree in the social sciences, practice as a clinical psychologist, and have taught statistics to business students for 2 years. I also have extensive training in qualitatively and quantitative research methods and in group processes, the later of which I think helps me be an especially effective committee member. I really enjoy learning about the inner workings of things and will do all the work necessary to be an active member of the CapCom for the benefit of Nantucket.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

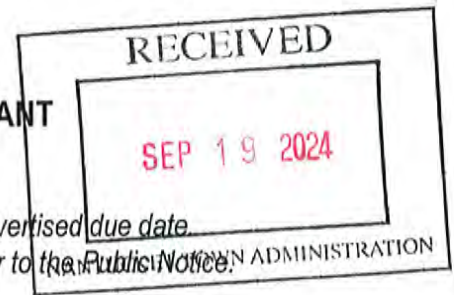
I am currently a member of the Town Council Study Committee which will be completing our committee task soon. I am also on the Board of the Brant Point Association. I am not employed by the TON nor is anyone in my family.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jesse Bell **Home Phone:** 508-221-4894

Mailing Address: 5 South Mill St, Nantucket, MA **Alternate Phone:** _____

Email Address: bell.jess@gmail.com **Date Submitted:** 9/18/2024

REQUESTING APPOINTMENT TO: Real Estate Assessment Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have not been a participant of the REAC meetings but I have watched them on YouTube. I am interested in this committee because I have a depth of knowledge working in municipal government over many years and believe my background and skill set make me uniquely qualified to serve on this committee. Although I am now working in the private sector I would like to be involved in public service in some way, and the time commitment of once/month seems manageable to me.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
I worked for the Land Bank in various capacities for nearly 17 years, most recently as their Executive Director. During this time I was involved in negotiations, acquisitions, eminent domain takings, and swaps with the Town. I am familiar with Article 97 issues, NHESP mitigation requirements, high priority public interest parcels, OBB easement program, and more. I am also a title examiner and have a good foundation of knowledge on many Nantucket properties, having done diligence on many of them through my prior work history.
- What would you hope to accomplish on the committee/board/commission?
My only goals would be to advance the public interest and be helpful to the Town in reviewing real estate matters which come before the committee.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
I am on the host committee for the Scallop's Ball which is a fundraiser for the Nantucket Shellfish Association (a 501(c)(3) nonprofit organization).
 - Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
No, although I worked for the Land Bank for many years, the Land Bank is a distinct and legally independent governmental entity from the Town of Nantucket, and none of my other family members work for the Town.
-



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Select Board

RECEIVED

DEC - 4 2024

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Lisa Botticelli **Home Phone:** 508-228-6495

Mailing Address: 24 Pine Street **Alternate Phone:** 508-325-2148

Email Address: lisa@botticelliandpohl.com **Date Submitted:** 12/4/2024

REQUESTING APPOINTMENT TO: ZBA

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have been a sitting board member since 2007. I believe that I started as an alternate and became a full member a year later. Currently I am an alternate but have been interested in rejoining as a full member since i lost my spot.

I am interested in using my experiences to continue to serve the Town of Nantucket.

Yes, I am committed to the meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I believe that my years of experience on the board as well as my experience as an architect give me many skills for the Zoning Board of Appeals.

My hope is to provide a logical approach in evaluating special permit and variance requests that uphold the intent of our zoning by law.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Ray Pohl is a member of the HDC.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 18, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
No Revenue Agreements						
Contract Amendment	Information Technology	Center for Internet Security, Inc.	N/A	Extension of time to cover services provided	N/A	Jan 1, 2024 - Jan 29, 2025
Contract Amendment	Sewer	Robert B. Our Co. Inc.	N/A	Extension of time for construction of Sewer Force Main No. 3	N/A	Nov 10, 2021 - Jun 30, 2025
Grants						
Grant Agreement	Affordable Housing Trust	NHA Properties	\$2,545,000	Grant for construction of 22 units of Workforce Housing at 31 Fairgrounds Rd	ARPA Funds Article 18 2023 ATM	Dec 18, 2024 - Jun 30, 2025
Contractual Services						
License Agreement	Information Technology	Center for Internet Security, Inc.	\$13,560	Renewal of network monitoring system to enhance cyber security readiness	IT Budget - Professional Services	Jan 30, 2025 - Jan 29, 2026
Purchase Agreement	Parks & Recreation	McGovern MHQ, Inc.	\$123,125.73	Purchase of Ford F550 Dump Truck	Article 10 2024 ATM	Dec 19, 2024 - Dec 18, 2025
Purchase Agreement	PLUS	Country Club Enterprises, LLC	\$38,750.80	Purchase of low-speed EV vehicle	Green Community Grant; C&I License Plate Fund	Dec 18, 2024 - Dec 17, 2025
Professional Services Agreement	Public Works	Strang, LLC	\$80,000 not to exceed	On-call road grading services on scheduled or emergency basis	Repair & Maint - Road Construction	Dec 18, 2024 - Dec 17, 2025
Professional Services Agreement	Public Works	Holdgate Partners	\$80,000 not to exceed	On-call road grading services on scheduled or emergency basis	Repair & Maint - Road Construction	Dec 18, 2024 - Dec 17, 2025

Professional Services Agreement	Public Works	Randy Affeldt Heating & Cooling	\$15,500	Replacement of HVAC system at 131 Pleasant Street meeting trailer	DPW Budget - Public Bldgs - Prof. Services	Dec 5, 2024 - Mar 31, 2025
Contract Amendment	Public Works	Environmental Partners Group, LLC	Add \$14,900 to original contract amount of \$245,500 for an amended contract amount of \$260,400	Increase in scope of design services for Newtown Road improvements	Article 11 2021 ATM	Jan 18, 2023 - Jan 31, 2026
Purchase Agreement	Public Works	M.E. O'Brien & Sons, Inc.	\$13,937.20	Purchase of sports benches & scorer tables at playing fields	Parks & Rec Budget - Repair & Maint: Grounds	Dec 18, 2024 - Dec 17, 2025
Contract Amendment	Sewer	Polydyne, Inc.	Add \$37,500 to original contract amount of \$150,000 for amended contract amount of \$187,500	Purchase & delivery of chemicals for Surfside Wastewater Treatment Facility & Siasconset Wastewater Treatment Facility	Sewer Budget - Wastewater: Chemicals	Mar 1, 2022 - Feb 28, 2025
Contract Amendment	Sewer	Hazen & Sawyer	Add \$42,365 to original contract amount of \$1,343,792 for amended contract amount of \$1,386,157	Owner's Project Representative Services for Sewer Force Main No. 3	Article 16 2021 ATM	Nov 3, 2021 - Jun 30, 2025
Contract Amendment	Sewer	Environmental Partners Group, LLC.	Add \$529,371 to original contract amount of \$2,367,871 for amended contract amount of \$2,897,242	Engineering Services for Sea Street Pump Station Force Main No. 3	Article 16 2021 ATM	Nov 3, 2021 - Jun 30, 2025
Contract Amendment	Sewer	Hazen & Sawyer	Add \$1,359,539 to original contract amount of \$585,428 for amended contract amount of \$1,944,967	Design & engineering services in support of Phase 2 upgrades to the Surfside WWTF	Article 12 2018 ATM	Nov 1, 2023 - Dec 31, 2025

Professional Services Agreement	Sewer	Tiger Training Corp.	\$12,000	Multi-course training for Wastewater Operators	Sewer Budget - Professional Development	Jan 1, 2025 - Dec 31, 2025
Professional Services Agreement	Town Administration	Iron Mountain Information Management, LLC.	\$1,468,063.51	Preparation, digitization & archival of documents at PLUS	Article 10 2020-2024 ATM	Dec 18, 2024 - Feb 26, 2026
Purchase Agreement	Town Clerk	LHS Associates	\$15,750	Upgrade of three (3) election tabulators & retrofit of ballot boxes	Town Clerk Budget - Elections	Dec 18, 2024 - Dec 17, 2025



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	12/18/2024

Staff

Mike Burns, Transportation Program Manager and Police Chief Jody Kasper

Subject

Changes to parking regulations in Chapter 375 and to the Enforcement/Parking Plan

Executive Summary

Staff is recommending changes to Chapter 375 of the Town Code and to the Enforcement/Parking Plan.

Staff Recommendation

Schedule a public hearing for the recommended changes.

Background/Discussion

See attached summary slides. The Transportation Program Manager and Chief of Police have prepared changes to Chapter 375 to allow enforcement of a new Municipal Paid Parking Lot at the 2 Fairgrounds Road parking lot. Staff recommends requiring vehicle owners to pay a fee using mobile app, internet, or phone to parking in the lot, which will allow for better tracking and enforcement of utilization of the lot. Other edits include regulation language, in Ch 375-12L, that allows the ability for parking users to acquire additional time in time restricted spots in the future. This change aligns with the Select Board Strategic Goal for Parking Management and creates the ability to charge for parking downtown rather than relying on ticketing for parking over the posted time limit. Language was also added, CH 375-16A(11), that creates a new Waitt Drive parking permit. Other changes include improving enforceability of abandoned vehicles, extending summer enforcement of 1-hour parking in the Core District through the winter instead of switching to 2-hour parking to encourage turnover, and prohibiting overnight parking in Beach Parking Lots and Silver Street Parking Lot without a permit.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Address issues with parking enforcement, responding to abandoned vehicle, and managing the limited supply of public parking resources.

Board/Commission Recommendation

N/A

Public Outreach

Public hearing is requested



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

Some changes align with the Town's Strategic Plan for Parking Management

Attachments

Edits to Chapter 375 and Enforcement/Parking Plan, summary table of enforcement conditions, and presentation slides



Chapter 375

TRAFFIC

§ 375-1.	Definitions.	§ 375-15.	Dumpsters and roll-on/roll-off containers.
§ 375-2.	Authority and duties of police.	§ 375-16.	Parking permits.
§ 375-3.	Traffic signs, signals, markings and devices.	§ 375-17.	Interpretation of posted parking restrictions.
§ 375-4.	Stopping, standing and parking in general.	§ 375-18.	Multiple parking tickets; separate violations.
§ 375-5.	Stopping, standing and parking prohibited in certain places.	§ 375-19.	One-way streets.
§ 375-6.	Parking prohibitions and restrictions in certain places.	§ 375-20.	Rotary traffic.
§ 375-7.	Angle parking.	§ 375-21.	Operation of vehicles.
§ 375-8.	Parking of trailers or semi-trailers.	§ 375-22.	Exclusion of vehicles.
§ 375-9.	Commercial vehicles back to curb.	§ 375-23.	Parades, processions and formations.
§ 375-10.	Bus stops.	§ 375-24.	Posting of temporary signs for construction or special events.
§ 375-11.	Loading zones.	§ 375-25.	Experimental rules and regulations.
§ 375-12.	Parking time limited.	§ 375-26.	Violations and penalties; violation notices.
§ 375-13.	Municipal parking lots.	§ 375-27.	Severability.
§ 375-14.	Commercial vehicle parking.	§ 375-28.	Nantucket exemption.

[HISTORY: Adopted by the Board of Selectmen (now Select Board) of the Town of Nantucket 9-10-2008, effective 11-1-2008. Amendments noted where applicable.¹]

TOWN CODE REFERENCES

Buses — See Ch. 27.	Motorized passenger devices — See Ch. 98.
Vehicles on beaches — See Ch. 56.	Abandoned vehicles — See Ch. 104.
Bicycles and mopeds — See Ch. 57.	

TOWN REGULATIONS REFERENCES

Pedicabs — See Ch. 316.	Taxicabs, charter, limousine and tour vehicles — See Ch. 367.
-------------------------	---

Editor's Note: The Select Board approved the codification of its regulations, as revised, 4-13-2022.

§ 375-1. Definitions.

For the purpose of these rules and regulations, the words and phrases used herein shall have the following meanings except in those instances where the context clearly indicates a different meaning:

AUTHORIZED EMERGENCY VEHICLES — Vehicles of the Fire Department, Police Department, ambulances and emergency vehicles of federal, state and municipal departments or public service corporations when the latter are responding to an emergency in relation to the Police or Fire Department, or any federal, state and municipal vehicle engaged in the repair of a public way.

BICYCLE — Every device propelled by human power upon which any person may ride, having no more than two tandem wheels, either of which is 14 inches or more in diameter.

BICYCLE PATH — Any way under the care, custody, or control of the Town of Nantucket, specifically designated and used for bicycle and/or pedestrian travel, whereupon motorized vehicles of any kind are excluded.

BOARD — The Nantucket Select Board.

BUS — Any motor vehicle designed for carrying more than 10 passengers and used for the transportation of persons or any motor vehicle operated upon a public way for the carriage of passengers for hire in such a manner as to afford a means of transportation similar to that afforded by a railway company by indiscriminately receiving and discharging passengers along the route on which the vehicle is operated or may be running, or for transporting passengers for hire as a business between fixed and regular termini, or transporting passengers for hire under a charter license, special service or school service permit issued by the Commonwealth of Massachusetts. When applicable, the term "bus" shall include a school bus.

BUS STAND — An area in the roadway, adjacent to the curb or edge of roadway, set aside for the long-term (in excess of 15 minutes) parking of any bus and confined to certain types of buses as indicated on the posted sign(s).

BUS STOP — An area in the roadway, adjacent to the curb or edge of roadway, set aside for parking of, boarding of or alighting from buses.

COMMERCIAL PARKING DISTRICT — The parking district as shown on a map entitled "Nantucket Parking Districts Map," dated May 21, 2014, as amended, and on file in the office of the Town Clerk.

COMMERCIAL VEHICLE — Any vehicle being used in the transportation of goods, wares or merchandise for commercial purposes. All commercial vehicles must permanently display on both sides of the vehicle (exclusive of windows) the vehicle owner's name, address and telephone number on at least three separate lines and bearing commercial license plates.

COMMERCIALLY REGISTERED VEHICLE — Any vehicle bearing commercial license plates.

CORE DISTRICT — The parking district as shown on a map entitled "Nantucket Parking Districts Map," dated May 21, 2014, as amended, and on file in the office of the Town Clerk.²

COURTESY VEHICLE — A vehicle owned, operated or hired by a commercial enterprise, to be used, or designated to be used, for the conveyance of passengers to and from the commercial enterprise without payment of a direct fee for said conveyance.

Editor's Note: The definition of "courtesy van," which followed this definition, was repealed during codification.

CROSSWALK — That portion of a roadway ordinarily included within the prolongation or connection of curblines and property lines at intersections, or any portion of a roadway indicated for pedestrian crossing by lines on the road surface or by other markings or signs.

DISABLED VETERAN (DV) PLATE VEHICLE — A vehicle bearing a distinctive number plate authorized by MGL c. 90, § 2.

DRIVER — A person who is in actual physical control of an operating vehicle.

FUNERAL — Any procession of vehicles properly identified as such accompanying the remains of a human body.

HANDICAP (HP) PLATE VEHICLE — A vehicle bearing a distinctive number plate authorized by MGL c. 90, § 2.

HANDICAP PLACARD VEHICLE — A vehicle properly displaying a handicap placard issued by the Registry of Motor Vehicles, Commonwealth of Massachusetts, pursuant to MGL c. 90, § 2.

HEAVY COMMERCIAL VEHICLE — Any commercial vehicle of over 2-1/2-ton capacity.

HORSE-DRAWN CARRIAGE — Any horse-drawn carriage used or kept for hire for the purpose of transporting passengers as part of sightseeing tours or used in connection with weddings.

INTERSECTING WAY — Any way which joins another way at an angle, whether or not it crosses the other.

INTERSECTION — The area embraced within the extensions of the lateral curblines, or if none, then the lateral boundary lines of intersecting ways, including divided highways. The rules and regulations herein contained governing and restricting the movement of vehicles at and near intersecting ways shall apply at any place along any way at which drivers are to be controlled by traffic control signs, whether or not such place is an intersection as herein defined.

LANE — A longitudinal division of a roadway into a strip of sufficient width to accommodate the passage or parking of a single line of vehicles.

LIVERY VEHICLE — A vehicle used, or designated to be used, for the conveyance of fewer than 16 persons or passengers for hire, from place to place, except a bus, streetcar, taxi or commercial vehicle.

LOADING ZONE — That portion of a roadway adjacent to a curb or edge of the pavement reserved for commercial vehicles, as defined in this section, during the actual loading or unloading of materials, or passenger vehicles during the actual receiving or discharging of passengers, indicated by the presence of at least one regulatory sign marking the limits of the loading zone as authorized by the Town of Nantucket.

MOTORIZED BICYCLE (MOPED) — A pedal bicycle, which is assisted by a motor, or a nonpedal bicycle which has a motor, with a cylinder capacity not exceeding 50 cubic centimeters, an automatic transmission, and which is capable of a maximum speed of no more than 30 miles per hour.

MUNICIPAL PARKING LOT — A parking lot owned and operated by the Town of Nantucket.

MUNICIPAL PAID PARKING LOT — A municipal parking lot owned and operated by the Town of Nantucket where payment to the Town's Parking Management Vendor is required to park.

NONEMERGENCY REPAIRS — The changing of any vehicle fluid and any other repair, with the exception of minor safety-related repairs and repairs necessary for the vehicle to operate under its own power, that can be completed within 90 minutes, such as changing oil, replacing a tire, replacing a headlight or bulb, or replacing a wiper blade.

OFFICIAL STREET MARKING — Any painted line, legend, marking or marker of any description painted or placed upon any public way which purports to direct or regulate traffic and which has been authorized by the Town of Nantucket and which has the written approval of the Department of Transportation, Commonwealth of Massachusetts, if required.

OFFICIAL TIME STANDARD — Whenever certain hours are named herein they shall mean standard time or daylight-saving time.

OFFICIAL TRAFFIC SIGN — All signs, markings and devices, other than signals, not inconsistent with these rules and regulations, and which conform to the standards prescribed by the Department of Transportation of the Commonwealth of Massachusetts, and placed or erected by authority of public body or Town official having jurisdiction for the purpose of guiding, directing, warning, or regulating traffic.

PARKING — The stopping or standing of a vehicle, whether occupied or not, except when paused in

Commented [MB1]: Definition added as reference for 375-12H

compliance with the law or directions of a police officer or official traffic control device.

PARKING DISTRICTS MAP — A map of streets in the Town of Nantucket on file in the office of the Town Clerk which contains the geographical boundaries of the Resident Parking Permit District, the Commercial Parking District, and the Core District.

PARKING MANAGEMENT VENDOR — ~~A third-party company acting in coordination under Contract with the Town, to assist with organizing, optimizing, and enforcement of public parking spaces allowing users to find available opportunities and paying for parking using a mobile app, internet, or phone service.~~

Commented [MB2]: Is a definition needed

Commented [MB3R2]: Draft definition included

PASSENGER VEHICLE — Any vehicle registered as a passenger vehicle, including livery vehicles, and excluding buses and commercial vehicles.

PEDESTRIAN — Any person afoot or riding on a conveyance moved by human power, except bicycles.

PERSON — Any person afoot or riding on a conveyance moving by human muscular power, except bicycles or tricycles.

POLICE OFFICER or OFFICER — Any officer of the Nantucket Police Department authorized to direct or regulate traffic or make arrests for violations of these rules and regulations.

POSTED — Officially posted by the Town of Nantucket.

PRIVATE WAY OR DRIVEWAY — Every way or place in private ownership and used for vehicular travel by the owner and those having express or implied permission from the owner.

PUBLIC WAY — Any road, street, way, highway, improved or unimproved road that is dedicated to public use.

RESIDENT PARKING PERMIT DISTRICT — A parking district as shown on a map entitled "Nantucket Parking Districts Map," dated May 21, 2014, as amended, and on file in the office of the Town Clerk.

ROADWAY — That portion of a public way between the regularly established curblines or that part, exclusive of shoulders, improved and intended to be used for vehicular traffic.

ROTARY — A road junction formed about a central circle around which traffic moves in one direction only.

ROTARY TRAFFIC — The counter-clockwise operation of one or more vehicles around a rotary.

SAFETY ZONE — The area delineated by traffic cones, barrels or other similar objects which indicate an area of road construction, hazard or other special event where traffic control is under the direct supervision of a police officer.

SCHOOL BUS — Any vehicle used for the transporting of pupils and school personnel to and from school, or for the transportation of children enrolled in a camp or recreational program, while so used, but not including any such vehicle used for not more than five days in case of emergency, or a vehicle used for the common carriage of the public under a certificate and permit issued under MGL c. 159A, § 7 and § 8.

SEMI-TRAILER — A trailer so designed and used in combination with a tractor that some part of the weight of such trailer and that of its load rests upon and is carried by the tractor.

SIDEWALK — That portion of a public way set aside for pedestrian travel.

STAND or STANDING — The halting of a vehicle, whether occupied or not, other than for the purpose of, and while actually engaged in, receiving or discharging passengers.

STOP or STOPPING — The halting, even momentarily, of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic.

TAXI — A vehicle used, or designed to be used, for the conveyance of persons or passengers for hire, from place to place, and licensed by the Town of Nantucket.

TAXI STAND — An area in the roadway in which certain taxicabs are authorized and required to park while waiting to be engaged.

TEMPORARY OR EXPERIMENTAL RULE — Rules of the Town of Nantucket regulating traffic or to

Formatted: Indent: Left: 0.11"

test, under actual conditions, traffic signs, signals, markings, or other devices.

TOWN — The Town of Nantucket.

TRACTOR — A motor vehicle with or without a carrying capacity of its own but which is primarily designed and used for drawing another vehicle or for industrial or agricultural purposes.

TRAFFIC — Pedestrians, herded or ridden animals, vehicles, or other conveyances, either singly or together, while using any public way for the purpose of travel.

TRAFFIC ISLAND — Any area or space set aside within a public way, which is not intended for use by vehicles.

TRAILER — Any vehicle or object on wheels and having no forward movement power of its own, but which is drawn by or used in combination with a vehicle.

U-TURN — The turning of a vehicle whereby the direction of such vehicle is reversed.

VEHICLE — Every device in, upon, or by which any person or property is or may be transported or drawn upon a public way, including bicycles, when the provisions of these rules and regulations are applicable to them, except non-bicycle devices moved by human power, or horse-drawn carriages.

§ 375-2. Authority and duties of police.

It shall be the duty of police officers designated by the Chief of Police to enforce the provisions of these rules and regulations. Such officers are hereby authorized to direct all traffic either in person or by means of visible or audible signal in conformance with the provisions of these rules and regulations, provided that in the event of a fire, other emergency, or upon determination by the Chief of Police or designee, to expedite traffic or safeguard pedestrians, officers of the Police or Fire Department may direct traffic as conditions may require, notwithstanding the provisions of these rules and regulations.

- A. Driver adherence to police officers. No driver of any vehicle shall fail to comply with any lawful order, signal, or direction of a police officer.
- B. Police may temporarily close public way. The Chief of Police, his/her designee, or the Board is hereby authorized to close temporarily any public way in an impending or existing emergency, or for any lawful assemblage, demonstration or procession.
- C. Police may temporarily prohibit parking. The Chief of Police or designee is hereby authorized to prohibit, temporarily, parking on any public way or part thereof in an impending or existing emergency or for a lawful assemblage, demonstration or procession. Vehicles parked in places where parking is prohibited temporarily may be moved by or under the direction of an officer.
- D. Exemptions. The provisions of these rules and regulations shall not apply to drivers actually engaged in work upon a public way closed to travel or under construction or repair, to officers when engaged in the performance of emergency duties nor to drivers of authorized emergency vehicles while operating in an emergency and in performance of emergency duties when the nature of the work of any of these necessitate a departure from any part of these rules and regulations. These exemptions shall not, however, protect the driver of any vehicle from the consequences of a reckless disregard of the safety of others.
- E. Removal of vehicles; liability for costs. The Police Department may remove or cause to be removed to some convenient place, including in such term a public garage, any vehicle interfering with the removal of snow or roadway maintenance, and the owner of such vehicle shall be liable for the cost of such removal and for the storage charges, if any, resulting therefrom.

§ 375-3. Traffic signs, signals, markings and devices.

- A. Display of unauthorized signs, signals, markings, or devices prohibited. No person shall place, maintain, or display, upon or in view of any public way, any unofficial sign, signal, marking, or device

which purports to be, or is an imitation of, or resembles an official traffic sign, signal, marking, or device, or which attempts to direct the movement of traffic, or which hides from view any official traffic sign, signal, marking, or device, unless otherwise authorized by the Board. The Chief of Police is hereby empowered to remove every such prohibited sign, signal, marking or device or cause it to be removed without notice.

- B. Interference with signs, signals, markings, or devices prohibited. No person shall willfully deface, damage, move, obstruct, or interfere with any official traffic sign, signal, marking, or device.
- C. Obedience to official traffic signs, signals, markings, or devices. The driver of any vehicle shall obey the instructions of any official traffic sign, signal, device, marking, or device, unless otherwise directed by a police officer.
- D. Traffic signs, exceptions.
 - (1) Those provisions of these rules and regulations relating to parking or the exclusion of vehicles shall be effective only during such time as at least one official traffic sign is installed and maintained upon a public way in reasonable proximity to the area designating the provisions of such parking or vehicle exclusions.
 - (2) Those provisions of these rules and regulations relating to one-way streets shall be effective only during such times as at least one official traffic sign is erected and maintained at each of the exits of each one-way street.

§ 375-4. Stopping, standing and parking in general.

- A. General prohibitions. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/ her name to stop, stand, or park in any public way under the control of the Town in violation of any provision of these rules and regulations. No driver shall stop, stand, or park a vehicle in any of the following places, except when necessary to avoid conflict with other traffic, pedestrians, or in compliance with the lawful direction of a police officer or official traffic sign, signal, marking, or device if such stopping, standing, or parking is the result of an involuntary situation.
- B. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park within an intersection, except in those areas where the parking or stopping has been permitted by the Town through the installation of designated signs or pavement markings.
- C. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any sidewalk or bicycle path in such a manner as to obstruct the passage of pedestrians.
- D. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any crosswalk.
- E. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way within 20 feet of an intersecting way.
- F. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the driveway entrance to any fire station within 75 feet opposite said driveway entrance.
- G. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any roadway within 10 feet of a fire hydrant, the distance to be measured from the point of the edge or curb of said way nearest said fire hydrant.
- H. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in

his/her name to stop, stand, or park in front of any driveway.

- I. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any bridge.
- J. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way, unless both wheels on the side of the vehicle adjacent to the curb are within one foot of the curb or edge of the roadway, except where angle parking is permitted or commercial vehicles, as defined in § 375-1 of these rules and regulations, are permitted to back to the curb or edge of the roadway.
- K. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way where the parking of a vehicle will not leave a clear and unobstructed lane for passing traffic at least 10 feet wide on a one-way street and 20 feet wide on a two-way street.
- L. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park in excess of one vehicle width from the curb or edge of a public way (double park).
- M. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park at any place where at least one official traffic sign has been placed or erected prohibiting such stopping, standing, or parking.
- N. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park in any taxi stand which has been officially posted as such by the Town.
- O. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way or part thereof where at least one sign prohibits parking for the purpose of facilitating street cleaning or street maintenance, unless the vehicle is a passenger vehicle stopped temporarily during the actual receiving or discharging of passengers.
- P. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park within a turnaround at the end of any dead-end street, provided at least one official sign is erected.
- Q. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way or part thereof where at least one sign prohibits parking for the purpose of facilitating snow removal, unless the vehicle is a passenger vehicle stopped temporarily during the actual receiving or discharging of passengers or a commercial vehicle stopped temporarily during the loading or unloading of goods.
- R. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way unless the vehicle is parked facing in the direction of traffic flow on that side of the street, except where angle parking is permitted or commercial vehicles are permitted to back to the curb or edge of the roadway.
- S. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park at any place within the Resident Parking Permit District in excess of the posted parking restrictions unless the vehicle properly displays a valid resident parking permit sticker.
- T. No person shall allow, ~~permit, operate or suffer~~permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way or part thereof where at least one sign is erected reserving the space for HP (handicap) or DV (disabled veteran) plate vehicles, except for disabled veteran/handicap plate/ handicap placard vehicles, as defined in § 375-1 of these rules and

Town of Nantucket, MA
regulations.

- U. No person shall allow, ~~permit, operate or suffer~~ permit, operate, or suffer any vehicle registered in his/her name to stop, stand, or park upon any public way in front of any curb ramp designed for use by handicapped persons.
- V. No person shall allow, ~~permit, operate or suffer~~ permit, operate, or suffer any vehicle owned or registered in his/her name to stop, stand, or park upon any public way unless the vehicle displays a valid registration plate as required by MGL c. 90.
- W. No person shall allow, ~~permit, operate or suffer~~ permit, operate, or suffer any vehicle owned or registered in his/her name to stop, stand, or park upon any public way unless the vehicle displays a valid certificate of inspection as required by MGL.
- X. No person shall allow, ~~permit, operate or suffer~~ permit, operate, or suffer any vehicle owned or registered in his/her name to stop, stand, or park upon any public way for the purpose of performing nonemergency repairs to a vehicle.
- Y. No person shall allow, ~~permit, operate or suffer~~ permit, operate, or suffer any vehicle owned or registered in his/her name to stop, stand, or park upon any public way where the vehicle is being displayed or offered for sale.

~~Z. No person shall allow, permit, operate or suffer permit, operate, or suffer any vehicle owned or registered in his/her name to be stored upon any public way. A vehicle is presumed to be stored if that vehicle is covered for more than 24 hours or the vehicle has remained in the same parking spot for over 96 hours.~~

AA.Z. No person shall park or allow a motor vehicle to stand in an area which has been clearly marked with visible signs and/or pavement markings indicating that the area is a fire lane. Vehicles in violation of this subsection may be subject to a fine and removed by any police officer of the Town of Nantucket in accordance with MGL c. 266, § 120D, MGL c. 40, § 22, or any other enabling authority.

§ 375-5. Stopping, standing and parking prohibited in certain places.

- A. No driver shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic, pedestrians, or in compliance with the lawful direction of a police officer or official traffic sign, signal, marking, or device.
- B. No driver shall stand or park any vehicle where signs are posted restricting parking to certain days and/or times, on any day during the hours indicated, provided that the rules and regulations shall not apply to passenger vehicles stopped temporarily during the receiving or discharging of passengers.
- C. No driver of a courtesy vehicle shall stand or park a courtesy vehicle in any designated parking space, loading zone, or space specifically designated as a loading area for courtesy vehicles without first having obtained a courtesy vehicle permit from the Town.

§ 375-6. Parking prohibitions and restrictions in certain places.

- A. No driver shall stop, stand, or park any vehicle at any curb adjacent to the entrances of a school, church, theater, hotel, hospital, ferry terminal, public building, supermarket, or any place of public assemblage unless otherwise posted. The foregoing prohibition shall not apply to passenger vehicles stopped temporarily during the actual receiving or discharging of passengers or for commercial deliveries, including those of the Postal Service while in the process of loading or unloading.
- B. No driver shall park any vehicle on any public way, or parts thereof, on any day, during the hours or days indicated, where parking is restricted or prohibited, provided that these rules and regulations shall not apply to:

Commented [KJ4]:

Commented [KJ5]: Now that we have determined that the 96-hour bylaw is remaining, it would be a good time to remove the "Stored" language here. Leaving a vehicle for more than 96-hours is really just a time exceedance, just like parking too long in a one or two hour spot. Getting rid of "stored" and changing the language a bit, would provide clarity for us. This should be then be moved to 375-12.

Commented [MB6R5]: Deleted language as discussed. Moved to 375-12 H

- (1) Passenger vehicles stopped temporarily during the actual receiving or discharging of passengers.
- (2) Commercial vehicles, as defined in § 375-1 of these rules and regulations, stopped for no more than 15 minutes, unless otherwise posted, for the loading or unloading of materials.
- (3) Vehicles owned and bearing the indicia of ownership by the Town, state or federal government.
- (4) Vehicles involved in an emergency situation.

C. Establishment of parking districts; map.

- (1) For purposes of these regulations, there are hereby established three parking districts, which are shown on a map entitled "Nantucket Parking Districts Map," dated May 21, 2014, as amended, attached hereto and on file in the office of the Town Clerk. The Nantucket Parking Districts Map, together with all explanatory matter thereon, is hereby made a part of these regulations as Appendix L.³ The three parking districts shown on the map include a Resident Parking Permit District, a Core Parking District and a Commercial Parking District.

Editor's Note: Appendix L is included as an attachment to this chapter.

- (2) Amendments to map.
 - (a) Authority. The Select Board has the authority to amend the Parking Districts Map by its own initiative or after having been presented with a petition including 51% of the owners of property located on the street or streets seeking to be added to or deleted from a parking district.
 - (b) Public hearing. In order to adopt such an amendment to the map, the Select Board shall hold a public hearing after having published a notice of the hearing in the newspaper of general circulation in the Town at least 21 days in advance of the hearing, and after having notified, by certified mail, all record owners of property abutting the named street or streets by advising said abutters as to the time, date, place and subject of the public hearing.
 - (c) Required findings. In order to adopt an amendment to the Parking Districts Map, the Select Board shall make the following findings as part of its decision:
 - [1] That the street is directly connected to a street which is already part of a district.
 - [2] That, in the case of additions to the Resident Parking Permit District, the street in question is used regularly for parking by significant numbers of persons who do not live in the immediate neighborhood, which causes a parking hardship for those living on the street during the summer.
 - [3] That the adoption of the amendment will further the purposes of the goals established by the Select Board as they relate to parking and the control of traffic.
 - (d) Notice to residents affected. In amendments involving changes to the Resident Parking Permit District, at least 15 days prior to becoming effective, notice shall be sent to each owner of property abutting the street or streets so affected, stating the occupants of that household are required to obtain a permit for each vehicle parking in excess of the posted time limit in the designated district and notifying the resident of the date that parking restrictions will become effective.

§ 375-7. Angle parking.

- A. Where parking is not otherwise prohibited, no driver shall stand a vehicle except at an angle to the curb or edge of roadway, with the right front wheel to the curb or edge of roadway; except that in the left side of one-way roadways, no driver shall stand a vehicle except at an angle to the curb or edge of roadway, with the left front wheel to the curb or edge of roadway.

- B. Where parallel parking is allowed, no driver shall stop, stand, or park a vehicle at an angle to the curb or edge of roadway unless otherwise posted.

§ 375-8. Parking of trailers or semi-trailers.

- A. Except as provided in Subsection C, no person shall park or stand any trailer of any kind or semi-trailer on any part of any public way under the control of the Town, unless such trailer or semi-trailer is attached to a vehicle capable of towing it.
- B. Except as provided in Subsection C, no person shall park, or shall allow to be parked, a semi-trailer (or tractor), or combination thereof, or a trailer upon any public way for a period of more than four days without approval of the Board.
- C. Any area designated by the Town, upon or adjacent to any public way, for the use of trailers or boat trailers may not comply with Subsection A, but in no case shall exceed the limitations of Subsection B.
- D. No person shall park or stand any trailer of any kind or semi-trailer on any part of any designated municipal parking lot under the control of the Town except in an area designated by the Town.

§ 375-9. Commercial vehicles back to curb.

Unless otherwise prohibited in these rules and regulations, the driver of a commercial vehicle, as defined in § 375-1 of these rules and regulations, may stand such vehicle with both rear wheels to the curb or edge of roadway, or with one rear wheel to the curb or edge of roadway and headed in the direction of traffic, for the purpose of and while actually engaged in the expeditious unloading and delivery or pickup and loading of materials, provided that the nature of these materials requires such rear wheel parking; and further provided that such parking will leave a clear and unobstructed roadway at least 10 feet wide for moving traffic on one-way streets and 20 feet wide for moving traffic on two-way streets.

§ 375-10. Bus stops.

No driver shall stop, stand, or park any vehicle other than a bus in any area designated by the Town as a bus stop.

§ 375-11. Loading zones.

No driver shall stop, stand, or park any vehicle in any loading zone, with the following exceptions:

- A. Commercial vehicles, as defined in § 375-1 of these rules and regulations, stopped for no more than 15 minutes, unless otherwise posted, or as required for a longer period of time, for the actual loading or unloading of materials, except during the hours when stopping or standing is prohibited.
- B. Passenger vehicles stopped temporarily during the actual receiving or discharging of passengers.
- C. Passenger vehicles stopped temporarily in front of a hotel or guesthouse, for not more than 10 minutes continuously, or as otherwise posted, while actually engaged in receiving or discharging passengers or the expeditious loading or unloading of baggage, or while arrangements are being made for the removal of such vehicles, except during the hours when stopping or standing is prohibited.
- D. Vehicles owned and bearing indicia of ownership by the Town, state or federal governments.
- E. Taxis stopped for a maximum of 10 minutes continuously while in the process of making a pickup or delivery.
- F. Vehicles involved in an emergency situation.

§ 375-12. Parking time limited.

- A. No driver shall park or stand any vehicle for more than two hours continuously on any day during the hours indicated on a posted sign, provided that these rules and regulations shall not apply to commercial vehicles, as defined herein, stopped temporarily during the actual loading or unloading of materials as further defined herein.
- B. This section of these rules and regulations shall not apply to vehicles bearing a resident parking permit sticker while parking within the Resident Parking Permit District.
- C. This section of these rules and regulations shall not apply to vehicles bearing a temporary guest parking permit while parking within the Resident Parking Permit District.
- D. This section of these rules and regulations shall not apply to vehicles bearing a temporary contractor work permit as issued herein as exempted while parking within the Core District or Resident Parking Permit District.
- E. No driver shall park or stand any vehicle for more than one hour on any day during the hours indicated on a posted sign.
- F. No driver shall park or stand any vehicle for more than 30 minutes continuously on any day during the hours indicated on a posted sign.
- G. No driver shall park or stand any vehicle for more than 15 minutes continuously on any day during the hours indicated on a posted sign.

~~G.H. No person shall allow, permit, operate, or suffer any vehicle owned or registered in his/her name to be in the same parking spot for over 96 hours if no sign is posted with time restrictions.~~

~~H.I. The provisions of § 375-12 of these rules and regulations shall not apply to any vehicle owned by a disabled veteran or by a handicapped person and bearing a distinctive number plate or placard or handicap placard as issued by the Town, or owned and bearing indicia of ownership by a foreign diplomatic corps or consulate.~~

~~I.J. For the purposes of § 375-12 of these rules and regulations, a vehicle shall be deemed to have been parked continuously if the vehicle has not been moved at least 50 feet to a different parking location upon or before the expiration of the parking time limit.~~

~~K. The Chief of Police, his/her designee, or the Board may enact temporary timed parking restrictions or relief from any timed parking restriction pursuant to these rules and regulations.~~

~~J.L. Except as otherwise prohibited by the Chief of Police as provided in § 375-2 and § 375-12, a driver may, where permissible, register any vehicle with the Town-authorized Parking Management Vendor to acquire additional time exceeding the time restriction indicated on a posted sign provided that a fee set from time to time by the Select Board has been paid to the Town.~~

§ 375-13. Municipal parking and paid parking lots.

- A. ~~No person shall allow, permit, operate or suffer~~ permit, operate, or suffer any vehicle registered in his/her name to park within any ~~municipal~~ or any Municipal Paid parking lot in violation of any posted restriction, upon any traffic island or any other area not designated as a parking space.
- B. ~~No person shall allow, permit, operate or suffer~~ permit, operate, or suffer any commercially registered vehicle registered in his/ her name to park within any municipal parking lot between the hours of 2:00 a.m. and 4:00 a.m., ~~if posted~~, without a permit issued pursuant to these rules and regulations.
- C. ~~No person shall allow, permit, operate, or suffer any vehicle registered in his/her name to vehicle shall be parked within any Municipal Paid Parking Lot unless a parking fee, as established set from time to time by the Select Board, has been paid to the Town.~~

~~G.D. No person shall allow, permit, operate or suffer~~ permit, operate, or suffer any vehicle registered in

Commented [KJ7]: Now that we have determined that the 96-hour bylaw is remaining, it would be a good time to remove the "Stored" language here. Leaving a vehicle for more than 96-hours is really just a time exceedance, just like parking too long in a one or two hour spot. Getting rid of "stored" and changing the language a bit, would provide clarity for us. This should be then be moved to 375-12.

Commented [MB8R7]: Deleted language as discussed. Moved to 375-12 H

Commented [MB9R7]: Moved from 375-4 sec Z

Commented [KJ10]: I'm puzzled by this one- if we have a time limit, who are we letting people exceed the limit and purchase more time. Does this apply everywhere in Town? I'd like to talk about this recommendation.

Commented [MB11]: This seems fine

Commented [MB12]: This seems fine

Commented [MB13]: Added per discussion about 2FG being a paid lot rather than requiring an overnight permit

Commented [MB14]: This seems fine

his/her name to park within the designated Town Pier municipal parking area spaces in violation of any posted restriction without a valid permit, when required, issued pursuant to these rules and regulations. Any vehicle so parked with a Town Pier parking permit shall be exempt from the overnight parking restriction in Subsection B.

~~D.E.~~ No driver shall park or stand within any municipal parking or paid parking lot a vehicle of any type having a gross vehicle weight in excess of 12,000 pounds.

~~E.~~ ~~Except as otherwise provided in Subsection F, no person shall allow or permit any vehicle registered in his/her name to park within any designated municipal parking lot for a period of time in excess of seven consecutive days (168 hours).~~

~~F.~~ ~~Between the time period from the second Tuesday in October (Tuesday after Columbus Day), through the third Friday in May (Friday before Memorial Day), parking shall be allowed for a period of up to 30 consecutive days in the municipal parking lot located at the rear of 2 Fairgrounds Road, provided that a valid long term parking permit is properly displayed. However, any vehicle so parked must be properly registered, insured and inspected.~~

~~F.~~ No person shall allow or permit any vehicle longer than 30 feet in total length to park within any municipal parking lot except in spaces designated and posted for such vehicles.

~~G.~~ The Chief of Police, his/her designee, or the Board may enact temporary restrictions or relief from any restriction pursuant to these rules and regulations.

§ 375-14. Commercial vehicle parking.

- A. No driver shall park or stand any commercial vehicle or semi-trailer having a capacity of one ton or more for more than one hour between the hours of 9:00 p.m. of one day and 8:00 a.m. of the following day, or at any time on Sunday, on any part of any public way where parking or standing a vehicle is not otherwise prohibited, provided that this subsection of these rules and regulations shall not apply during the loading or unloading of materials.
- B. Parking of commercially registered vehicles is prohibited in the Commercial Parking District between the hours of 2:00 a.m. and 4:00 a.m., except by permit, on any part of the way where parking or standing a vehicle is not otherwise prohibited, provided that this subsection of these rules and regulations shall not apply during the loading or unloading of materials.

§ 375-15. Dumpsters and roll-on/roll-off containers.

- A. No person shall park, store or deposit upon any public way of the Town a dumpster or any roll-on/roll-off container used for the collection of refuse, debris, or for any other purpose without a permit from the Town.
- B. Any dumpster or any roll-on/roll-off container allowed by permit shall be placed upon the public way so that it will leave a clear and unobstructed way at least 10 feet wide for moving traffic on one-way streets and 20 feet wide for moving traffic on two-way streets. During the hours of darkness or during hours posted, the outermost edges of such dumpster and/or container shall be clearly marked with a flashing amber light or be permanently affixed with engineer-grade reflective material which shall be visible from any public way.

§ 375-16. Parking permits.

- A. The Police Department shall issue, upon submission of a proper application, submission of appropriate fees, satisfactory demonstration of qualification and after having made a determination of eligibility, the following permits: **[Amended 1-21-2009; 5-21-2014; 10-22-2014; 12-17-2014; 2-17-2016; 3-16-2016; 6-22-2016]**

Commented [MB15]: This seems fine

Commented [MB16]: This seems fines

Commented [MB17]: Moved to 375-16 (12)

Commented [MB18]: Added to clarify that changes can temporary be made. Similar to 375-12K

Formatted: List Paragraph, Right: 0.08", Space Before: 8.85 pt, Line spacing: Multiple 1.03 li, Tab stops: 0.44", Left

Formatted: Indent: Left: 0.44"

- (1) Residential parking permit. Where stopping, standing or parking is not otherwise prohibited within the Resident Parking Permit District, up to two permits shall be issued to owners of vehicles who own or rent dwellings which front on streets included in the Resident Parking Permit District or Core District, provided that fees in amounts set from time to time by the Select Board have been paid to the Town for applications submitted between January 1 and May 31 or for applications submitted between June 1 and December 31; the applicant shows satisfactory proof that he or she lives on a public way in one of the districts during the period between June 1 and September 30 of the year for which he/she is seeking a permit by using a tax bill, executed lease with a term greater than 90 days or other acceptable documentation as proof; and a valid registration card for the vehicle to be permitted is shown. Applicants who require additional permits may be issued a permit upon completion of an application as follows: For additional permits purchased between January 1 and January 31 by a resident of the Town who is shown as a resident of the Town upon the street where such additional permits are requested as determined by the Official Street List maintained by the Nantucket Town Clerk, the fee or any such additional permit shall be set from time to time by the Select Board; for additional permits by persons who do not appear on the Official Street List of the Town, and such additional permits are purchased between January 1 and May 31, the fee for each additional permit shall be set from time to time by the Select Board; for any additional permit purchased between June 1 and December 31, the fee shall be set from time to time by the Select Board for each permit. Vehicles which are owned by a corporate entity may be issued one residential parking permit when the vehicle being registered is owned by a corporate entity rather than the applicant. Corporate vehicle owners are not eligible for any additional parking permits under this section. Denial of permits for corporate vehicles can be appealed to the Select Board.
- (2) Commercially registered vehicle permit. Owners of commercially registered vehicles, registered to a Nantucket address, not a post office box, who provide satisfactory proof that they are actively engaged in work between the hours of 2:00 a.m. and 4:00 a.m. within the Commercial Parking District and require the use of their vehicle to perform said work may be issued a permit that allows a commercially registered vehicle to be parked in in violation of § 375-14B of these rules and regulations, any posted overnight time restrictions upon application by the owner or his/her agent and the payment of a fee set from time to time by the Select Board for vehicles with a gross vehicle weight of 5,300 pounds or less, or a fee set from time to time by the Select Board for vehicles with a gross vehicle weight of more than 5,300 pounds. Vehicles that have been issued a valid residential parking permit under Subsection A(1) of this section or a valid live-aboard parking permit under Subsection A(11) that otherwise qualify for a commercially registered vehicle permit shall have the fee waived for the commercially registered vehicle parking permit. Commercially registered vehicle permits shall be valid for the year in which they are issued only. **[Amended 12-20-2017]**
- (3) Town Pier parking permit. Owners of vehicles that are awarded a slip on the Town Pier shall be eligible for a Town Pier parking permit. There shall be a limit of one permit per slip or one permit per family. In order to qualify for said permit, the applicant must present a completed application and a valid registration for the vehicle to which the permit will be affixed. All Town Pier rental fees must be fully paid prior to the issuance of the parking permit. The Town Pier parking permit shall be valid for the year in which it was issued. A new permit is required each subsequent year.
- (4) Commercial vehicle Town lot permit. Owners of vehicles not otherwise qualified for a permit under Subsection A(2) of this section, registered to an off-Island address, shall be eligible for a commercial vehicle Town lot permit upon submission of an application and valid vehicle registration and payment of a fee set from time to time by the Select Board. Said permit is valid from the Monday after Christmas Stroll the first Saturday of December to the Friday before Daffodil Weekend the last Saturday in April. Said permit allows the vehicle to be parked overnight in the municipal parking lots located at 37 Washington Street and Silver Street in compliance with § 375-13E of these rules and regulations. **[Amended 12-20-2017]**

- (5) Silver Street parking permit. Owners of vehicles not otherwise qualified for a permit under Subsection A(1) who own or rent dwellings which front on West Dover Street are eligible for a permit for the purpose of parking in the Silver Street parking lot. Any vehicle so parked with a valid Silver Street parking permit shall be exempt from the overnight parking restrictions in § 375 ~~13B13C~~.
- (6) Guesthouse and hotel parking permit. Licensed guesthouses and hotels located in the Core District or Resident Parking Permit District may be issued, upon application by the owner or its agent and the payment of a fee set from time to time by the Select Board, a fixed number of reusable, transferable parking permit placards. Permit placards shall be issued at the rate of one placard for each three guest rooms, less the number of off-street parking spaces owned or leased by the guesthouse or hotel. Each placard shall be numbered and shall bear the name of the establishment. Placards shall be displayed on the dashboard of the guest vehicle above the speedometer while it is parked in the Resident Parking Permit District. Permit placards issued to the guesthouses and hotels shall only be considered valid when properly displayed in a vehicle owned or rented by a guest of the establishment and shall not be deemed valid when improperly displayed or displayed in vehicles of employees or others not temporarily residing in the guesthouse or hotel. Replacement of lost or stolen guesthouse or hotel placards shall be granted upon payment of a replacement fee set from time to time by the Select Board and upon the reporting of the number of the placard so lost or stolen.
- (7) Temporary licensed contractor parking permit. Licensed contractors who are engaged in work within the Core District or the Resident Parking Permit District and who require the use of their vehicles to perform said work may be issued a temporary parking permit by the Town, provided that a fee set from time to time by the Select Board has been paid to the Town.
- (8) Temporary residential parking permit. Operators of rented vehicles who own or rent dwellings which front on streets included in the Resident Parking Permit District or the Core District, and owners of vehicles who rent or hold a short-term lease for dwellings which front on streets included in the Resident Parking Permit District, may be issued a temporary residential parking permit for a period of time indicated on the permit, provided that a fee set from time to time by the Select Board has been paid to the Town; the applicant shows satisfactory proof that he/ she owns or rents and resides in a dwelling which fronts on a public way in one of the districts during the period between June 1 and September 30 of the year for which the applicant is seeking a temporary permit by using a tax bill, an executed short-term lease with a term of 90 days or less, or other acceptable documentation as proof; and a valid vehicle rental/lease agreement or a valid registration card for the vehicle to be permitted is shown.
- ~~(9) Long term parking permit. Owners of vehicles that desire to park a vehicle for longer than seven days may make application providing such information as the Town requires, for a permit to allow the long term parking of a vehicle within a municipal parking lot where such long term parking is permitted. The fee for this permit shall be set from time to time by the Select Board, commencing upon the eighth day that the vehicle is permitted to park (no charge for days one through seven). A long term parking permit shall not be valid beyond 30 days.~~

~~(10)~~(9) Courtesy vehicle permit.

- (a) Where stopping, standing or parking is not otherwise prohibited, permits may be, upon application, issued or reinstated to owners or operators of courtesy vehicles, subject to the following:
- [1] The vehicle must be properly commercially registered and inspected in Massachusetts.
 - [2] The vehicle must be well maintained and in good condition.
 - [3] The vehicle must be clean inside and outside and be well-painted.

Commented [MB19]: Changed to allow overnight parking for all vehicles with a permit

[4] The vehicle must have all wheels covered with hubcaps.

- (b) The annual fee (January 1 through December 31) for a courtesy vehicle permit shall be set from time to time by the Select Board. Permits so issued shall be displayed pursuant to Subsection B(2). If the permit is lost or suspended pursuant to Subsection F, a replacement/reinstatement fee set from time to time by the Select Board shall apply.

(10) Live-aboard parking permit. Owners of vehicles who live full-time aboard a vessel moored on a Town-licensed mooring shall be eligible for up to three "live-aboard" parking permits under this section, provided that a fee set from time to time by the Select Board has been paid to the Town; the applicant shows satisfactory proof that he/she lives full-time on a vessel moored within the Nantucket Harbor anchorage for a minimum of 10 consecutive weeks and that the vessel is properly documented by the U.S. Coast Guard or properly registered by the Commonwealth of Massachusetts and tied to a permitted mooring during the period ~~between June 1 and September 30 of the year for which~~ the applicant is seeking a permit and that a valid motor vehicle registration is shown for each vehicle. The signature of the Harbormaster is required to verify proof of full-time live-aboard status. Said permit is valid only for the municipal parking lot at 37 Washington Street.

(11) Waitt Drive residential parking permit. Owners of vehicles who own or rent dwellings which front on Waitt Drive, including residents of 6 Fairgrounds Road, are eligible for a permit for the purpose of parking in designated parking spaces on Waitt Drive.

Commented [MB20]: Deleted as overnight parking would be prohibited at 37 Washington

Commented [MB21]: I removed language exempting permit holders from overnight parking restrictions. This would make the spaces exclusive to permit holders.

B. Proper display of permits.

- (1) Adhesive stickers shall be inscribed with the license plate number of the so-permitted vehicle and shall be affixed to the left rear bumper of the vehicle so as to be easily seen.
- (2) Placard permits shall be inscribed with the license plate number of the so-permitted vehicle or the name of the business or organization to which the permit is issued. Any conditions imposed on the use of the permit by the permit-issuing authority shall be clearly indicated on the permit. Said permits shall be clearly displayed on the dashboard of the vehicle above the speedometer while it is parked in the area requiring a permit. Copies of placard permits shall not be considered valid.

- C. Validity. Such permits shall be valid only for the vehicle for which or organization to which it was originally issued. Permits are not transferable from one vehicle to another under any circumstances. Permits shall only be valid for the period of time indicated on the permit.
- D. There must be no unpaid parking tickets issued to the registration of the vehicle to be eligible to receive any permit issued under Subsection A(2), (7), (10) and (11) of this section.
- E. Misuse of parking permits. It shall be unlawful for any person to knowingly represent that he/she is entitled to a parking permit issued under this section when he/she is not so entitled. It shall also be unlawful for any person to park a vehicle displaying such permit in the Resident Parking Permit District or the Commercial Parking District when the holder of such permit is not entitled to hold it. Whenever the conditions which qualified a resident for a resident parking permit no longer exist, the owner of the vehicle so permitted shall immediately cross out his/her permit sticker with a heavy black marker so as to invalidate the permit. Whenever the conditions which qualified a holder of a temporary permit no longer exist, the permit shall be removed from the vehicle. After having crossed out or removed the permit in this manner, the vehicle may be parked in the Resident Parking Permit District or the Commercial Parking District lawfully subject to the time limits in place. Any of the above-mentioned misuse violations shall be punishable by a fine as set forth in Appendix J, Schedule of Fines,⁴ each day of violation being considered a separate offense.

Editor's Note: Appendix J is included as an attachment to this chapter.

- F. Courtesy vehicle operation. Operators of courtesy vehicles shall adhere to all traffic laws and regulations pertaining to the operation of motor vehicles. Such operators shall present a clean and neat

appearance and not be smoking. For violations of this subsection, in addition to any penalty specified under law or these regulations, the courtesy vehicle permit may be suspended by the Police Chief or designee until payment of the reinstatement fee under Subsection A(10).

§ 375-17. Interpretation of posted parking restrictions.

Parking restrictions indicated by the presence of official traffic signs shall be interpreted in the following manner:

- A. The direction to which a parking restriction applies may be indicated by the placing of arrows on the sign(s).
 - (1) On any public way, a sign without arrows, or a sign on which arrows are placed which point both to the left and right, shall indicate that the parking restriction applies in both directions.
 - (2) On a two-way street, a sign with an arrow which points to the left indicates that the parking restriction applies only to the parking from that point forward of the sign ("forward" refers to the direction of vehicle travel on that side of the street).
 - (3) On a two-way street, a sign with an arrow which points to the right indicates that the parking restriction applies only to the parking from that point backward of the sign ("backward" refers to the opposite direction of vehicle travel on that side of the street).
 - (4) On the right-hand side of a one-way street, a sign with an arrow which points to the left indicates that the parking restriction applies only to the parking from that point forward of the sign ("forward" refers to the direction of vehicle travel on that side of the street).
 - (5) On the right-hand side of a one-way street, a sign with an arrow which points to the right indicates that the parking restriction applies only to the parking from that point backward of the sign ("backward" refers to the opposite direction of vehicle travel on that side of the street).
 - (6) On the left-hand side of a one-way street, a sign with an arrow which points to the left indicates that the parking restriction applies only to the parking from that point backward of the sign ("backward" refers to the opposite direction of vehicle travel on that side of the street).
 - (7) On the left-hand side of a one-way street, a sign with an arrow which points to the right indicates that the parking restriction applies only to the parking from that point forward of the sign ("forward" refers to the direction of vehicle travel on that side of the street).
- B. A parking restriction which is indicated by the placement of an official traffic sign shall continue in effect until another parking restriction is indicated by the placement of an official traffic sign.
- C. Official traffic signs which indicate the existence of either "Street Cleaning" or "Snow Emergency" restrictions shall apply to the entire public way, regardless of the existence of other posted restrictions or valid parking spaces.
- D. Temporary official traffic signs placed on a public way for the purposes of construction or special events shall take precedence over all other posted parking restrictions and metered spaces in the public way.
- E. The placement of official traffic signs which would otherwise permit the stopping, standing or parking of vehicles shall not be construed as permission to stop, stand or park a motor vehicle in violation of any regulation which does not require the placement of an official traffic sign, including, but not limited to, the following:
 - (1) Parking upon any crosswalk;
 - (2) Parking within 20 feet of an intersecting way;

- (3) Parking within 10 feet of a fire hydrant;
- (4) Parking in front of any driveway; and
- (5) Parking in front of a ramp designed for use by handicapped persons.

§ 375-18. Multiple parking tickets; separate violations.

- A. The lapse of each posted time restriction shall constitute a separate offense. In addition, any vehicle which, while parked or standing in the same approximate location, violates a time restriction after having already received two successive time restriction violations ~~of the posted time limit in a given twenty-four hour period~~ may be towed and removed by the Nantucket Police Department.
- B. For municipal lots requiring an overnight permit, the lapse of each posted overnight restriction shall constitute a separate offense. Any vehicle while parked or standing in the same approximate location, that violates an overnight restriction after having already received two successive violations of overnight parking restrictions between 2:00 a.m. and 4:00 a.m. may be towed and removed by the Nantucket Police Department if the vehicle has not moved and a second violation has been issued 24 hours and the third violation after 48 hours after the original violation.
- C. ~~For municipal paid parking lots, which require paid parking, vehicles that have exceeded their paid amount of time within a Municipal Paid Parking Lot is a timed parking violation. may be issued an initial citation. Vehicles that continue unpaid and remain in the lot beyond a 24 hour period after the first overtime violation and have not paid for their time are subject to a second timed parking violation. Subsequent timed parking violations occur after each 24 hour period has elapsed. Vehicles may be towed in accordance with paragraph A of this section may receive a second citation a minimum of 24 hours after the first and a third citation a minimum of 24 hours after the second. The vehicle may then be towed.~~

Commented [MB22]: Edits per discussion to clarify when towing was warranted

Commented [KJ23]: This is the section that we really need to address. We need clean language like, "Vehicles in violation of a time restriction, may be issued subsequent violations every 24-hours. Once three violations are received for the same offense, the vehicle may be towed."

Commented [MB24]: Edits per discussion to clarify when towing was warranted

Commented [KJ25]: This is the section that we really need to address. We need clean language like, "Vehicles in violation of a time restriction, may be issued subsequent violations every 24-hours. Once three violations are received for the same offense, the vehicle may be towed."

Commented [KJ26]: This is the section that we really need to address. We need clean language like, "Vehicles in violation of a time restriction, may be issued subsequent violations every 24-hours. Once three violations are received for the same offense, the vehicle may be towed."

Formatted: Indent: Left: 0"

Formatted: Justified, Right: 0.08", Space Before: 9.35 pt, Line spacing: Multiple 1.03 li

§ 375-19. One-way streets.

On certain public ways or parts thereof, vehicles shall operate only in the direction as authorized by an official traffic sign. The list of public ways or parts thereof where the direction of vehicles is restricted and are designated as "one-way streets" is included in Appendix A of these rules and regulations.⁵

Editor's Note: Appendix A is included as an attachment to this chapter.

§ 375-20. Rotary traffic.

All vehicular traffic shall move in a rotary only in a counter-clockwise direction, except when otherwise directed by a police officer or an official traffic sign, signal, marking or other device, erected and maintained, or caused to be made, erected and maintained by the Town.

§ 375-21. Operation of vehicles.

- A. Drive within marked lanes. When any roadway has been divided into lanes, the driver of a vehicle shall not drive other than entirely within a single lane, and he/she shall not move from the lane in which he/she is driving until he/she has first ascertained if such movement can be made with safety.
- B. Drive on right side of street. The driver of a vehicle shall not drive other than on the right half of the roadway, except on one-way streets, where signs have been erected to the contrary, or when overtaking and passing another vehicle or when preparing for a left turn. The driver of a slow-moving vehicle shall not drive other than as closely as possible to the right-hand edge or curb of the roadway, unless it is impracticable to travel on such side of a public way.

- C. Keep to the right of public way division. On a roadway divided by a grass plot, traffic island, walk, or other structure, the driver of a vehicle shall not drive other than to the right of such division, except on one-way streets, or when otherwise directed by a police officer or any official sign, signal, marking, or device.
- D. Overtaking other vehicles. The driver of a vehicle shall not overtake and pass any other vehicle proceeding in the same direction at any intersection of public ways, except that this provision shall not apply at intersections where traffic is controlled by a police officer.
- E. Overtake only when there is a space ahead. The driver of a vehicle shall not overtake and pass a vehicle proceeding in the same direction unless there is sufficient clear space ahead on the right side of the roadway, except that on a one-way street drivers shall not be restricted to the use of the right half of the roadway, but may have access to the entire width thereof, to permit the overtaking to be completed without impeding the safe operation of any vehicle ahead, and without causing the driver of any vehicle to change his/her speed or alter his/her course, except as provided in Subsection F of this section.
- F. Driver to give way to overtaking vehicle. Except when overtaking and passing on the right is permitted, the driver of a vehicle, when about to be overtaken and passed by another vehicle approaching from the rear, shall give way to the right when practicable in favor of the overtaking vehicle, and shall not increase the speed of his/her vehicle until completely passed by the overtaking vehicle.
- G. Obstructing traffic.

- (1) No person shall drive in such a manner as to unnecessarily obstruct the normal movement of traffic on any public way.
- (2) No driver of any vehicle shall enter an intersection or a marked crosswalk unless there is sufficient space beyond the intersection or crosswalk and on the right half of the roadway to accommodate the vehicle he/she is driving without obstructing the passage of other vehicles or pedestrians.
- H. Care in starting, stopping, turning, or backing. The driver of any vehicle shall not start, stop, turn from a direct line, or back his/her vehicle unless such movement can be made safely. If such movement cannot be made safely, or if it interferes unduly with the normal movement of other traffic, said driver shall wait for a more favorable opportunity to make such movement.
- I. Backing around corners or into intersections prohibited. The driver of any vehicle shall not back such vehicle around a corner at an intersection or into an intersection of streets.
- J. Left turns prohibited. No driver of any vehicle shall make a left turn where prohibited by an official traffic sign, signal, marking or other device erected and maintained, or caused to be made, erected and maintained, by the Town.
- K. Only left turn movements permitted. No driver of any vehicle shall proceed in any direction other than to the left, at the points of intersection, where prohibited by an official traffic sign, signal, marking or other device erected and maintained, or caused to be made, erected and maintained, by the Town.
- L. Right turns prohibited. No driver of any vehicle shall make a right turn where prohibited by an official traffic sign, signal, marking or other device erected and maintained, or caused to be made, erected and maintained, by the Town.
- M. Only right turn movements permitted. No driver of any vehicle shall proceed in any direction other than to the right, at the points of intersection, where prohibited by an official traffic sign, signal, marking or other device erected and maintained, or caused to be made, erected and maintained, by the

- N. Obedience to lane control devices. Where official traffic control devices are erected directing specific vehicles to use a designated lane or lanes for traffic moving in a particular direction, regardless of the center of the roadway, or to prohibit a turn or to make a required turn at an intersection of roadways, drivers of vehicles shall obey the direction of every such device. For example: "Right Lane Must Turn Right" and "Left Lane Must Turn Left."
- O. U-turns regulated. No driver shall turn a vehicle so as to proceed in the opposite direction unless such turn can be made without backing up and without causing any approaching driver to decrease speed or change his/her course.
- P. U-turns prohibited. No driver shall make a U-turn where prohibited by an official traffic sign, signal, marking or other device erected and maintained, or caused to be made, erected and maintained, by the Town.
- Q. Obedience to isolated stop signs. In accordance with the provisions of MGL c. 89, § 9, as most recently amended, certain streets are designated as "stop streets." The list of streets or parts thereof where the direction of vehicles is restricted and are designated as "stop streets" is included in Appendix B of these rules and regulations.⁶

Editor's Note: Appendix B is included as an attachment to this chapter.

- R. Obedience to yield signs. In accordance with the provisions of MGL c. 89, § 9, as most recently amended, certain public ways are designated as "yield streets." The list of streets or parts thereof where the direction of vehicles is restricted and are designated as "yield streets" is included in Appendix C of these rules and regulations.⁷
- S. Driving on sidewalks or bicycle paths. The driver of a vehicle shall not drive on or over any sidewalk or bicycle path except at a permanent or temporary driveway or at an intersection of streets. The driver of a vehicle, prior to driving on or over any such driveway, shall yield the right-of-way to any pedestrian or bicycle approaching within five feet of such driveway.
- T. Driving over traffic islands prohibited. The driver of a vehicle shall not drive on or over any traffic island unless directed to do so by a police officer.
- U. Driving through safety zones prohibited. No driver of any vehicle shall drive into, over or through a safety zone, except on signal from a police officer.
- V. Emerging from a private road or driveway. The driver of a vehicle emerging from a private way, driveway, or garage shall stop such vehicle immediately prior to driving upon the sidewalk or bicycle path area extending across the front of such driveway or garage, and where no such sidewalk exists, the stop shall be made at the building or property line as the case may be. Upon entering the roadway, the driver shall yield the right-of-way to approaching vehicles.
- W. Special speed rules and regulations.
 - (1) In accordance with the provisions of MGL c. 90, § 18, special speed restrictions have been established on certain streets. The list of streets or parts thereof where the speed of vehicles is regulated is included in Appendix D of these rules and regulations.⁸
 - (2) In accordance with the provisions of MGL c. 90, § 17, a special school zone speed restriction of 20 miles per hour has been established on certain public ways. The list of streets or parts thereof which have been designated as "school zones" is included in Appendix E of these rules and regulations.⁹
 - (3) In accordance with the provisions of MGL c. 90, § 17C, the Town has established 25 miles per hour as the speed limit inside thickly settled or business district areas in the Town, as defined in

X. Rights and duties in funeral or other processions.

- (1) It shall be the duty of each driver in a funeral or other procession to keep as near to the right edge of the roadway as is feasible to follow the vehicle ahead as closely as is practicable and safe.
- (2) At an intersection where a stop sign or yield sign is located, the driver of the first vehicle in a funeral or other procession shall be the only one governed by the traffic signal indication or the stop or yield sign, and after the first vehicle enters the intersection, all other vehicles in the procession must proceed together in a group.

Y. Operation of horse-drawn carriages.

Editor's Note: Appendix C is included as an attachment to this chapter.

Editor's Note: Appendix D is included as an attachment to this chapter.

Editor's Note: Appendix E is included as an attachment to this chapter.

- (1) No owner of a horse-drawn carriage shall begin operating a horse-drawn carriage for hire until he/she has obtained the necessary license and paid the required fee to the Town.
- (2) The Town may designate an area within the roadway to serve as a stand if such space is available and practicable.
- (3) Each "stand" will be designated by a minimum of two signs.
- (4) No driver of any horse-drawn carriage shall operate any carriage under his/her control other than as closely as possible to the right-hand edge or curb of the roadway.
- (5) No driver of any horse-drawn carriage shall operate any carriage under his/her control in violation of any of the regulations of the Town.
- (6) No driver of any horse-drawn carriage shall operate any carriage under his/her control in certain public ways or parts thereof, during the hours indicated. The list of public ways or parts thereof where the operation of horse-drawn carriages is restricted and/or the hours are regulated is included in Appendix F of these rules and regulations.¹⁰

§ 375-22. Exclusion of vehicles.

- A. Advertising vehicles excluded. No person shall drive or park in the Core District any vehicle designed or used primarily for the purpose of advertising.
- B. Heavy commercial vehicles excluded. No heavy commercial vehicle shall be operated on certain public ways or parts thereof. This restriction shall not apply to authorized emergency vehicles, as herein defined in § 375-1 of these rules and regulations, to vehicles using streets for the making of deliveries or collections or for the purpose of reaching a regular storage place located on said streets or parts thereof, to street repair vehicles of the Town, nor to any commercial vehicle equipped with pneumatic tires with a load capacity not over 2 1/2 tons and without a trailer. The list of public ways or parts thereof designated by the Town as excluding heavy commercial vehicles is included in Appendix G of these rules and regulations.¹¹
- C. Commercial vehicles excluded. No commercial vehicle shall be operated on certain public ways or parts thereof. This restriction shall not apply to authorized emergency vehicles, as herein defined in § 375-1 of the rules and regulations, to passenger vehicles whose gross weight is less than 5,000 pounds and which are registered for commercial use, to vehicles using public ways for the making of deliveries or collections or for the purpose of reaching a regular storage place located on said public

ways or parts thereof, nor to street repair vehicles of the Town. The list of public ways or parts thereof which have been designated as excluding commercial vehicles is included in Appendix H of the rules and regulations.¹²

- D. Exclusion of vehicles from public ways. Vehicles are excluded from certain public ways. The list of public ways or parts thereof which have been designated by the Town as excluding vehicles is included in Appendix I of these rules and regulations.¹³

(2) Editor's Note: Appendix F is included as an attachment to this chapter.

(3) Editor's Note: Appendix G is included as an attachment to this chapter.

(4) Editor's Note: Appendix H is included as an attachment to this chapter.

(5) Editor's Note: Appendix I is included as an attachment to this chapter.

§ 375-23. Parades, processions and formations.

No person shall take part in any parade, procession or other organized formation of persons or vehicles, other than a funeral procession or a picket line, in or upon any public way under the control of the Town unless the Town shall have first issued a permit for such parade, procession, or formation. The Town shall issue such permit in all cases except where the time, place, and manner are not in conformity with the provisions set forth below or where the permit would conflict as to time or place with a permit previously issued.

- A. The written request for the permit shall be filed with the Town not more than 12 months or less than three business days prior to the occurrence and should include the following:
- (1) The date and starting time.
 - (2) The name, address, and telephone number of the applicant and name of the organization involved.
 - (3) The formation or assembly area and time therefor.
 - (4) The route of the parade or motorcade and what portions of the streets traversed may be occupied by such parade, procession, or formation.
 - (5) The approximate number of people and vehicles in the parade or motorcade.
- B. No permit shall be issued authorizing a parade, procession, or formation under the following conditions:
- (1) When the sole purpose is advertising any product, goods, wares, merchandise, event, or the parade, procession or formation is designed to be held for private profit.
 - (2) Between the hours of 10:00 p.m. to 7:00 a.m. in areas that are principally residential.
- C. The Police Chief or designee may modify the requested route or time of a parade under the following conditions:
- (1) When the size of the parade, based upon the expected number of participants and spectators, cannot be safely accommodated on the proposed route because of the capacity of the roadway or other conditions.
 - (2) When the route or time conflicts with another parade or other public event to such an extent that public order or safety is threatened. The determination shall be based upon the inability of the roadway to safely accommodate the expected number of participants and spectators; or the

inability to develop safe traffic detours because of the street configuration and traffic congestion in the area.

- (3) Any modification of the route or the time shall be narrowly tailored to address the conditions and shall be done in consultation with the permit applicant unless the applicant is unavailable or declines to consult with the Police Chief.
- (4) Any modification to the requested route or time, or any determination by the Police Chief or designee, shall be in writing to the applicant and shall set forth a basis for such determination.

§ 375-24. Posting of temporary signs for construction or special events.

The posting of signs which prohibit or restrict parking due to construction or special events shall be conducted in the following manner:

- A. All signs shall conform to Town specifications. The exact legend on each sign shall be determined by the Police Chief or designee.
- B. All signs shall indicate the effective date and estimated completion date of the construction project or special event.
- C. All signs shall be installed at locations as determined by the Police Chief or designee.
- D. All signs shall indicate the effective hours of the regulation, if the regulation is not in effect 24 hours.
- E. All signs shall be installed a minimum of 24 hours in commercial areas and 48 hours in residential areas before the effective date and time of the restriction.

§ 375-25. Experimental rules and regulations.

For purposes of trial, the Board may make temporary rules regulating traffic or test under actual conditions traffic signs, signals, markings, or other devices. No such temporary or experimental rule regulating traffic shall remain in effect for a period of time longer than 60 days.

§ 375-26. Violations and penalties; violation notices.

- A. Penalties. Whoever violates any of the provisions of these rules and regulations, or whoever violates any temporary or experimental rule, shall be punished by a fine amount set forth in Appendix J of these rules and regulations.¹⁴
- B. Parking violation notice. Officers empowered to enforce these rules and regulations shall use the standard town parking violation notice for said violation.
- C. Noncriminal violation citation. Officers authorized to enforce these rules and regulations may use the standard Town noncriminal violation notice for violations which regulate the movement of vehicles.

§ 375-27. Severability.

The provisions of these rules and regulations are hereby declared to be severable; and if any provision of these rules and regulations is invalid, such invalidity shall not affect or impair any other provision hereof.

§ 375-28. Nantucket exemption.

The Town is authorized to regulate the weights of vehicles on Nantucket Island pursuant to Chapter 372 of the Special Acts of 1954 and the dimensions and number of certain vehicles driven or operating in the Town pursuant to Chapter 321 of the Special Acts of 1995, as set forth in Appendix K.¹⁵

(6) Editor's Note: Appendix J is included as an attachment to this chapter.

(7) Editor's Note: Appendix K is included as an attachment to this chapter.



Town of Nantucket Parking/Enforcement Plan

**Adopted October 22, 2014 by the
Select Board.**

Amended May 17, 2017; Dec. 6, 2017; May 5, 2021; TBD

Winter-Year-Round Enforcement/Parking Plan:

1. Effective Period: ~~Day after Labor Day to Friday before Memorial Day~~Year-round

A. Public Roadways:

(1) ~~Vehicles parked for more than four days (96 hours) shall be considered abandoned [§ 375-12H].~~

~~A.B. 2 Fairgrounds Road Commuter~~Municipal Parking Lots:

(1) ~~Parking lot remains open to overnight parking for all vehicles [200.13.2].~~
Vehicles parked for more than ~~seven~~four days (~~96~~64 hours) shall be considered abandoned [§ 375-12H~~200.13.5~~].

(2) Vehicles over 12,000 lbs. gross weight prohibited [§ 375-13E~~200.13.4~~].
~~Trailers prohibited [200.8.4].~~

(3) Vehicles over 30' prohibited except in designated spaces [§ 375-13F~~200.13.6~~].

(4) ~~Trailers prohibited [§ 375-8D]. (NRTA Fast Ferry Shuttle makes last stop at 10:00 PM on Labor Day) [Amended by the Select Board May 5, 2021]~~

C. Municipal Paid Parking Lots:

(1) ~~2 Fairgrounds Road Commuter Parking Lot – parking prohibited unless a fee has been paid to the Town [§ 375-13C].~~

D. Commercial Parking District:

(1) ~~Enforcement of the ban on overnight parking of commercially registered vehicles, without a permit, between 2:00 a.m. and 4:00 a.m. [§ 375-14B].~~

E. Core Parking District:

(1) ~~Timed parking enforced from 8:00 a.m. to 7:00 p.m. [§ 375-12].~~

Winter Enforcement/Parking Plan:

~~2.1.~~ Effective Period: October 1st through May 31st

A. Residential Parking District:

~~A.(1)~~ No timed parking restrictions for all vehicles.

~~— Vehicles parked for more than 96 hours considered to be abandoned [§ 375-12H].~~

Formatted: Indent: Left: 1.49", No bullets or numbering

Commented [MB1]: This includes the Live-aboard permit. The regulation 375-16A(11) was edited to delete June 1 to September 30 language.

Formatted: Indent: Left: 1.49", No bullets or numbering

Formatted

Formatted

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.5"

Formatted

~~B. Commercial Parking District: Enforcement of the ban on overnight parking of commercially registered vehicles, without a permit, in the commercial parking district continues year round [200.14.2].~~

~~C. Core Parking District: No changes, timed parking enforcement continues on summer program until the Monday after Stroll Weekend.~~

~~3.2. Effective Period: Second Monday in October Columbus Day to Thursday before last Monday in May Memorial Day~~

A. 37 Washington St. Lot:

(1) Overnight parking of vehicles allowed.

~~A. (2) Commercially registered vehicles required to have either a Commercially Registered Vehicle Parking Permit [200.16.6], or a Commercially Registered Vehicle Town Lot Permit [200.16.8]. Vehicles over 12,000 lbs. gross weight prohibited [200.13.4]. Trailers Prohibited [200.8.4]. Vehicles over 30' prohibited [200.13.6].~~

B. Town Pier Special Permit Parking Spaces:

(1) Open to the general public for parking [200.13.3].

~~(2) No overnight parking allowed except by Special "Town Pier" Permit [200.13.3]. Vehicles over 12,000 lbs. gross weight prohibited [200.13.4]. Trailers Prohibited [200.8.4]. Vehicles over 30' prohibited [200.13.6].~~

~~C. Silver Street Lot: Overnight parking of vehicles allowed. Overnight parking of Commercially Registered Vehicles allowed by permit only [200.13.2]. (Must have a valid Silver Street Parking Lot Parking Permit, Commercially Registered Vehicle Permit [200.16.6] or Commercial Vehicle Town Lot Permit [200.16.8] to qualify) (Seven Day, 168-hour rule in effect for all vehicles [200.14.1]). Vehicles over 12,000 lbs. gross weight prohibited [200.13.4]. Trailers prohibited [200.8.4]. Vehicles over 30' prohibited [200.13.6].~~

C. Washington Street Extension:

(1) Overnight parking of vehicles allowed.

~~B. (2) Overnight parking of Commercially Registered Vehicles allowed by permit [200.13.2]. (Must have a Commercially Registered Vehicle Permit to qualify) (Seven Day, 168-hour rule in effect in off-street parking spaces [200.13.5], 96-hour rule in effect on the roadway [200.4.26]). Vehicles over 12,000 lbs. gross weight prohibited [200.13.4]. Vehicles over 30' prohibited [200.13.6].~~

Formatted: Normal, Indent: Left: 0.5", Line spacing: Multiple 1.08 li, No bullets or numbering

Formatted: Indent: Left: 0.99"

Formatted: Indent: Left: 0", First line: 0", Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.74" + Indent at: 0.99"

Formatted: List Paragraph

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.5"

Formatted

Formatted: List Paragraph, Numbered + Level: 5 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1.24" + Indent at: 1.49"

Formatted: Indent: Left: 1", Hanging: 0.01", Space After: 0.25 pt, Line spacing: Multiple 1.04 li

Formatted

4.3. Effective Period: Monday after ~~the first Saturday of December Stroll Weekend~~ to the Thursday before ~~Daffodil Weekend~~the last Saturday in April [Amended by Select Board May 17, 2017]

A. 37 Washington St. Lot:

(1) Commercially registered vehicles required to have either a Commercially Registered Vehicle Parking Permit [§ 375-16A(2)] or a Commercially Registered Vehicle Town Lot Permit [§ 375-16A(4)]

B. Taxi Zones to be turned into 21-hour parking spaces:

(1) ~~▲~~Candle Street from Main Street to Salem Street

5. Effective Period: Monday after ~~Stroll Weekend~~ to the Friday before Memorial Day [Amended by Select Board Dec. 6, 2017]

A. Core Parking District: Timed Parking Enforcement from 8:00 AM to 4:00 PM. All 1-hour parking zones except on Main Street between Center Street and Water Street become 2-hour parking zones. No changes to 15, 20 or 30-minute parking zones. (Note: Residential Parking Permits not valid after September 30th for parking in the 2-hour zones or for parking in the Core District.)

B-A. Loading zones to be converted into 21-hour parking spaces:

- ▲(1) Oak St. between South Water St. and South Beach St. Extension
- ▲(2) Main St. between North Union and South Water St.
- ▲(3) Candle St. between Salem St. and Main St.

Summer Enforcement/Parking Program:

1. Effective Period: June 1st to September 30th

A. Residential Parking District:

(1) Timed parking enforcement from 8:00 AM to 7:00 PM [§ 375-4S].

A-(2) Vehicles displaying a valid Residential Parking Permit exempt from the 2-hour parking restrictions in the Residential Parking District. ~~Vehicles parked for more than 96 hours considered to be abandoned [§ 375-4S].~~

B. Commercial Parking District: ~~Commercially Registered Vehicles must have a Commercially Registered Vehicle Permit if parked between 2:00 AM and 4:00 AM on a public way. Vehicles parked for more than 96 hours considered to be abandoned.~~

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.5"

Formatted

Formatted: Font: 12 pt

Formatted: Indent: Left: 1", No bullets or numbering

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: List Paragraph, Numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1.24" + Indent at: 1.49"

Formatted: Space After: 0 pt, Line spacing: Multiple 1.08 li, No bullets or numbering

Formatted: Indent: Left: 0"

Formatted: List Paragraph, Space After: 0 pt, Line spacing: Multiple 1.08 li, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Bulleted + Level: 5 + Aligned at: 1.24" + Indent at: 1.49"

Formatted

Formatted: Indent: Left: 0.5", Space After: 0 pt, Line spacing: Multiple 1.08 li, No bullets or numbering

~~C. Core Parking District: Timed Parking Enforcement from 8:00 AM to 7:00 PM.
Residential Parking Permits not valid for parking in the Core District.~~

2. Effective Period: Thursday before ~~Memorial Day~~ the last Monday in May thru the second Monday in October ~~Columbus Day~~

~~A. Town Parking Lots: Overnight parking prohibited in the parking lot at 37 Washington Street. Overnight parking prohibited in the Silver Street parking lot except for vehicles displaying a valid Silver St. parking lot parking permit [200.13.2]. Vehicles parked for more than seven days (168 hours) shall be considered abandoned [200.13.5]. No vehicles in excess of 12,000 lbs. gross weigh allowed [200.13.4]. Vehicles over 30' prohibited [200.13.6].~~

Formatted: Space After: 0 pt, Line spacing: Multiple 1.08 li, No bullets or numbering

~~B. 2 Fairgrounds Road Commuter Parking Lot: Parking lot open to general and overnight parking. Vehicles parked for more than seven days (168 hours) shall be considered abandoned [200.13.5]. Vehicles in excess of 12,000 lbs. gross weight prohibited [200.13.4]. Vehicles over 30' prohibited except in designated spaces [200.13.6]. (NRTA Fast Ferry Shuttle provides service from the Friday before Memorial Day thru Labor Day) (Amended by the Select Board May 5, 2021)~~

Formatted: Indent: Left: 0.5", Space After: 0 pt, Line spacing: Multiple 1.08 li, No bullets or numbering

A. 37 Washington St. Lot:

(1) Overnight parking prohibited [§ 375-13B]

Formatted

B. Town Pier ~~Special Parking~~ Permit ~~Parking~~ Spaces:

(1) Parking by special permit only [§ 375-13D200.13.3].

(2) Open to the general public for parking from 8:00 PM to 2:00 AM.

~~C.(3) Only vehicles displaying a valid Town Pier ~~Special Parking~~ Permit allowed to park overnight [§ 375-16A(3)]. Vehicles parked for more than seven days (168 hours) shall be considered abandoned [200.13.5]. Vehicle in excess of 12,000 lbs. gross weight prohibited [200.13.4]. Parking of trailers prohibited [200.8.4]. Vehicles over 30' prohibited [200.13.6].~~

Formatted: Indent: Left: 0.99", No bullets or numbering

Formatted

C. Washington Street Extension:

(1) Overnight parking prohibited [§ 375-13B200.13.2].

~~(1)(2) Overnight parking of Commercially Registered Vehicles allowed by permit only [§ 375-16A(2)200.13.2]. (Must have a Commercially Registered Vehicle Permit to qualify)~~
~~(Seven Day, 168-hour rule in effect in off-street parking spaces [200.13.5], 96-hour rule in effect on the roadway [200.4.26])~~

3. Effective Period: Thursday before the last Saturday in April to the Monday after the first Saturday of December ~~Effective Thursday before Daffodil Weekend to the Monday after Stroll Weekend~~ [Amended by BOS May 17, 2017]

A. All loading zones and taxi zones restored to restricted status.

Town of Nantucket Parking / Enforcement Plan (2017)

Parking Districts		June	July	August	September	October	November	December	January	February	March	April	May	
	Residential Parking Permit District	06/01 - 09/30: 2 Hour restriction without permit 8AM to 7PM					10/01 - 05/31: No time restriction for all vehicles (up to 96 hours)							
	Commercial Parking District	Year round: No overnight commercial vehicle parking without permit 2AM to 4AM												
	Core Parking District	06/01 - Monday after Stroll: Timed parking enforcement 8AM to 7PM							After Stroll - 05/31: Time restrictions for all vehicles 8AM to 4PM (up to 96 hours); 1 hour spaces become 2 hour spaces (except Main St btw Centre St and Water St)					

Parking Lots	2 Fairgrounds Parking Lot	Thurs before Memorial Day - Columbus Day: Overnight parking allowed for all vehicles (up to 168 hours)	Columbus Day - Memorial Day: Overnight parking for allowed for all vehicles (up to 30 days)
	Washington St Extension	Thurs before Memorial Day - Columbus Day: No overnight parking without Commercial permit	Columbus Day - Memorial Day: Overnight parking allowed; Overnight Commercial parking by permit
	Silver Street Lot	Thurs before Memorial Day - Columbus Day: No overnight parking without a Silver St permit up to 7 days; up to 12,000lbs/30FT	Columbus Day - Memorial Day: Overnight parking allowed; Overnight Commercial parking by permit
	37 Washington St (Town Lot)	Thurs before Memorial Day - Columbus Day: No overnight parking	Columbus Day - Memorial Day: Overnight parking allowed; Overnight Commercial parking by permit
	Town Pier Spaces	Parking by permit 2AM to 8PM; No overnight parking without Town Pier permit (up to 168 hours); up to 12,000lbs/30FT	Columbus Day - Memorial Day: Available to public; Overnight parking by permit

	Summer Enforcement
	Winter Enforcement

Town of Nantucket Parking / Enforcement Plan (2025)

Parking Districts		May	June	July	August	September	October	November	December	January	February	March	April
	Residential Parking Permit District		06/01 - 09/30: 2 Hour restriction without permit 8AM to 7PM				10/01 - 05/31: No time restriction for all vehicles (up to 96 hours)						
	Commercial Parking District	Year-Round: No overnight commercial vehicle parking without permit 2AM to 4AM											
	Core Parking District	Year-Round: Timed parking enforcement 8AM to 7PM											
Municipal Parking Lots Prohibited: - Any vehicle parked in excess of four days (96 hours) - Any vehicle having a gross vehicle weight in excess of 12,000 pounds - Any vehicle longer than 30 feet - Any trailer of any kind or semi-trailer	Beach Parking Lots	Year-Round: No overnight parking											
	Silver Street Lot	Year-Round: No overnight parking without a Silver Street parking permit											
	37 Washington St (Town Lot)	The Thursday before the last Monday of May to the second Monday of October: No overnight parking					The second Monday of October to the Thursday before the last Monday of May: Overnight parking allowed Overnight Commercial parking by permit						
	Town Pier Spaces	The Thursday before the last Monday of May to the second Monday of October: Open to public parking 8PM to 2AM No overnight parking without Town Pier parking permit					The second Monday of October to the Thursday before the last Monday of May: Open to public parking Overnight parking by permit						
	Washington St Extension	The Thursday before the last Monday of May to the second Monday of October: No overnight parking without Commercial permit					The second Monday of October to the Thursday before the last Monday of May: Overnight parking allowed Overnight Commercial parking by permit						
Municipal Paid Parking Lots	2 Fairgrounds Parking Lot	Year-Round: Hourly and overnight parking allowed provided a parking fee has been paid to the Town No vehicles having a gross vehicle weight in excess of 12,000 pounds No vehicles longer than 30 feet No trailers of any kind or semi-trailer											

	Summer Enforcement
	Winter Enforcement



Parking Regulation and Enforcement Plan Changes for 2025



Nantucket Planning & Economic Development Commission
Nantucket Transportation Planning Organization



Parking Regulation and Enforcement Plan

- Chapter 375 – Traffic
 - Regulatory framework for traveling in any public way
 - Includes parking restrictions, permitting, and enforcement authority
- Enforcement/Parking Plan
 - A seasonal strategy for enforcing parking on public roadways, municipal parking lots, and municipal paid parking lots



Changes to Chapter 375



- Municipal Paid Parking Lot
 - Parking prohibited unless parking fee is paid to the Town
- Parking Management Vendor
 - Third party vendor to assist with parking payments
- Maximum 96 hours to be in any parking spot
 - Reduces 168 hour limit for municipal lots to align with maximum for all parking spots
- Ability to acquire additional time in time restricted areas, if permissible
 - Aligns with Town's Strategic Goal for Parking Management
 - No on-street parking areas currently permitted
 - Select Board decision points needed
- Overnight parking in any municipal lot prohibited, if posted, without a permit
- Waitt Drive residential parking permit
- Various edits to improve enforceability of regulations

Changes to Enforcement/Parking Plan: Parking Districts



- Core Parking District
 - Summer enforcement continued Year-round
 - Enforcement: 8AM to 7PM (changes winter enforcement from 8AM to 4PM)
 - 1-Hour spaces unchanged in winter (changes winter 2-hour parking in Core)
- Residential Parking Permit District
 - No changes
- Commercial Parking District
 - No changes
- Taxi and Loading Zones
 - No changes



Changes to Enforcement/Parking Plan: Municipal Parking Lots



- Beach Parking Lots
 - No overnight parking
- Silver Street Lot
 - No overnight parking (winter overnight parking prohibited without permit)
- 37 Washington St Lot (Town Parking Lot)
 - No changes
- Town Pier Parking Lot
 - No changes
- Washington Street Extension
 - No changes



Changes to Enforcement/Parking Plan: Municipal Paid Parking Lots

- 2 Fairground Road Commuter Parking Lot
 - Hourly and overnight parking allowed provided a parking fee has been paid to the Town



Enforcement/Parking Plan Changes for 2025

Parking Districts		May	June	July	August	September	October	November	December	January	February	March	April
	Residential Parking Permit District		06/01 - 09/30: 2 Hour restriction without permit 8AM to 7PM				10/01 - 05/31: No time restriction for all vehicles (up to 96 hours)						
	Commercial Parking District	Year-Round: No overnight commercial vehicle parking without permit 2AM to 4AM											
	Core Parking District	Year-Round: Timed parking enforcement 8AM to 7PM											

Municipal Parking Lots Prohibited: - Any vehicle parked in excess of four days (96 hours) - Any vehicle having a gross vehicle weight in excess of 12,000 pounds - Any vehicle longer than 30 feet - Any trailer of any kind or semi-trailer	Beach Parking Lots	Year-Round: No overnight parking	
	Silver Street Lot	Year-Round: No overnight parking without a Silver Street parking permit	
	37 Washington St (Town Lot)	The Thursday before the last Monday of May to the second Monday of October: No overnight parking	The second Monday of October to the Thursday before the last Monday of May: Overnight parking allowed Overnight Commercial parking by permit
	Town Pier Spaces	The Thursday before the last Monday of May to the second Monday of October: Open to public parking 8PM to 2AM No overnight parking without Town Pier parking permit	The second Monday of October to the Thursday before the last Monday of May: Open to public parking Overnight parking by permit
	Washington St Extension	The Thursday before the last Monday of May to the second Monday of October: No overnight parking without Commercial permit	The second Monday of October to the Thursday before the last Monday of May: Overnight parking allowed Overnight Commercial parking by permit

Municipal Paid Parking Lots	2 Fairgrounds Parking Lot	Year-Round: Hourly and overnight parking allowed provided a parking fee has been paid to the Town No vehicles having a gross vehicle weight in excess of 12,000 pounds No vehicles longer than 30 feet No trailers of any kind or semi-trailer
---	---	---

Parking Regulation and Enforcement Plan

- Changes to regulations anticipated by February 1, 2025
- Changes to align with reopening of 2 Fairground Road Parking Lot
- Requested Action:
 - Authorize advertisement of a public hearing on January 22, 2025





MEMORANDUM

TO: Town Manager

FROM: Mike Burns, AICP
Transportation Program Manager

DATE: November 25, 2024

RE: Traffic Safety Work Group - Recommendations Requiring Select Board Action

Traffic Safety has recommended the following that may require Select Board approval:

1. 4 Traders Lane – Add yellow line along sidewalk of Summer St Church to remove on-street parking (two spaces). This would remove on-street parking along a narrow two-way roadway and is supported by an abutter who experiences frequent damage to their fence.
2. Step Lane – Remove parking on Step Ln at N Water (two spaces). This is part of the sewer project and supported by abutters.
3. 3 Willard Street - Add 20 foot yellow line opposite driveway to 3 Willard. Due to the narrow roadway, this will allow the property owner to better access their driveway.
4. 25 N Water Street - Extend yellow line on west side of N Water St 20 feet south from driveway at 24 N Water Street (remove one space). Due to the narrow roadway, this will allow the property owner to better access their driveway. There are two remaining on-street spaces.
5. 8 Mill Street – Add a yellow line on south side of Mill Street extending 15 foot east from intersection with North Mill Street.
6. North Mill Street – add yellow line and signage on both sides of road to prohibit parking between Mill Street and Candle House Lane.
7. 58 Fair Street – designate the on-street space in front of 61 Fair Street for ADA parking per request from Commission on Disability.
8. 4 Fair Street – designate the last 20 feet of on-street parking near the intersection of Main Street for ADA parking per request from Commission on Disability.
9. Whalers Lane – designate the last 20 feet of on-street parking near the intersection of North Water Street for ADA parking per request from Commission on Disability.
10. Gold Star Drive – install a speed hump between 3 and 5 Gold Star Drive per request of abutters.
11. Candle Street between Salem Street and Washington Street – change 15 minute parking to 1 hour.
12. 126 Main Street – Remove one on-street space for a driveway. This is not recommended as there is no net gain in parking.
13. 10 Vesper Lane – Change two spaces west of hospital driveway from 2 hour parking to 30 minutes.
14. Washington Street at Salem Street – Relocate two tour van spaces closer to Salem Street.

Thank you.

Traders Lane - Remove On-Street Parking



Step Lane - Remove Two On-Street Parking Spaces

Map showing proposed parking restrictions and enforcement times for Step Lane, Center St, and N Water St. The map includes a legend for 'NoParkingStriping' (yellow line), 'Parking Restrictions' (various colored rectangles), and 'Enforcement Times' (15 Minute, 20 Minute, 30 Minute, 1 Hour, 2 Hour, Accessible Parking, Private). The map also includes a scale bar (0 to 100 feet) and a north arrow.

Legend:

- NoParkingStriping (Yellow line)
- Parking Restrictions (Colored rectangles)
- Enforcement Times:
 - 15 Minute (Red)
 - 20 Minute (Pink)
 - 30 Minute (Purple)
 - 1 Hour (Green)
 - 2 Hour (Blue)
 - Accessible Parking (Light Blue)
 - Private (Dark Grey)

Map Labels:

- Streets: STEP LN, CENTER ST, N WATER ST, SEA ST
- Parcel Numbers: 55, 53, 51B, 22, 19, 17, 8, 15, 7, 13, 14, 12, 5, 6, 4, 3, 20, 51, 68, 66, 64, 49, 62, 60, 47, 45, 6



3 Willard St - Remove One On-Street Space for Driveway Access



25 North Water Street - Remove One On-Street Space for Driveway Access



8 Mill Street and North Mill Street - Remove On Street Parking





○ NGRID_NantucketPoles

● hydrants

— NoParkingStriping

Parking Enforcement

Time Period

— All Year

— June 1 to Sept 30

Parking Restrictions

Enforcement Times

— 15 Minute

— 20 Minute

— 30 Minute

— 1 Hour

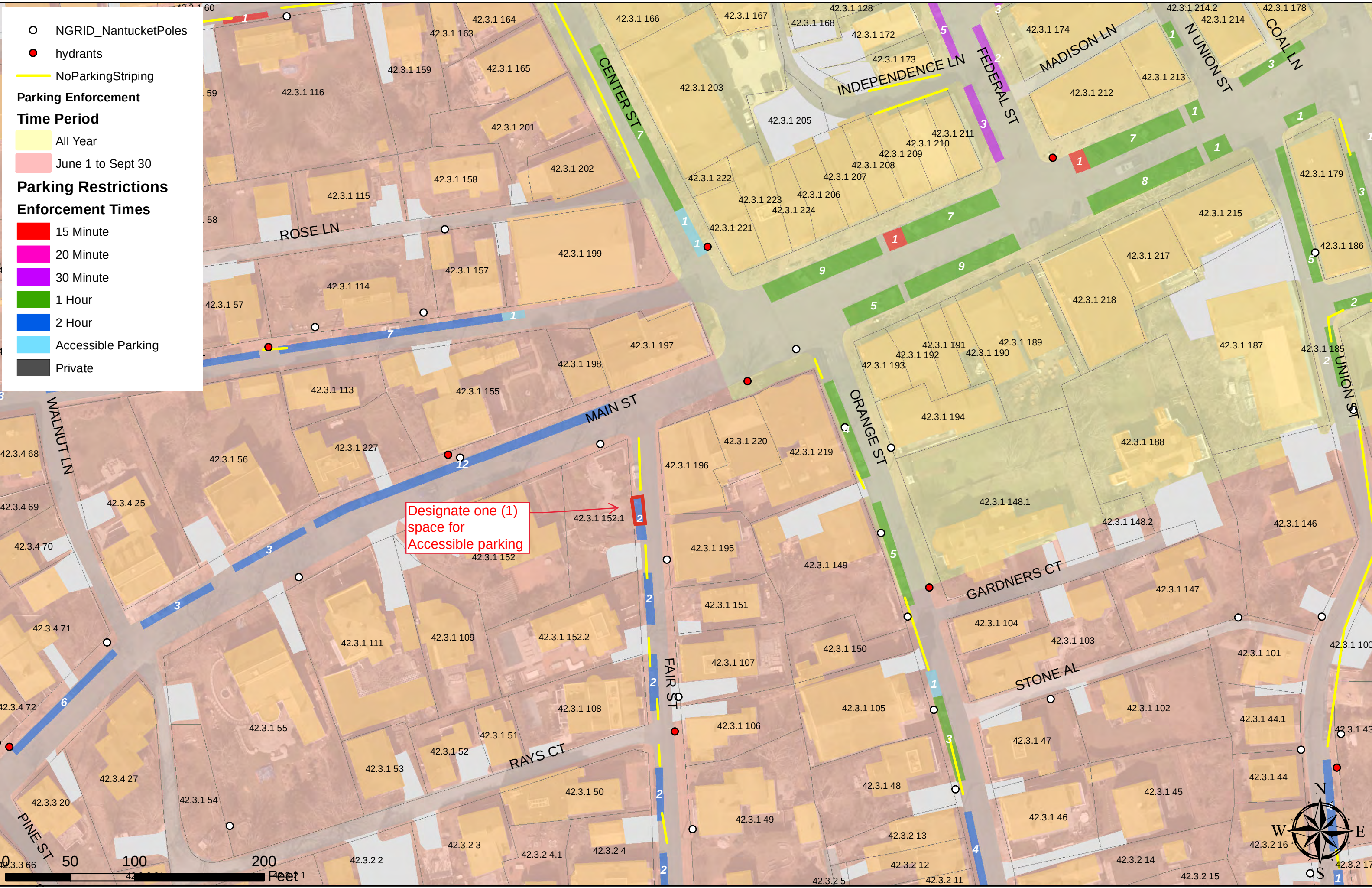
— 2 Hour

— Disabled Parking

— Private

Designate one (1) space
for Accessible parking





○ NGRID_NantucketPoles

● hydrants

— NoParkingStriping

Parking Enforcement

Time Period

— All Year

— June 1 to Sept 30

Parking Restrictions

Enforcement Times

— 15 Minute

— 20 Minute

— 30 Minute

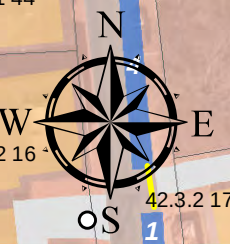
— 1 Hour

— 2 Hour

— Accessible Parking

— Private

Designate one (1)
space for
Accessible parking



Whalers Lane - Accessible Parking Space

NoParkingStriping

Loading Zones

Parking Enforcement

Time Period

All Year

June 1 to Sept 30

Parking Restrictions

Enforcement Times

15 Minute

20 Minute

30 Minute

1 Hour

2 Hour

Accessible Parking

Restricted



Gold Star Drive - Speed Hump



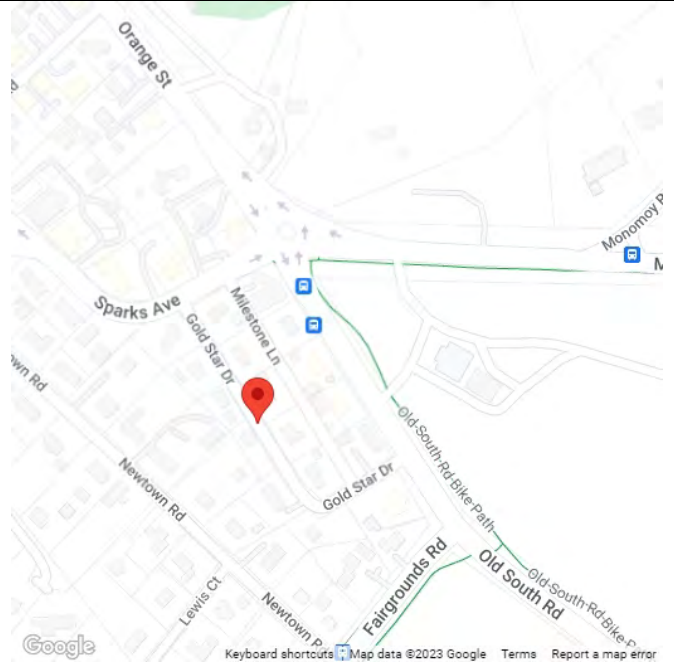


SPEED DATA ANALYSIS

Location



Goldstar Drive
near Sparks Avenue
Latitude: 41.269977
Longitude: -70.088576



Analysis Time Period



Start	End
8/23/2023	8/28/2023
11:02 AM	3:12 PM

Vehicles Analyzed



7,393

Speed Limit



25

Fastest Speed



36

Slowest Speed



1

85th Percentile Speed



21

Total Enforceable Violations



212

% Enforceable Violations



3%

Enforcement Rating

LOW

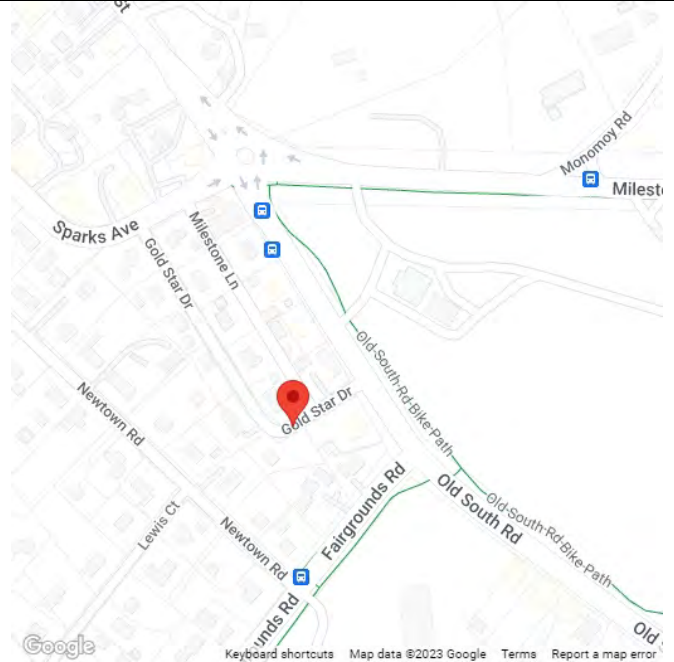


SPEED DATA ANALYSIS

Location



Goldstar Drive
near Milestone Lane
Latitude: 41.269476
Longitude: -70.087929



Analysis Time Period



Start	End
8/3/2023	8/10/2023
10:58 AM	10:01 AM

Vehicles Analyzed



9,200

Speed Limit



25

Fastest Speed



27

Slowest Speed



1

85th Percentile Speed



16

Total Enforceable Violations



2

% Enforceable Violations



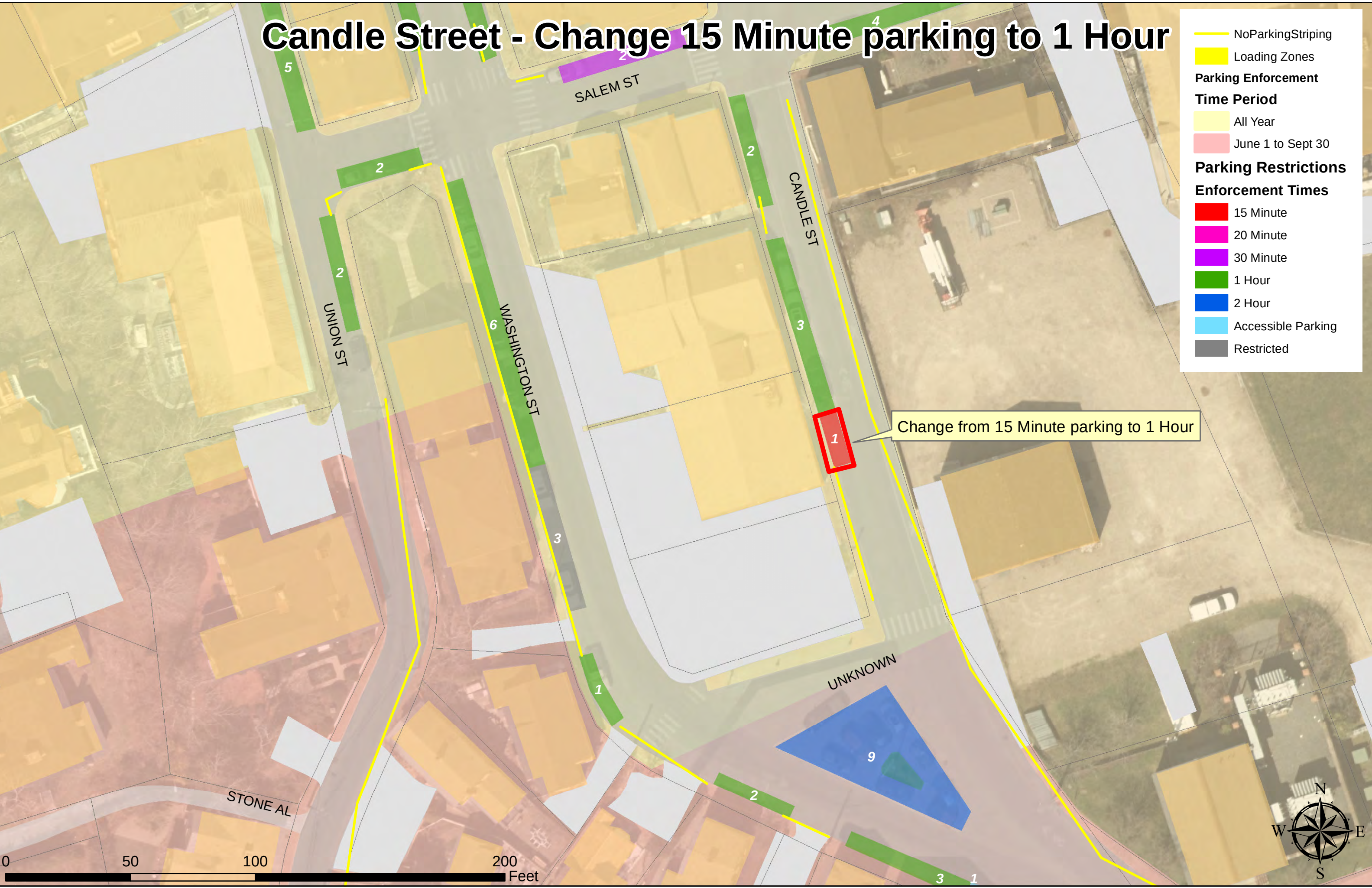
0%

Enforcement Rating

LOW

Candle Street - Change 15 Minute parking to 1 Hour

- NoParkingStriping
- Loading Zones
- Parking Enforcement**
- Time Period**
- All Year
- June 1 to Sept 30
- Parking Restrictions**
- Enforcement Times**
- 15 Minute
- 20 Minute
- 30 Minute
- 1 Hour
- 2 Hour
- Accessible Parking
- Restricted

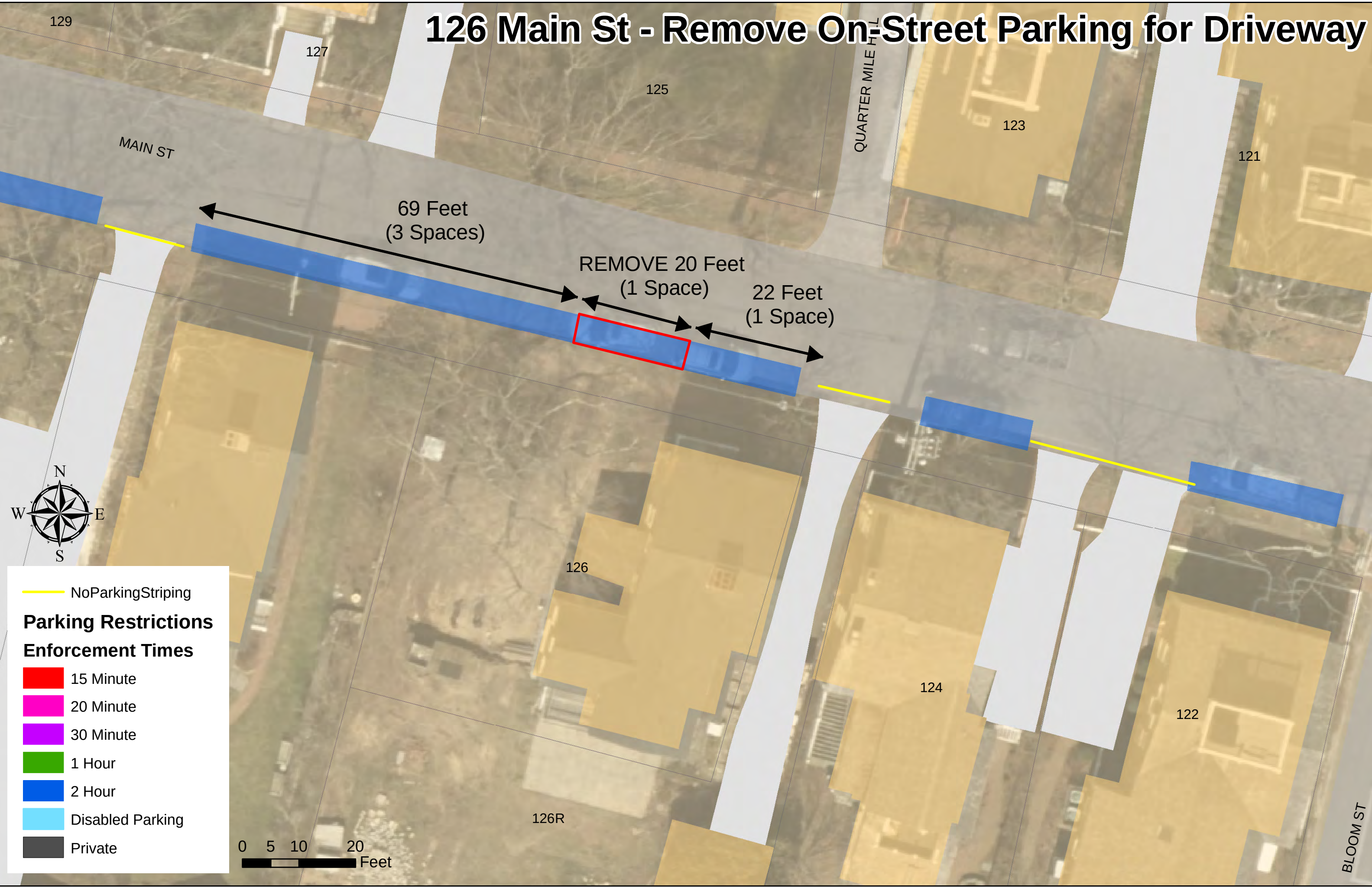


Change from 15 Minute parking to 1 Hour

0 50 100 200 Feet

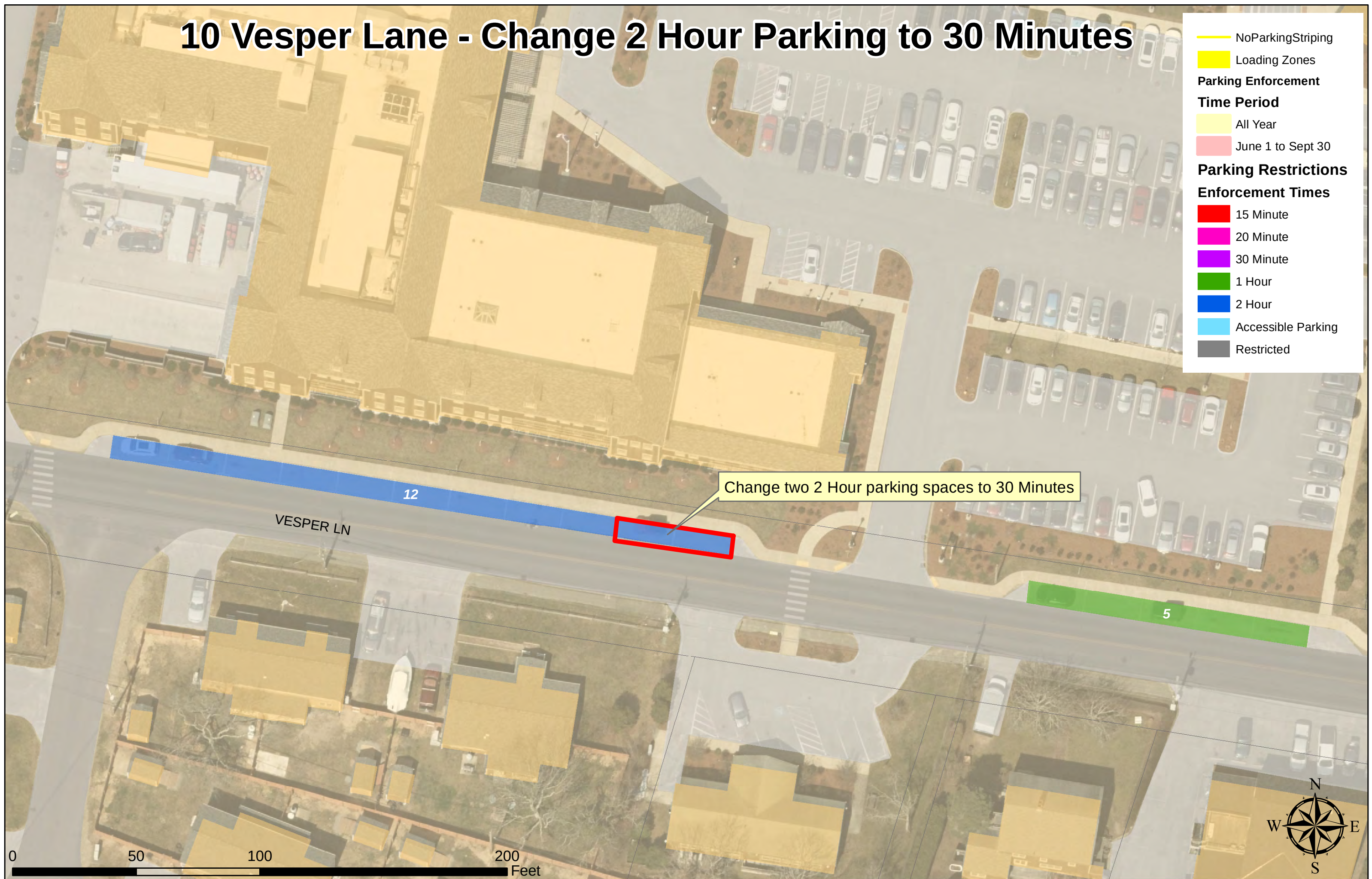


126 Main St - Remove On-Street Parking for Driveway



10 Vesper Lane - Change 2 Hour Parking to 30 Minutes

- NoParkingStriping
- Loading Zones
- Parking Enforcement**
- Time Period**
 - All Year
 - June 1 to Sept 30
- Parking Restrictions**
- Enforcement Times**
 - 15 Minute
 - 20 Minute
 - 30 Minute
 - 1 Hour
 - 2 Hour
 - Accessible Parking
 - Restricted

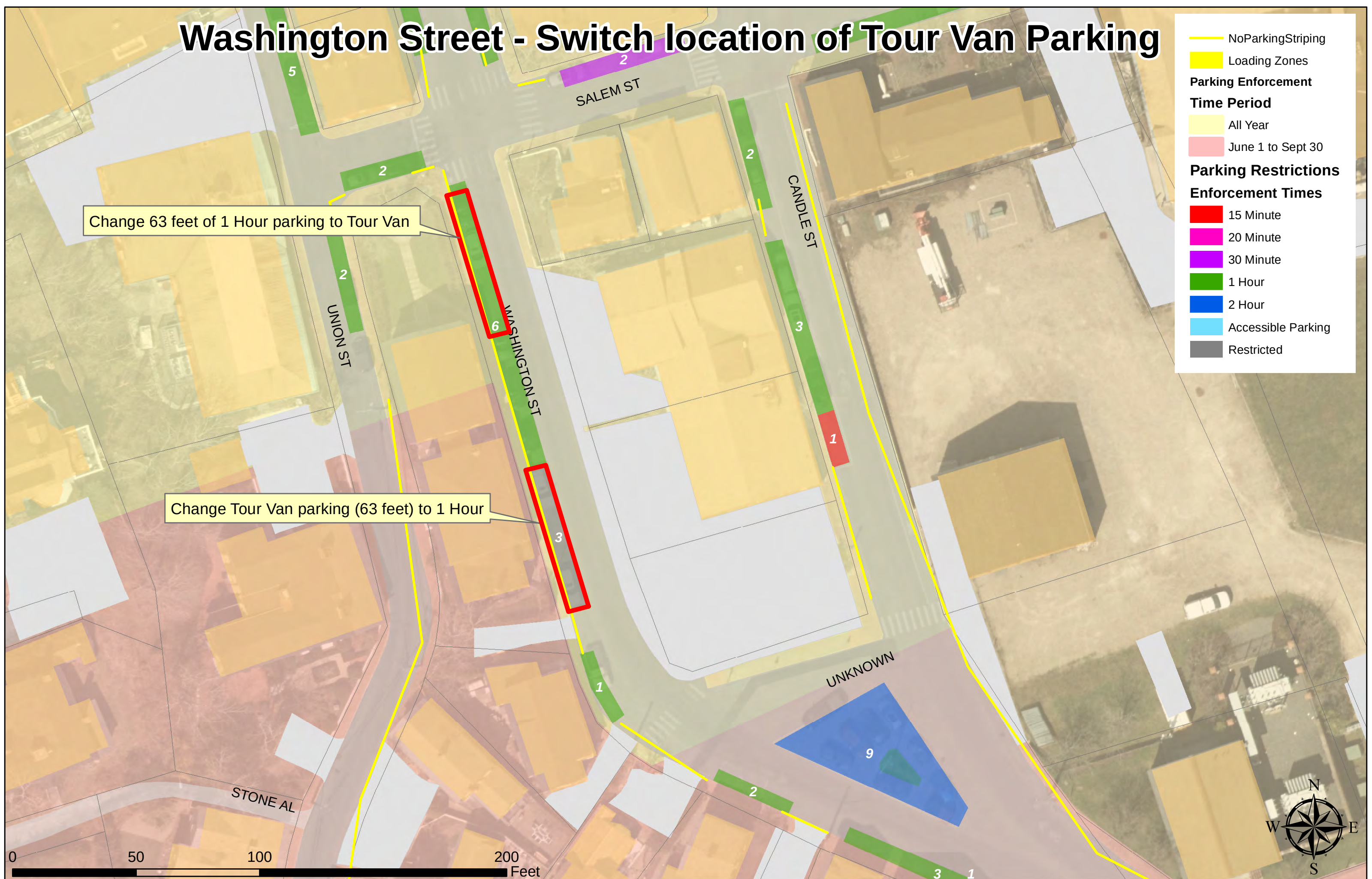


Washington Street - Switch location of Tour Van Parking

- NoParkingStriping
- Loading Zones
- Parking Enforcement**
- Time Period**
- All Year
- June 1 to Sept 30
- Parking Restrictions**
- Enforcement Times**
- 15 Minute
- 20 Minute
- 30 Minute
- 1 Hour
- 2 Hour
- Accessible Parking
- Restricted

Change 63 feet of 1 Hour parking to Tour Van

Change Tour Van parking (63 feet) to 1 Hour



Link for Our Island Home Enterprise Fund
FY 2026 Budget

<https://stories.opengov.com/nantucketma/published/Mvwdjplij>

Our Island Home Private Pay Rate Analysis and Recommendation

December 18, 2024



Our Island Home Private Pay Rate History

Due to Covid, hiring challenges and administrative turnover, no rate change has been imposed since 2020

- As a result, our rates have not kept up with inflation, leaving expenses growing but revenue stagnant
- A private pay rate adjustment policy should be formalized

Year	OIH Rate	OIH Y-o-Y % Increase	Social Security Y-o-Y % Increase
2017	\$440		
2018	\$440	0%	2.0%
2019	\$500	13.6%	2.8%
2020	\$560	12%%	1.6%
2021	\$560	0%	1.3%
2022	\$560	0%	5.9%
2023	\$560	0%	8.7%
2024	\$560	0%	3.2%
2025	?	?	2.5%

Off Island Comparisons

Our Island Home is priced competitively with off-island providers, however

- They are privately run
- Not subject to collective bargaining agreements and restrictions
- Not subject to recruiting and retention challenges of the Island
- Not subject to the general higher cost-of-living on the Island

<u>Cost Analysis: Cape Cod SNF and IL Room Rates</u>					
Skilled Nursing Room Rates					
<u>Facility</u>	<u>Town</u>	<u>Private Room</u>	<u>Semi Private Long Term</u>	<u>Semi Private Short Term</u>	<u>Noteworthy</u>
The Terraces Orleans	Orleans, MA	\$497.66-516.66/day	N/A	N/A	
RegalCare at Harwich	Harwich, MA	\$465/day	\$418/day	\$418/day	
The Pavillion Rehab & Nursing	Hyannis, MA	\$575/day	\$550/day	\$550/day	mentioned these rates are going up very soon
Mayflower Place Skilled Nursing & Rehab	West Yarmouth, MA	\$535-\$630/day	\$510/day	\$590/day	
Cape Heritage Rehab & Health Care Center	Sandwich, MA	(only for sickness)	\$579/day	\$602/day	
Cape Regency Rehab & Health Care	Centerville, MA	(only for sickness)	\$579/day	\$602/day	
Windsor Skilled Nursing & Rehab Center	South Yarmouth, MA	(only for sickness)	\$474/day	\$494/day	
Royal Health Megansett	North Falmouth, MA	(only for sickness)	\$469/day	\$480/day	
Royal Nursing Center	Falmouth, MA	(only for sickness)	\$444/day	\$552/day	
Advina Care Pleasant Bay Nursing & Rehab	Brewster, MA	TBD	TBD	TBD	
Advina Care Seashort Pointe	Provincetown, MA	TBD	TBD	TBD	
Bourne Manor Extended Care	Bourne, MA	TBD	TBD	TBD	
JML Care Center	Falmouth, MA	TBD	TBD	TBD	

Considerations when Adjusting Rates

In Massachusetts, private pay rates for nursing homes are not directly regulated by the State, but several factors influence the setting of these rates, including

- Market driven
 - Analysis of competitor rates in similar geographic area. OIH as rural, more isolated facility has higher expenses thus higher private rates
- Level of care driven
 - Our Island Home is licensed for both Level II and Level III care that provides 24/7 nursing care, 5-6 day a week therapy, on site physician visits, and other provider services as needed

Considerations when Adjusting Rates, cont'd

- Room size and amenities
 - The current Our Island Home has primarily semi-private rooms, with only a few private rooms. Rates are adjusted accordingly, and the new OIH will have all single occupancy rooms
- Type of facility
 - Our Island Home, as a licensed skilled nursing facility, sets rates in relation to other licensed skilled nursing facilities
- Transparency and disclosure
 - Nursing homes are required to provide prospective residents or their families with a clear, written explanation of the rates they charge, including any additional charges for private room rates. Our Island Home includes this information in the admission paperwork for every resident and family

Evaluation of Rate Adjustment Options

Keeping in mind that we need to consider residents' financial positions and planning



1. Increase rate in a single step by the cumulative Social Security (SS) increases since 2019, or ~25%; then SS in all following years

- Pro: helps financial viability of OIH
- Con: potentially disruptive to residents' financial planning



2. Phase in by increasing rate by 10% immediately and then by 150% of SS increase for next 10 years; then 100% SS in all following years

- Pro: better transparency to residents and reduces financial impact
- Con: taxpayers are subsidizing those who seemingly can afford to pay market



3. Increase rate by 15% (less than the full SS increase ~22%); then mirror SS in following years

- Pro: Reduces impact on residents of a single-year catch-up
- Con: OIH does not fully recoup impact of inflation on expense base

Detail of Recommended Action

Raise private pay rate by 15%, but with a phase-in plan for current residents

- Effective date: 45 days from distribution of Notice
- Impact to residents prior to July 1, 2025:
 - Rate increase of 10% effective 45 days from distribution of Notice
 - New rate effective through June 30, 2025. Rate will \$616 per day
 - New rate effective July 1, 2025. Rate will then be \$644 per day

Impact to new admissions as of July 1, 2025

- Daily rate will be \$644 through June 30, 2026

Implementation will meet State requirements

Notification to Residents

The key requirements for notification in Massachusetts are outlined as follows

Nursing homes must provide written notice to residents or their responsible parties (such as family members) at least 30 days before any increase in private pay rates.

- Content of the Notice: The notice must include the following
 - The new rate: Clearly state the new daily rate that will apply
 - The effective date: Specify when the new rate will take effect
 - Explanation of the increase: The notice should include an explanation of why the increase is necessary, although this is not always required
 - Contact Information: Provide the contact information of the nursing home for any questions or clarifications regarding the increase

Questions?





Town of Nantucket – New Our Island Home Skilled Nursing Facility

Select Board Update December 18, 2024

Our Island Home Guiding Principles

Care for the Residents & Families

- Abundant natural light, access & views to nature.
- Good neighbor. Community focused.
- Choice/encouragement around social & activity spaces.
- Glare and noise reduction.
- Non-institutional look/feel. Welcoming to all – EDI focused.
- Easy wayfinding and navigation.
- Patient access and parking.
- Clear main entrance.
- Space for special occasions & visiting presentations.

Operationally Sound

- Budget / project viability
- Balance between resident privacy & staff observation.
- Thoughtful storage solutions. Right stuff, right place, right time.
- Durable materials that are easy to maintain & stand the test of time.
- Standardization for workflow and maintenance.
- Plug & play technology ready

Safety

- Single patient rooms.
- Environmental: Air quality and temperature.
- Balance of both physical and mental well-being/memory care.
- Facility ready for future pandemics.
- Clear paths of travel that minimize travel distances.
- Covered drop-off zone.
- Outdoor resident space with controlled access.

Future Ready & Sustainably Designed

- Maximize use of sustainable materials.
- Reduce operational cost/lower energy use/or zero energy use.
- Easy to maintain systems.
- Red List Free, PFAS free.
- Low carbon materials where possible.
- Aligns with Passive House, LEED, and WELL building design principles.
- Space for expansion.
- Reliable redundant solutions
- Offset electricity consumption with on-site renewable energy. Solar? Geothermal?

Care for the Caregivers

- Safe & supportive environment in which to provide quality care.
- Staff respite space.
- Maximize natural light.
- Efficient design for collaboration & communication
- Clear zoning between resident and staff areas
- Recruitment and retention.
- Design that supports staffing challenges and optimizes workflow.

Communications Plan



General Update to the Planning and Design of the New Our Island Home (OH) Facility at the Sherburne Commons Site

October 6, 2024

Dear Sherburne Commons Neighbors:

We write to provide you with an update on the above project. First – a quick reminder as to how we got here:

At the 2017 Annual Town Meeting, the Town proposed the relocation of property adjacent to Sherburne Commons, also an appropriation for a skilled nursing facility to be constructed there. Those actions were not approved by the voters. In 2019, the Select Board decided Town Administration to determine what it would want to construct a new OH facility at the current site on East Creek Road. Thereafter, between 2019 – 2021, architects were engaged to undertake this analysis. (Plans were laid, consultations were conducted, other properties close to the current site were reviewed, consultation with the State Department of Public Health occurred and approval of different operating models was considered.)

At its meeting on August 15, 2021, the Select Board voted to pursue a new OH facility at the Sherburne Commons site with the current OH to be re-occupied for a Senior Center and to put forward articles at the 2022 Annual Town Meeting (ATM) for design for a new OH facility. At the 2022 ATM and Annual Town Election, design and associated funds for the amount of \$8.5m was approved.

In 2023, the design architect (BBRT) and required Owner's Project Manager (Carter) were engaged and the Board approved the Construction Manager At Risk (CM@RISK) project delivery method. This approach calls requires the approval of the State Inspector General which was granted in early 2024. Using CM@RISK increases the certainty of cost estimates because the construction fee is involved in the budgeting process along with the design team and therefore provides a higher level of cost control. Additionally, the Construction Manager is contracted to deliver the project at a guaranteed maximum price based on its request for construction documents and specifications, in accordance with existing requirements, already engaged a contractor, Concept Construction Company.

A Steering Committee was assembled for the project in late 2022 with including the Town Manager, members of BBRT, Carter and Concept, Bob Eisenstein of Sherburne Nursing Association, current committee members with administrative oversight (John Nadeau, Robert Tabor, Margaret Pluck, Susan F. Taylor, Committee members: Peter Sullivan and Jason Smith, Norman Carter, Margaret). It operates similarly to committees that have been established with the Steering Committee however as well as representatives from Sherburne Commons, Sherburne Village Council, the Select Board, Friends of Our Island Home, Sherburne Commons 501(c)(3) and the Sherburne Council.

While it has been established that the new facility will be located at Sherburne Commons, there is a long-term need between the Town and Sherburne for the Sherburne facility on the Town property. The board is subject to an amendment and is the subject of future discussion with the Sherburne Commons Board of Directors.

Planning and design efforts continue to progress

The Select Board was updated on project details on July 10, 2024, including presentation of the current schematic design project estimate which was submitted at \$8.5m. This project estimate includes construction, contingencies, and all other needed project items. A second round estimate will be presented to the Select Board on October 8, 2024. The Board that project will not start until early spring 2025 when the project is formally anticipated to be put out to bid. For those interested, please refer to the Town of Sherburne's YouTube channel (@sherburnevt) where you may view the formal presentation to the Select Board on May 15, 2024, and July 10, 2024.

We appreciate everyone's constructive comments and suggestions during our neighborhood meetings and 1 Sherburne Commons Resident meetings since this year. Some highlights and updates:

- The space layout is planned for the new currently occupied by Sherburne Commons, which includes: at the front of the site of South Street Home. The design is again discussed with the Sherburne Commons Board of Directors. The new layout design of the design, which includes construction, construction, construction, construction, construction and the Sherburne Board, will be discussed at the October 8, 2024 Select Board meeting and is also available on the Town website under OH Costs Section.
- Site survey, initial construction requirements, and a site visit for construction of the proposed OH is progressing quickly and has been completed. With this information, the project design and construction is well underway. The City includes new design of the proposed facility, including parking, parking area.

construction. The proposed South Street Home landscape screening, and lighting on the south side and northern side boundaries.

- Updated traffic counts have been completed. These counts include an updated assessment of existing South Street and Sherburne Commons traffic, as well as current traffic patterns at the existing OH on East Creek Road. The new traffic engineering recommendations were completed in August and are provided at updated site plans.
- Project permitting, including zoning review by the Planning Board and ZEC, are scheduled to commence this fall.
- The overall project schedule remains unchanged with final costs being formally presented to the voters at the 2025 Annual Town Meeting and Annual Town Election.

One of the key tasks for our Construction Manager is looking at the specific details of how they will construct the project construction during construction delivery. Areas of interest include as well as location of site parking and parking. Areas of neighborhood interest of the Sherburne Commons and other nearby residents. Once the OH board has a better plan of what stage the process with the neighborhood in which to move during construction. Having a Construction Manager on site and working to residents and other residents during construction will be a key factor in the success of the project.

Please click on the QR code below to view the OH facility on the Town website.

C. Elizabeth Oliver
Town Manager



Scan for more information

Updated Renderings



**Proposed
Site Plan
Layout**





**Bird's-Eye
Perspective**

SMRT



*Placeholder for Additional
Renderings in progress and
will be complete by
12/18/24 Select Board
Meeting*

Project Schedule / Next Steps



Permitting Milestone Updates

Planning Board: COMPLETE: Received Approval with conditions on 12/9/24

HDC Submission: IN PROCESS: 12/2/24, Potential Hearing on 1/07/25

Permitting Milestone Updates

Department of Public Health (DPH) Determination of Need (DON):

- DON process for nursing homes in Massachusetts is a regulatory framework designed to assess and manage the need for additional nursing home beds and/or approve the relocation and capital expenditures for existing nursing or other healthcare facilities.
- The primary purpose of the DON process is to ensure that new or expanded nursing home facilities align with the state's healthcare planning goals, respond to community needs, and maintain an efficient and equitable allocation of resources.
- The DoN application must be submitted and approved along with **nonrefundable application fees** prior to any other design/architecture or construction plans being approved. The Massachusetts Department of Public Health (DPH) reviews each DoN application and gives approval within a four-month period.

Permitting Milestone Updates

Department of Public Health (DPH) Determination of Need (DON), Continued:

- The DoN application for Our Island Home falls within the definition of Substantial Capital Expenditure, which is reviewed under DoN regulation 105CMR 100.00 There are 6 factors of need that need to be met , as well as supplemental information required. A few examples of information required are:
 - Patient Profile- 36 month lookback for a variety of patient characteristics such as occupancy, diagnoses, demographics.
 - Financial Proforma projected for 5 years
 - Construction Costs
 - Relative Merit,(other alternatives researched)
 - Community health initiatives met
 - Evidence of Community engagement
 - Miscellaneous attachments such as design plans, etc.

Permitting Milestone Updates

Department of Public Health (DPH) Determination of Need (DON), Continued:

- The applicant (OIH) must make a clear and convincing demonstration that the proposed project meets each Determination of Need Factor set forth in the above regulations.
- The OIH Steering Committee along with EF, SMRT, Vertex and Consigli are currently working together to gather all the necessary information for submission of the DoN for this project.
- *Parallel track:* DPH Plan review process. Typical project, plan review will only occur once DON process is complete. Working on a waiver for this requirement, to allow for plan review and approval to occur ahead of ATM25

Milestone Budget Updates

Construction Documents (CD): 1/10/25:

Consigli – Bidding / Guaranteed Maximum Price (GMP) Schedule

- 2025, Bids Due: March 11, 2025
- Trade Bids Due: March 4, 2025
- Initial GMP: March 7, 2025
- Final GMP: April 2, 2025
- Select Board Update: April 2, 2025, or April 9, 2025

ATM 2025: Saturday May 3, 2025

Pending ATM Approval and Election:

- Construction Phase/Procurement: September 2025 to September 2027

Questions?



Our Island Home Five-Year Pro Forma for Fiscal Years 2026-2030

Analysis of Operating Costs and Debt Service for
Proposed New Our Island Home

December 18, 2024



What is a Pro Forma Statement?

- What is a Pro Forma Statement?
 - *A set of financial statements that use hypothetical data to predict a company's future financial performance*
- Are qualitative statements part of a Pro Forma?
 - *Yes. Including qualitative statements about assumptions, strategic plans and industry trends improves transparency and credibility of the pro forma*

What Can We Say *Qualitatively* About a New OIH?

The new facility will...

- Improve quality of care for residents
- Improve health outcomes
- Allow Islanders to receive long-term skilled nursing care on island
- Be a more comfortable and stimulating environment for residents
- Incorporate best practices for senior care
- Expand rehab services
- Have updated safety features
- Have modern amenities

What Can We Say *Qualitatively* About a New OIH?, cont'd

The new facility will also...

- Compete for funding with other prioritized projects
- Compete for execution resources with other prioritized projects
- Impact homeowners' property taxes
- Impact residents of Sherburne Commons and abutters during construction period

These non-monetary impacts are difficult to quantify economically, but provide important context when evaluating the financial pro forma

Why is Current OIH So Expensive to Run?

Some reasons include:

- Limited economies of scale due to physical size
- Age of building
- Low census due to dated facility and lack of private rooms
- Unable to scale workforce to the census due to collective bargaining restrictions
- Recruitment challenges, leading to increased need for travel nurses
 - Travel nurse wages are approximately double that of full-time employee wages; additionally, the Town must provide housing for travel nurses
- Two-thirds of residents are on Medicaid which necessitates a daily subsidy of nearly \$600 for each Medicaid resident
- Private pay residents do not pay enough to cover their expense

Financial Viability

A new OIH is expected to be more efficient to operate, with expenses growing more slowly than revenues

- Our pro forma forecasts **expenses** increasing at 3.7% compounded annual growth rate (CAGR) FY 2026-2030
- Expenses are forecast to grow by \$2,141,680 (from \$10,741,152 to \$12,882,832)
- FY 2024 cost-to-run-per-resident is ~\$260,000; forecast for FY 2026-30 ranges between \$265,000-\$280,000

Financial Viability, cont'd.

A new, state-of-the art facility will almost certainly lead to increased revenues

- Our pro forma forecasts **revenue** increasing at 4.1% CAGR from FY 2026-2030
- Revenue is forecast to grow by \$2,367,114 (from \$10,741,152 to \$13,108,266)
 - Operating override accounts for \$573,000 of the revenue growth
- Private pay rate structure needs review and adjustments
- The payer mix would need to significantly change to close operating deficit

No Payer Category Consistently Covers Operating Costs...

Payer Type	2023 Revenue	2023 Census	Average Revenue per day	2023 Cost/bed (36 beds)	2024 Revenue	2024 Census	Average Revenue per day	2024 Cost/bed (36 beds)
Medicaid	\$2,247,481	25.2	\$244		\$2,167,574	23.3	\$254	
Private Pay	\$1,548,044	8.3	\$511		\$1,603,413	9.9	\$443	
Medicare	\$830,332	2.4	\$947		\$694,992	3.0	\$635	
Insurance	\$68,602				\$101,422			
		35.9		\$661		36.2		\$721

...therefore, increasing census likely increases operating deficit

Expense and Revenue Assumptions

The following assumptions were made in developing the pro forma:

- General assumptions (not specifically related to current or new OIH)
 - Payroll increases 3.5% every year
 - Medical insurance increases 10% every year
 - General insurance increases 20% every year
 - Barnstable County Retirement obligation increases 10% every year
 - Medicaid and Medicare reimbursements increase 2% per year
 - Private pay rate increases to \$600 per day
 - Certified Public Expenditures not included in revenue calculation

Expense and Revenue Assumptions, cont'd.

- Building-specific assumptions for FY 2028-30
 - Utilities decrease in new net zero building, providing cost saving of \$155,000 per year
 - Repairs and maintenance decrease in new OIH, providing a cost saving of \$40,000 per year
 - Improved recruitment leads to one travel nurse being replaced by a local hire each year beginning in FY 2028, providing an average cost saving of \$200,000 per year
 - Additional housekeeping employee for new larger building, leading to a cost increase of \$100,000 per year
 - Census increases from 36 to 42 from FY 2028-2030

Above assumptions deliver savings of \$300,000 per year from FY 2028-30

Expense and Revenue Assumptions, cont'd.

- Capital equipment assumptions (not in operating budget)
 - Equipment, systems and furniture valued at \$2,500,000 are included in the construction budget.
 - Includes medical and environmental equipment, commercial laundry, food service equipment, beds and furniture, and IT equipment
 - If useful life of equipment is 7 years (typical depreciation period for equipment) and on average assets are 50% depreciated, there is an implied savings of 3.5 years of depreciation, or \$1,250,000 for first 3.5 years. Economic impact: \$357,143 per year

FY 2026-30 Operating Forecast-Revenue

	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUE	FY2026	FY2027	FY2028	FY2029	FY2030
	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
Medicaid Patient Revenue	\$ 1,988,545	\$ 1,880,259	\$ 1,838,864	\$ 1,875,641	\$ 1,913,154
Medicare Revenue	\$ 764,096	\$ 1,151,378	\$ 1,360,405	\$ 1,387,613	\$ 1,415,366
Private Patient Income	\$ 1,942,668	\$ 2,380,668	\$ 2,599,668	\$ 2,599,668	\$ 2,599,668
Patient Paid Amount	\$ 433,268	\$ 444,100	\$ 455,202	\$ 466,583	\$ 478,247
Secondary Insurance	\$ 93,510	\$ 259,381	\$ 264,568	\$ 597,860	\$ 609,817
OPERATING REVENUE	\$ 5,222,088	\$ 6,115,785	\$ 6,518,708	\$ 6,927,365	\$ 7,016,252
GENERAL FUND SUBSIDY	\$ 5,519,064	\$ 5,657,041	\$ 5,798,467	\$ 5,943,429	\$ 6,092,014
TOTAL REVENUE	\$ 10,741,152	\$ 11,772,826	\$ 12,317,175	\$ 12,870,794	\$ 13,108,266

FY 2026-30 Operating Forecast-Expenses

OPERATING EXPENSES EXCLUDING DEBT	Year 1	Year 2	Year 3	Year 4	Year 5
	FY2026	FY2027	FY2028	FY2029	FY2030
	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
Payroll - Salary	\$ 4,948,098	\$ 5,121,282	\$ 5,500,527	\$ 5,893,045	\$ 6,299,302
Medicare P/R Tax Expense	\$ 62,995	\$ 64,570	\$ 66,185	\$ 67,839	\$ 69,535
Medical Insurance	\$ 1,617,805	\$ 1,779,586	\$ 1,957,544	\$ 2,153,299	\$ 2,368,629
Barnstable County Retirement	\$ 817,373	\$ 886,850	\$ 962,232	\$ 1,044,022	\$ 1,132,764
Contractual Obligations	\$ 254,486	\$ 260,848	\$ 267,369	\$ 274,054	\$ 280,905
Utilities	\$ 166,700	\$ 173,368	\$ 15,000	\$ 15,000	\$ 15,000
Repairs & Maintenance	\$ 70,700	\$ 72,468	\$ 30,000	\$ 30,000	\$ 35,000
Food	\$ 165,000	\$ 179,850	\$ 188,843	\$ 203,006	\$ 207,066
Professional Services	\$ 2,023,714	\$ 2,074,307	\$ 1,926,165	\$ 1,774,319	\$ 1,618,677
Medical Supplies	\$ 185,000	\$ 190,550	\$ 196,267	\$ 202,154	\$ 208,219
General Insurance	\$ 137,970	\$ 165,564	\$ 198,677	\$ 238,413	\$ 286,095
OPERATING EXPENSES	\$ 10,741,152	\$ 11,265,528	\$ 11,610,193	\$ 12,201,762	\$ 12,833,161

FY 2028-30 Debt Service Summary

Healthcare projects typically rely on significant fundraising efforts to offset debt service which would reduce the borrowing

- Current anticipated General Fund borrowing of \$112,000,000
- The total debt service payments over 25 years will be \$170,240,000
 - Principle: \$112,000,000
 - Interest: \$ 58,240,000
- Debt service payments in first 3 years (FY2028-30) averages \$8,691,200
- Property taxes will rise by \$0.22 per \$1,000 of assessed value
- A home assessed at \$3,200,000 incurs a property tax increase of ~\$700 per year for 25 years

Financial Summary

Excluding debt service, the new OIH will operate within the existing override and is expected to generate retained earnings (blue arrow)

	Year 1	Year 2	Year 3	Year 4	Year 5
	FY2026	FY2027	FY2028	FY2029	FY2030
	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
OPERATING REVENUE	\$ 5,222,088	\$ 6,115,785	\$ 6,518,708	\$ 6,927,365	\$ 7,016,252
GENERAL FUND SUBSIDY	\$ 5,519,064	\$ 5,657,041	\$ 5,798,467	\$ 5,943,429	\$ 6,092,014
TOTAL REVENUE	\$ 10,741,152	\$ 11,772,826	\$ 12,317,175	\$ 12,870,794	\$ 13,108,266
OPERATING EXPENSES	\$ 10,741,152	\$ 11,265,528	\$ 11,610,193	\$ 12,201,762	\$ 12,833,161
→ NET EARNINGS	\$ (0)	\$ 507,299	\$ 706,983	\$ 669,032	\$ 275,106

Financial Summary, cont'd.

If debt service is included, the financial performance deteriorates (red arrow)

	Year 1	Year 2	Year 3	Year 4	Year 5
	FY2026	FY2027	FY2028	FY2029	FY2030
	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
OPERATING REVENUE	\$ 5,222,088	\$ 6,115,785	\$ 6,518,708	\$ 6,927,365	\$ 7,016,252
GENERAL FUND SUBSIDY	\$ 5,519,064	\$ 5,657,041	\$ 5,798,467	\$ 5,943,429	\$ 6,092,014
TOTAL REVENUE	\$ 10,741,152	\$ 11,772,826	\$ 12,317,175	\$ 12,870,794	\$ 13,108,266
OPERATING EXPENSES	\$ 10,741,152	\$ 11,265,528	\$ 11,610,193	\$ 12,201,762	\$ 12,833,161
Debt Service-Total	\$ -	\$ -	\$ 8,870,400	\$ 8,691,200	\$ 8,512,000
Net Earnings w Debt	\$ (0)	\$ 507,299	\$ (8,163,417)	\$ (8,022,168)	\$ (8,236,894)

Questions?





Town Administration Fiscal Year 2026 General Fund Budget Recommendations

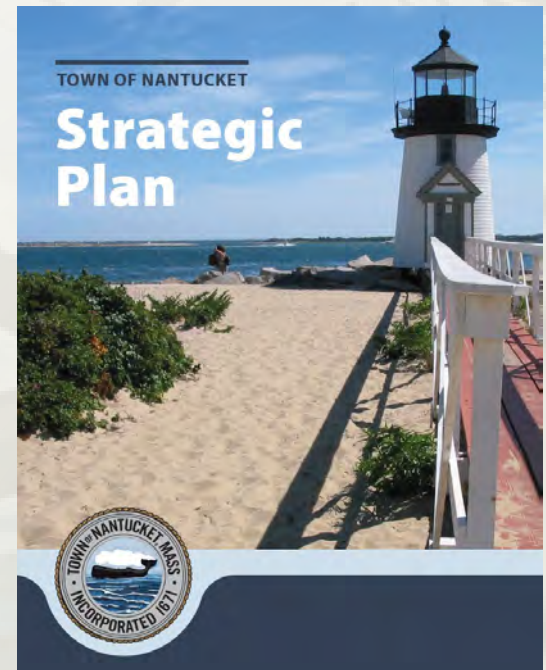
December 11, 2024
Select Board Meeting

Select Board and Town Administration Goals and Initiatives for FY 2026

- Balanced Budget – within projected revenue
- Strategic Plan
 - Housing, Housing, Housing
 - Environmental Leadership
 - Efficient Town Operations
 - Transportation
 - Healthy and Vibrant Community
- Capital and Operational Investment in Infrastructure/Facilities
 - DPW Facility
 - Our Island Home
 - Somerset Needs Area Sewer Extension
 - Surfside Area Water Main Extension and Transportation Improvements

Select Board and Town Administration Goals and Initiatives for FY 2026

- Workforce Recruitment and Retention
 - Increase employee housing options
 - Increase training and professional development opportunities; cross-train staff where appropriate
 - Continue succession planning
 - Continue to evaluate employee benefits and compensation
 - Review and refine remote working options
- Sustainability
 - Seek to operationalize throughout Town government
 - Apply Sustainability Filter to applicable projects
- Additional Priorities
 - Capital planning and project management
 - Management of Town-controlled housing (owned and rented)



FY 2026 General Fund Budget Overview

- Revenue – Total Projected Revenue of \$161,672,244
Net of Property Tax Abatements
- Expenses – Total Projected Expenses of \$161,444,574
- Unused Levy Capacity - Projected \$227,668

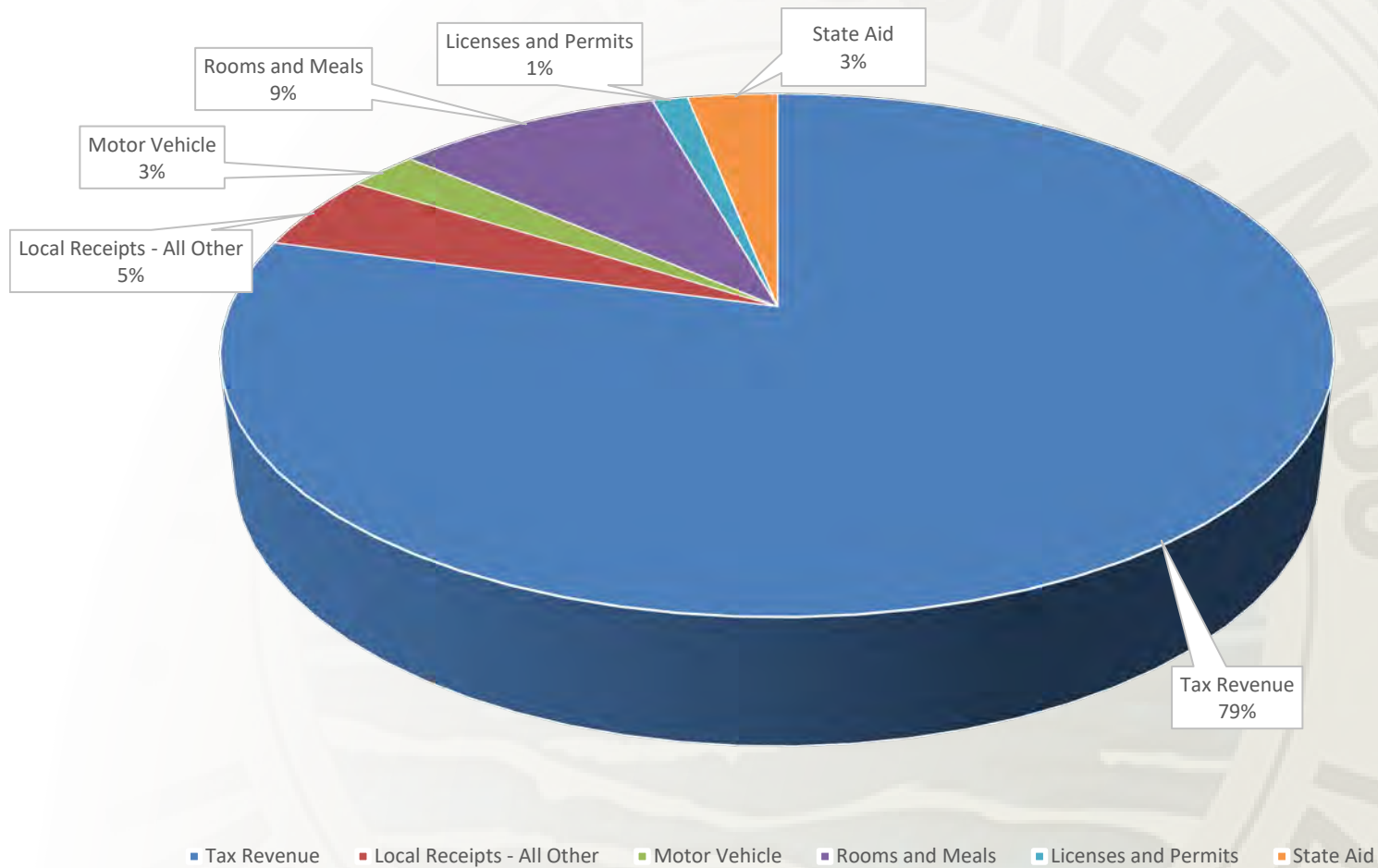
FY 2026 General Fund Budget Summary Comparison

REVENUES	FY 2025	FY 2026	\$ Change	% Change
Property Tax	121,755,342	127,441,941	5,686,598	4.67%
Local Receipts (All other)	5,650,000	7,578,295	1,928,295	34.13%
Motor Vehicle Excise	3,900,000	3,900,000	-	0.00%
Rooms and Meals Tax	15,476,324	14,850,000	(626,324)	-4.05%
Licenses and Permits	1,975,000	1,975,000	-	0.00%
State Aid (1)	4,822,149	5,008,338	186,189	3.86%
Free Cash	817,900	516,000	(301,900)	-36.91%
Other Available Funds	175,000	175,000	-	0.00%
TOTAL REVENUES	154,571,715	161,444,574	6,872,858	4.45%
EXPENDITURES				
Municipal Departments	\$ 48,003,345.00	\$ 48,457,560.11	\$ 454,215.11	0.95%
School Department	\$ 40,778,395.00	\$ 43,746,176.00	\$ 2,967,781.00	7.28%
Non-Departmental	\$ 42,231,562.00	\$ 46,176,906.59	\$ 3,945,344.59	9.34%
Special Appropriations	\$ 23,558,412.81	\$ 23,063,931.75	\$ (494,481.06)	-2.10%
TOTAL EXPENDITURES	\$154,571,714.81	\$ 161,444,574.45	\$ 6,872,859.64	4.45%

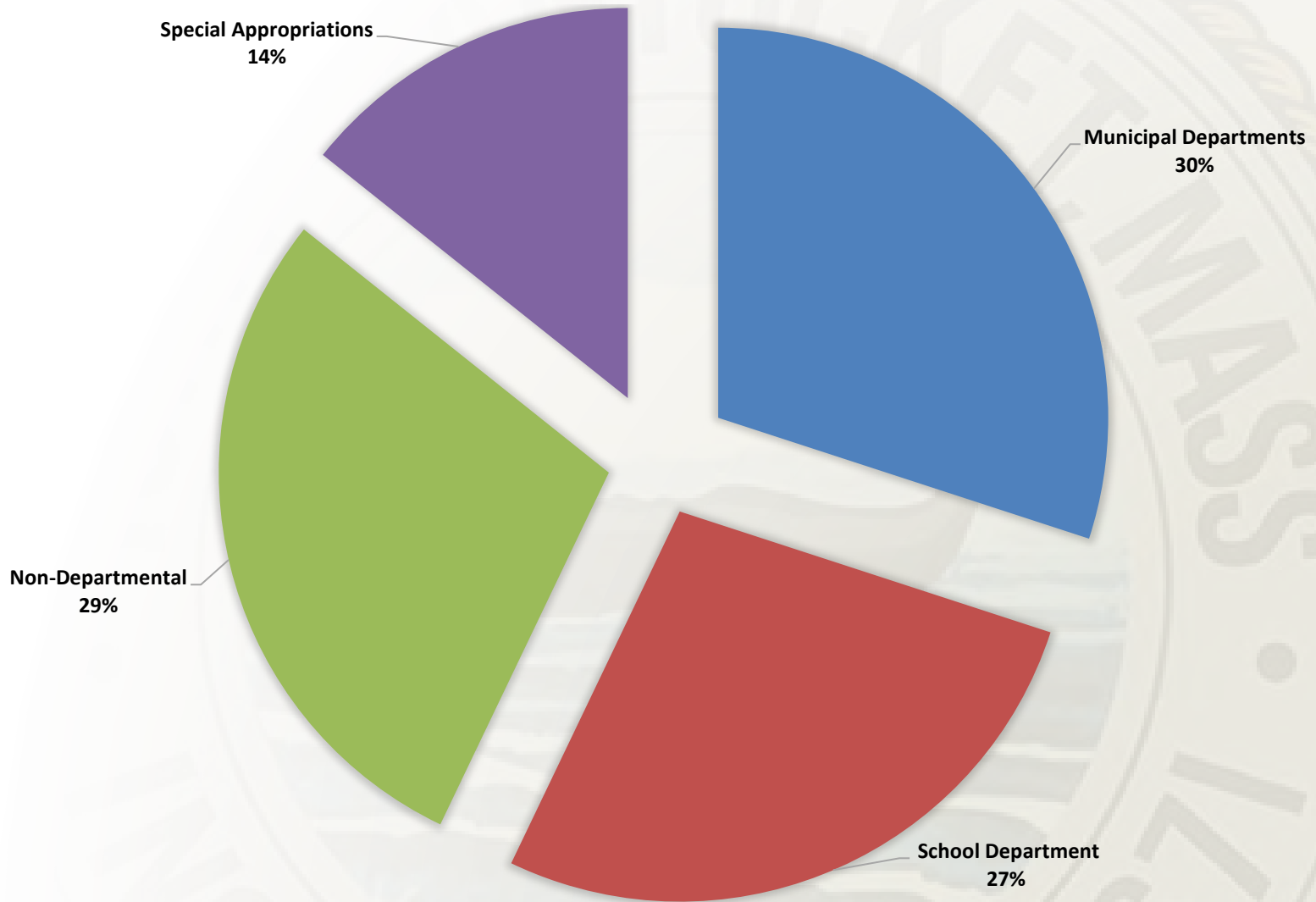
See Appendix A in Budget Message for detailed breakdown

(1) FY 2026 State Aid represents level funding from FY 2025 approved figure

FY 2026 General Fund Projected Revenue



FY 2026 General Fund Projected Expenses



FY 2026 General Fund Budget Expense Categories

Category	FY 2026 Town Manager Recommendation	Notes
Town Operational Expenses	\$18,294,932	
Town Operational EIRs ⁽¹⁾	\$898,900	Included in Town expenses
Town Salaries	\$29,565,189	Includes all collective bargaining agreements and the comp and class study
Town Personnel EIRs	\$406,795	Included in Town salaries
School Operational Expenses	\$7,132,525	
School Operational EIRs	\$500,000	Included in School expenses
School Salaries	\$36,013,651	Includes all collective bargaining agreements

(1) EIR = Expense Increase Request

FY 2026 General Fund Budget

Fixed Costs

Category	FY 2026 Town Manager Recommendation	% Change over FY 2025 Budget Recommendation
Health Insurance		
Active	\$13,554,058	7.5% increase
Retiree	\$4,758,019	7.5% increase
General Insurance	\$5,573,938	14.7% increase
Debt Service	\$14,948,042	per established schedule
Retirement	\$7,642,850	8.5% increase
Enterprise Fund Subsidies*	\$17,922,805	2.5% Increase

* See Appendix A in Budget Message for detailed breakdown

FY 2026 General Fund – Special Appropriations

Category	FY 2026 Town Manager Recommendation	% Change over FY 2025 Budget Recommendation
Mosquito Control	\$190,644	2.5% increase
Health and Human Services	\$825,000	No change
County Assessment	\$237,700	29.5% increase
Reserve Fund	\$500,000	No change
Unpaid Bills	\$0	No change
Other Post-Employment Benefits (OPEB)	\$500,000	No change
Affordable Housing Trust Fund	\$0	
Overlay and Other Deficits	\$0	No change
Cherry Sheet Charges	\$1,267,519	No change
Community School	\$600,000	No change
Min Cap Funding Req	\$1,810,908	n/a - 1% of prior year revenue
TOTAL EXPENSES	\$161,444,574	

FY 2025 - FY 2026 Town Expense Increase Requests Comparison (included in recommended budget, excluding School)

FY2025 - FY2026 Expense Increase Requests



FY 2026 Town Expense Increase Requests

(included in recommended budget, excluding School)

Submitted Requests

\$3,713,415 Requested

One-time \$605,000

Ongoing \$3,108,415



Recommended Requests

\$1,795,317 Recommended

One-time \$216,000

Ongoing \$1,579,317

- Recommended requests to be funded through available tax levy, free cash, potential revenue increases, revolving funds and county*

FY 2026 Recommended Town Personnel Expense Increase Requests

Department	Description of Expense Request	One-Time or Ongoing	Approved EIRs	
				*includes health insurance
Personnel Expense Increase Requests (EIRs)				
C&T	Cultural Affairs & Special Events Coordinator	Ongoing	\$	115,701
Fire	2 Additional Firefighters	Ongoing	\$	241,102
HHS	STR Compliance Coordinator	Ongoing	\$	108,421
HR	Central Intern Funding	Ongoing	\$	50,000
NR	Increase Holiday Pay	Ongoing	\$	4,000
PLUS	Increase Overtime for Inspectors	Ongoing	\$	10,000
Police	2 Additional Police Officers	Ongoing	\$	247,693
Town Admin	Real Estate Position	Ongoing	\$	119,500
Department Personnel EIR			\$	896,417

FY 2026 Recommended Town Operating Expense Increase Requests (One-Time)

Department	Description of Expense Request	One-Time or Ongoing	Approved EIRs
Operating Expense Increase Requests (EIRs)			
Public Works	CDL & Hoisting Licenses	One-Time	\$ 20,000
Central Fleet	New IT Vehicle	One-Time	\$ 40,000
Fire	New Recruit Travel	One-Time	\$ 10,000
Fire	New Recruit Gear	One-Time	\$ 25,000
Fire	Preventative Vehicle Maintenance NFPA Standards	One-Time	\$ 10,000
HR	Compensation & Classification Study Update	One-Time	\$ 105,000
Town Clerk	Cooling Devices for Town Meeting Spaces	One-Time	\$ 6,000
Total Operating One-Time Expense Increase Requests			\$ 216,000

FY 2026 Recommended Town Operating Expense Increase Requests (Ongoing)

Department	Description of Expense Request	One-Time or Ongoing	Approved EIRs
Operating Expense Increase Requests (EIRs)			
DPW/Facilities	Increase Electricity for Public Buildings	Ongoing	\$ 25,000
DPW/Facilities	Increase Custodial for Public Buildings	Ongoing	\$ 66,800
Streetlights	Increase Electricity	Ongoing	\$ 10,000
Fire	Increase Training	Ongoing	\$ 50,000
Housing	Increase Employee Housing Budget	Ongoing	\$ 230,000
IT	Increase Prof. Services - Cybersecurity Penetration Testing	Ongoing	\$ 80,000
IT	Increase Prof. Services - 5% Increase for Annual License	Ongoing	\$ 36,000
IT	Increase Prof. Services - Microsoft License Upgrade	Ongoing	\$ 30,000
NR	Increase Warranty/Subscription Costs	Ongoing	\$ 20,000
Police	Increase Police Academy Cost	Ongoing	\$ 17,500
Police	Increase Police Vehicle Cost	Ongoing	\$ 47,600
Town Clerk	Increase Town Meeting Cost	Ongoing	\$ 70,000
Total Operating Expense Ongoing Increase Requests			\$ 682,900
Total Town Personnel & Operational Expense Increase Requests			\$ 1,795,317

FY 2026 Town Expense Increase Requests

Funding Source Detail

Funding Source	Amount
Tax Levy & Other General Revenues	\$1,288,695
Free Cash	\$216,000
Capital Exclusion	\$0
Revolving Fund – STR Registration	\$108,421
County Funding	\$182,201
Total - All Funding Sources	\$1,795,317

Preliminary Free Cash Recommendation (In Progress)

General Fund Certified Free Cash*	TBD
Fund Town Expense Increase Requests (one-time)	\$216,000
Fund School Expense Increase Requests (one-time)	\$300,000
Fund Town and School Capital Requests	
Unpaid Bills	\$0
Stabilization Fund	
Capital Stabilization Fund	
Other Post Employment Stabilization Fund	
OPEB Trust Fund Contribution	
Unallocated Free Cash	

* Pursuant to Town policy and best management practices, Free Cash is used for non-recurring items such as capital projects or other one-time expenses

FY 2026 Outstanding Items and Current Unknowns

- State Aid Impact
- Citizen Warrant Articles Potential Cost Impact
- Short-term Rental Bylaw Changes
- Escalating Construction Costs
- Implementation of Coastal Resilience Plan
- Solid Waste Transition
- Retirement Assessment
- Offshore Wind
- Right Whale Vessel Speed Restriction

2025 Annual Town Meeting

The 2025 Annual Town Meeting will be held on Saturday, May 3, 2025

Citizen Warrant Articles

- Read our Guide to Preparing Citizen Warrant Articles [here](#).
- Town Counsel offered virtual consultations for citizen articles on
- Citizen warrant articles were due by

Relevant Information

- [2025 Annual Town Meeting Timeline \(P](#)
- [2025 Annual Town Meeting Citizen Wa](#)
- [Town Counsel Comments on Citizen W](#)

Housing

Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs. New round housing is desirable for those who work on the island, especially seasonal employees. The various form of affordable and attainable housing make our island long-term sustainable, viable, and inclusive. Our seasonal workforce is able to find safe and secure housing, improve their quality of life, and contribute to the character of the island.

ASPIRATIONAL STATEMENT	GOALS
Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs. New round housing is desirable for those who work on the island, especially seasonal employees. The various form of affordable and attainable housing make our island long-term sustainable, viable, and inclusive. Our seasonal workforce is able to find safe and secure housing, improve their quality of life, and contribute to the character of the island.	• Increase the housing stock of town and out-of-town, including affordable and attainable housing opportunities. • Increase the availability of a variety of housing opportunities for all income levels. • Increase the availability of affordable and attainable housing opportunities for the seasonal workforce, which will meet housing needs at all income levels and across the housing spectrum.

Environmental Leadership

Nantucket residents and visitors share responsibility for the long-term sustainability of our beautiful island, and address the challenges of climate change, sea level rise, and increasing energy demands. We recognize our responsibility to the island, and we work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.

ASPIRATIONAL STATEMENT	GOALS
Nantucket residents and visitors share responsibility for the long-term sustainability of our beautiful island, and address the challenges of climate change, sea level rise, and increasing energy demands. We recognize our responsibility to the island, and we work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.	• Provide clean, renewable energy and water resources to meet the needs of the island and its residents. • Implement the island's long-term energy and water management plan, which includes energy efficiency, renewable energy, and water conservation. • Increase the use of renewable energy and water resources on the island. • Increase the use of renewable energy and water resources on the island.

Efficient and Effective Town Operations

Nantucket residents and visitors share responsibility for the long-term sustainability of our beautiful island, and address the challenges of climate change, sea level rise, and increasing energy demands. We recognize our responsibility to the island, and we work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.

ASPIRATIONAL STATEMENT	GOALS
Nantucket residents and visitors share responsibility for the long-term sustainability of our beautiful island, and address the challenges of climate change, sea level rise, and increasing energy demands. We recognize our responsibility to the island, and we work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.	• Provide clean, renewable energy and water resources to meet the needs of the island and its residents. • Implement the island's long-term energy and water management plan, which includes energy efficiency, renewable energy, and water conservation. • Increase the use of renewable energy and water resources on the island. • Increase the use of renewable energy and water resources on the island.

Healthy and Vibrant Community

Nantucket is a vibrant and inclusive community, committed to the health and well-being of our residents and visitors, where the process of policy-making leads to better outcomes for the island's residents. The island's economy provides job opportunities and the island's residents are able to enjoy the island's beauty and natural resources. The island is a vibrant and inclusive community, committed to the health and well-being of our residents and visitors, where the process of policy-making leads to better outcomes for the island's residents.

ASPIRATIONAL STATEMENT	GOALS
Nantucket is a vibrant and inclusive community, committed to the health and well-being of our residents and visitors, where the process of policy-making leads to better outcomes for the island's residents. The island's economy provides job opportunities and the island's residents are able to enjoy the island's beauty and natural resources. The island is a vibrant and inclusive community, committed to the health and well-being of our residents and visitors, where the process of policy-making leads to better outcomes for the island's residents.	• Provide clean, renewable energy and water resources to meet the needs of the island and its residents. • Implement the island's long-term energy and water management plan, which includes energy efficiency, renewable energy, and water conservation. • Increase the use of renewable energy and water resources on the island. • Increase the use of renewable energy and water resources on the island.

Urgent Support Needed for Nantucket Island!

NOAA North Atlantic Right Whale Vessel Strike Reduction Rule

energy is a complex issue, involving multiple corporate groups, government agencies, making it difficult for the public to understand the role, who is responsible for the possible outcomes of actions. In this newsletter, we aim to help you informed of offshore wind developments near Nantucket and clarify the topics that have received the most public feedback.

so want to keep you updated on the opportunities for citizens to share their views. We hope you find the following information helpful.

EMAIL OUR FEDERAL DELEGATION TODAY!

www.nantucket.ma.gov/vesselstrike

Special Edition: Offshore Wind

NEWSLETTER FROM THE DESK OF TOWN MANAGER LIBBY GIBSON

October 13, 2024

energy is a complex issue, involving multiple corporate groups, government agencies, making it difficult for the public to understand the role, who is responsible for the possible outcomes of actions. In this newsletter, we aim to help you informed of offshore wind developments near Nantucket and clarify the topics that have received the most public feedback.

so want to keep you updated on the opportunities for citizens to share their views. We hope you find the following information helpful.



Future Potential Costs

- Integration and implementation of plans, including:
 - Strategic Plan
 - Coastal Resilience Plan
 - Master Plan
 - Parks Master Plan
 - Capital Improvement Plan
 - Hazard Mitigation Plan
 - Harbors Plan
 - Open Space and Recreation Plan
- Employee recruitment/retention
- Evolving workforce
- Town employee housing property management
- Cybersecurity measures
- NRTA service modifications/free service
- PFAS
- Operational costs and maintenance costs of aging facilities

Next Steps

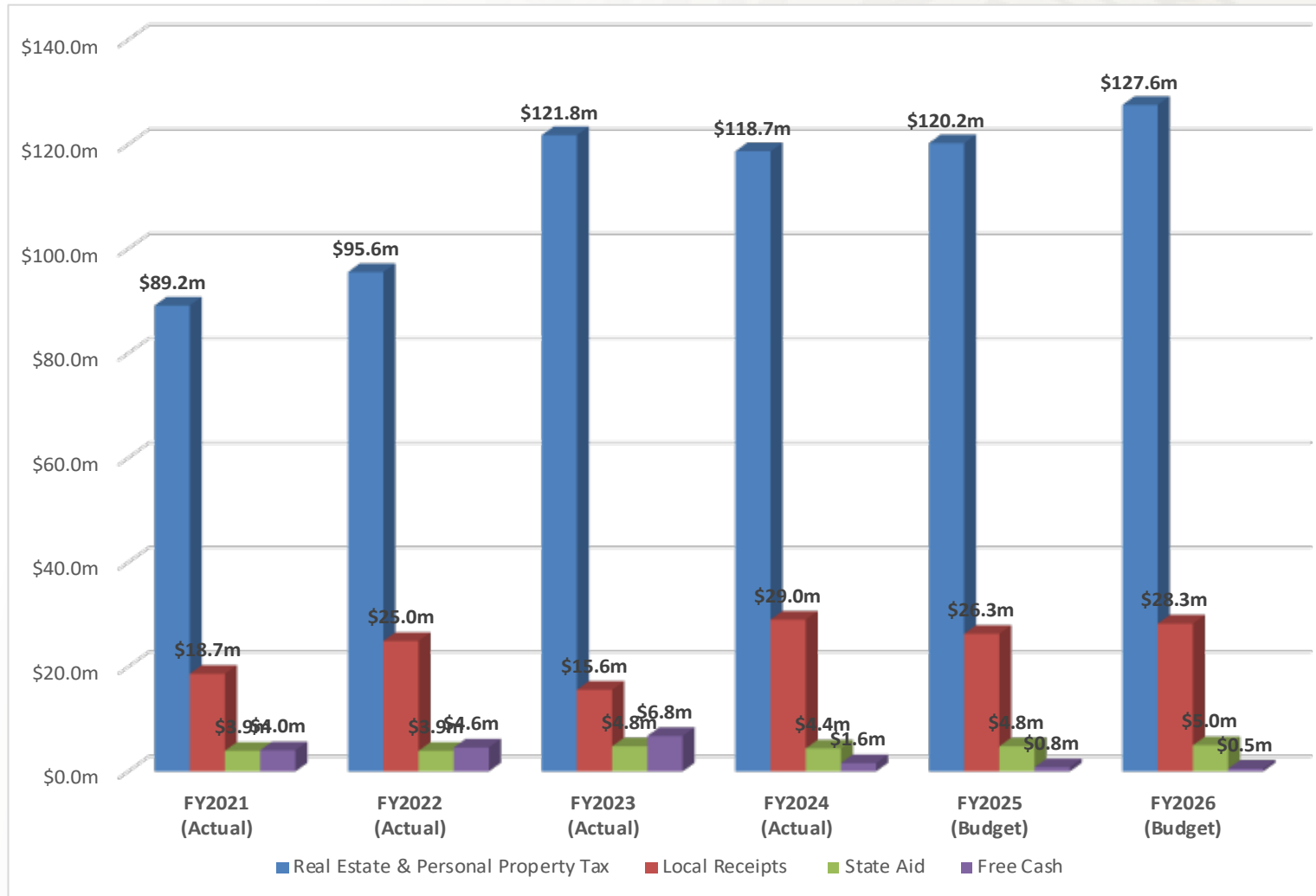
- January 7: Town Administration FY 2026 Budget presentation to School Committee
- January 8: Select Board public hearing; endorsement of recommended FY 2026 General Fund Budget
- Mid-January – mid-March: Finance Committee review of General Fund and Enterprise Fund budgets; other financial appropriations
- Saturday, May 3: Annual Town Meeting (2025)
- Tuesday, May 20: Annual Town Election (2025)

General Fund Charts and Graphs

- **General Fund Revenue Breakdown**
 - This Graph summarizes by revenue sources the actual collections (FY21-FY24) and compares budgets for FY25 and FY26
- **General Fund Expense Graph**
 - This graph summarizes the General Fund (excluding school) by expense category showing the actuals expenditures for (FY21 – FY24) and compares budgets for FY25 and FY26
- **General Fund Personnel History**
 - This graph summarizes the actual and planned Full Time Equivalents employees for both the Town and the School.
- **Rooms Occupancy and Meals Tax Revenue**
 - This graph summarizes the revenue received for both Room Occupancy (including STR's) and Meal's tax Revenue for FY20 – FY24

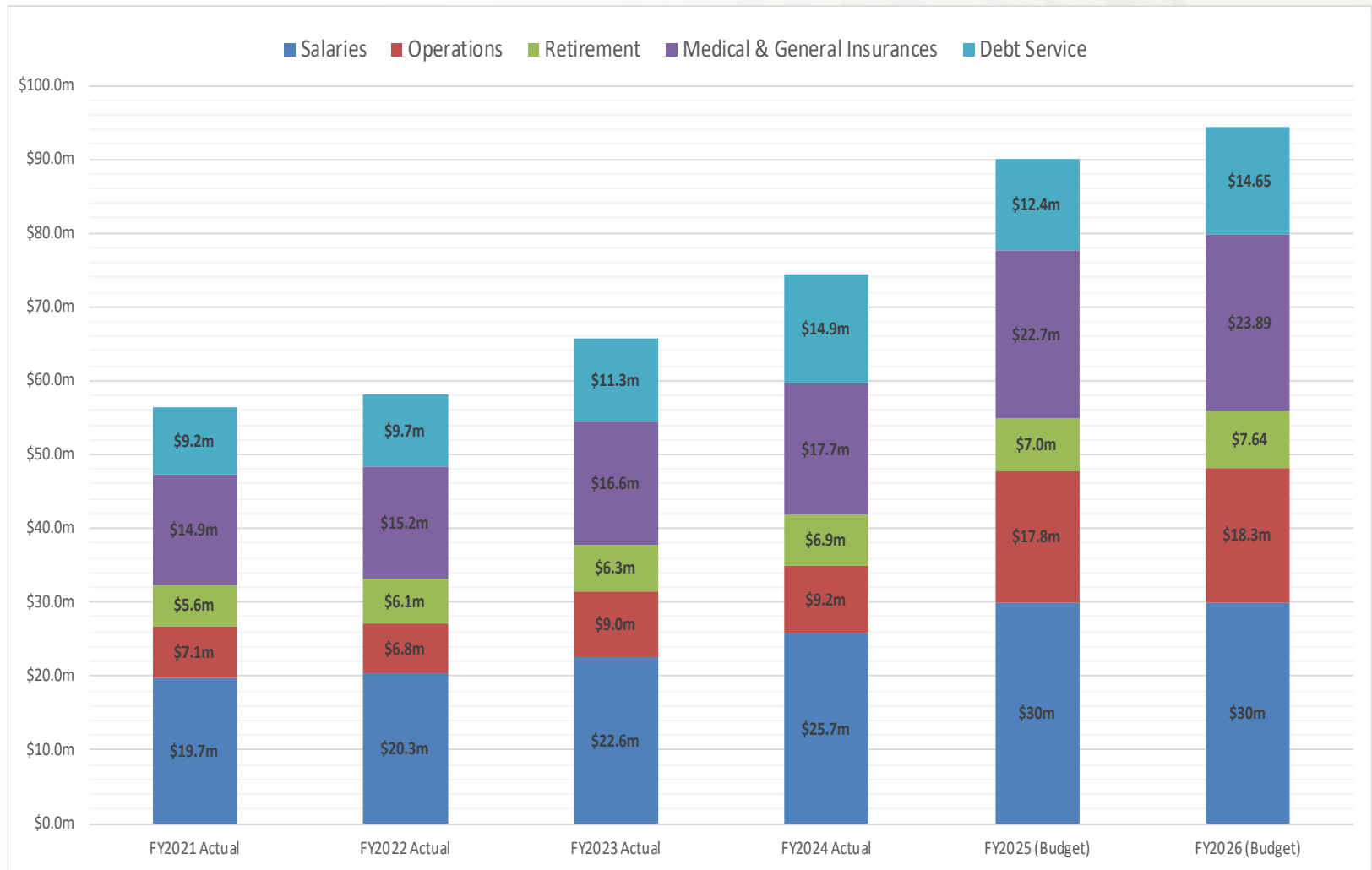
General Fund Revenue Breakdown

FY 2021 – FY 2026



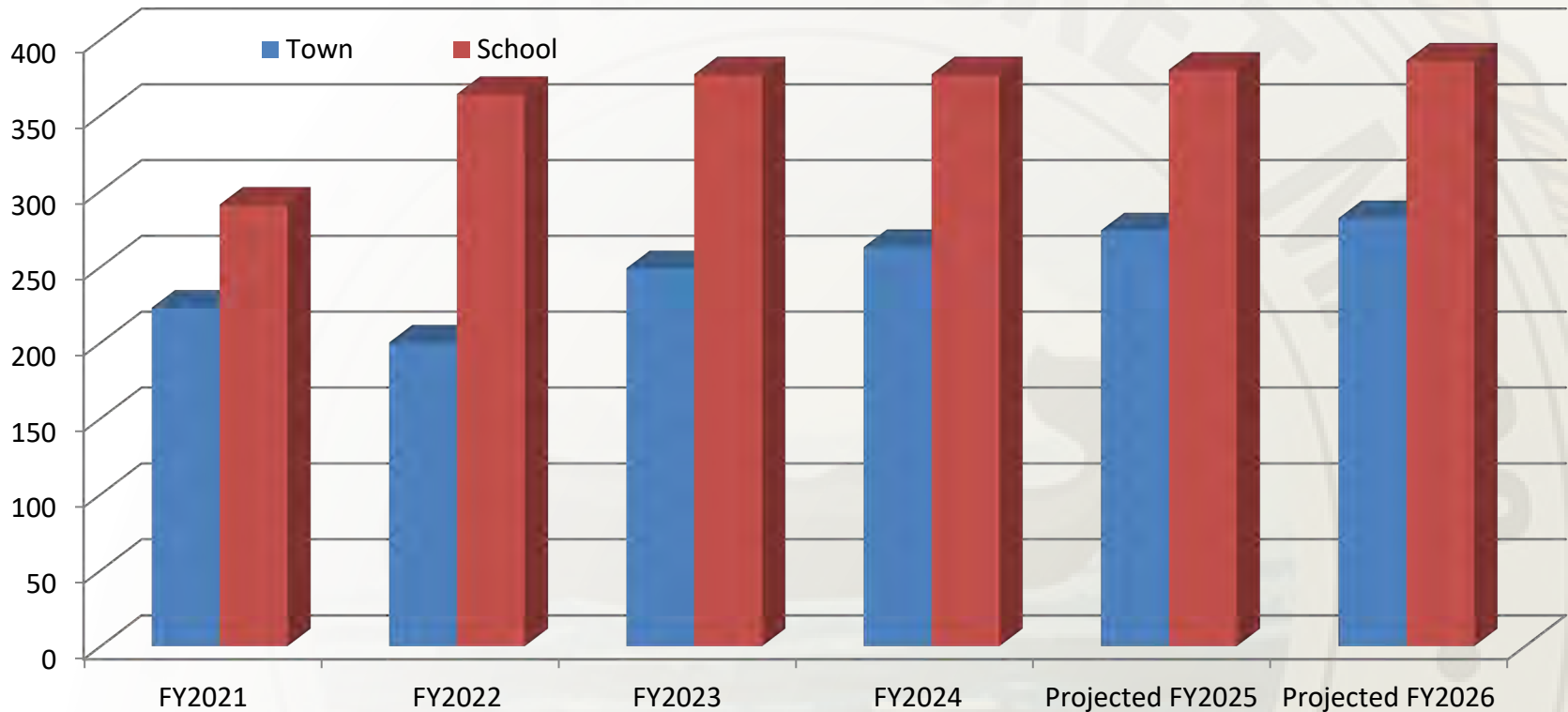
Town Expense Breakdown

FY 2021 – FY 2026



General Fund Personnel History

FY 2021 – FY 2026



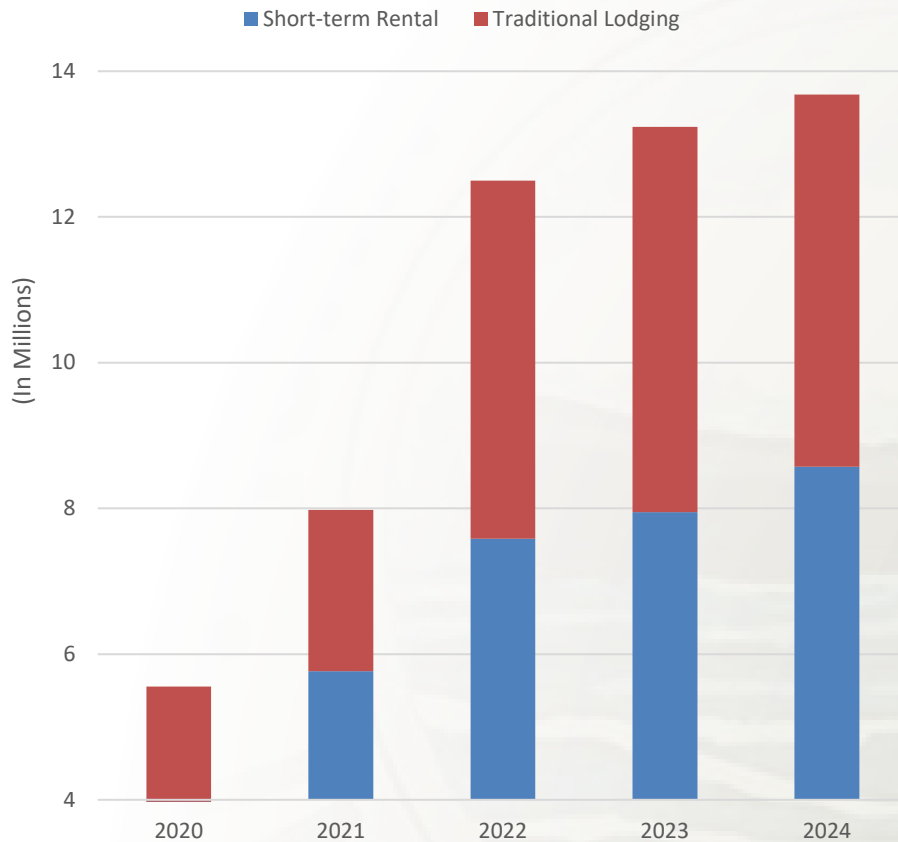
* Full Time Equivalent Calculation = 33-40 Hrs 1.0; 20-32 Hrs 0.50; Seasonal = 0.25

**For comparative purposes, Town Personnel History does not include Our Island Home

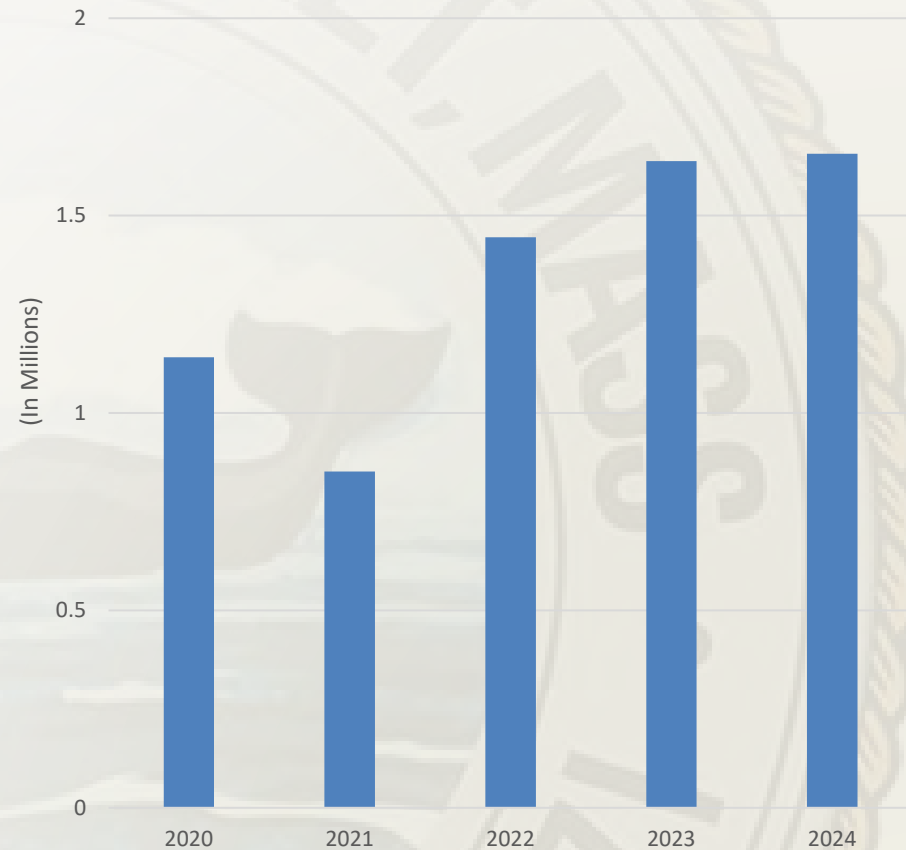
*** Education Personnel History includes Community School Employees

Room Occupancy and Meals Tax

Rooms Tax



Meals Tax



FY 2026 General Fund Budget Breakdown – Revenues

	Budget FY 2025	Budget FY 2026	\$ Change	% Change
<u>Tax Revenue Limitations</u>				
Levy Limit from Prior Year	\$ 107,431,783	\$ 111,992,577	\$ 4,560,795	4.2%
Add: 2 1/2 % increase	2,685,795	2,799,814	114,020	4.2%
Add: Prop 2.5% operating override	-	-	-	na
Add: new growth <i>estimate</i>	1,875,000	1,400,000	(475,000)	(25.3%)
Add: operating override	-	-	-	na
Levy Limit for Current Year	111,992,577	116,192,392	\$ 4,199,814	3.8%
Add: Debt Exclusion	9,983,054	11,677,219	1,694,165	
Add: Capital Exclusion	-	-	-	
Maximum Allowable Levy for Current Year	\$ 121,975,631	\$ 127,869,611	\$ 5,893,979	4.8%
OVERLAY	(200,000)	(200,000)	-	-
Net Available:	\$ 121,775,631	\$ 127,669,611	\$ 5,893,979	4.8%
State Aid	\$ 4,822,149	\$ 5,008,338	\$ 186,189	3.9%
Local Receipts:				
Motor Vehicle Excise	3,900,000	3,900,000	-	-
Rooms and Meals Tax	15,476,324	14,850,000	(626,324)	(4.0%)
Licenses and Permits	1,975,000	1,975,000	-	-
Local Receipts - All Other	5,650,000	7,578,295	1,928,295	34.1%
Total Local Receipts	27,001,324	28,303,295	1,301,971	4.8%
Total Revenue	\$ 153,599,104	\$ 160,981,244	\$ 7,382,139	4.8%
Other Sources	175,000	175,000	-	-
Free Cash Used	817,900	516,000	(301,900)	(36.9%)
Excess Overlay	-	-	-	-
Total Revenue and Other Sources	\$ 154,592,004	\$ 161,672,244	\$ 7,080,239	4.6%
Total Expenses and Other Uses	\$ 154,571,715	\$ 161,444,574	\$ 6,872,860	4.4%
	-	227,668		

FY 2026 General Fund Budget Breakdown – Expenses

	Budget FY 2025	Budget FY 2026	\$ Change	% Change
General Fund Operating Budget Items:				
Salaries - Town (includes allowance for collective bargaining)	\$ 29,018,675	\$ 29,565,189	\$ 546,514	1.9%
<i>Town Expense increase Requests- Salaries</i>	\$ 971,929	\$ 406,795	\$ (565,134)	(58.1%)
Salaries - School (includes allowance for collective bargaining)	\$ 33,345,870	\$ 36,013,651	\$ 2,667,781	8.0%
<i>School Expense increase Requests- Salaries</i>	\$ -	\$ -	\$ -	na
Transfers to community school	\$ 600,000	\$ 600,000	\$ -	-
Subtotal Salaries	\$ 63,936,474	\$ 66,585,635	\$ 2,649,161	4.1%
Operating Expenses, Town:	\$ 16,727,481	\$ 17,396,032	\$ 668,551	4.0%
<i>+Town Expense Increase Requests-Operating</i>	\$ 1,099,266	\$ 898,900	\$ (200,366)	(18.2%)
Operating Override - 2011 Mosquito Control	\$ 185,994	\$ 190,644	\$ 4,650	2.5%
Operating Expenses, School	\$ 6,432,525	\$ 6,632,525	\$ 200,000	3.1%
<i>+School Expense Increase Requests-Operating</i>	\$ 400,000	\$ 500,000	\$ 100,000	25.0%
Subtotal Expense	\$ 24,845,266	\$ 25,618,101	\$ 772,835	3.1%
Group Medical Insurance- Active Employees	\$ 13,476,483	\$ 13,554,058	\$ 77,575	0.6%
Group Medical Insurance- Retired Employees	\$ 4,492,161	\$ 4,758,019	\$ 265,858	5.9%
General Insurance (all other insurance)	\$ 4,771,752	\$ 5,573,938	\$ 802,186	16.8%
Subtotal Insurance	\$ 22,740,396	\$ 23,886,015	\$ 1,145,619	5.0%
Debt Service	\$ 12,447,065	\$ 14,648,042	\$ 2,200,977	17.7%
Retirement	\$ 7,044,101	\$ 7,642,850	\$ 598,749	8.5%
Total General Fund Operating Budget Items	\$ 131,013,302	\$ 138,380,643	\$ 7,367,341	5.6%
Other Articles				
Unpaid Bills	\$ -	\$ -	\$ -	na
Special Purpose Stabilization Fund for Town Employee Accrued Liabilities	\$ -	\$ -	\$ -	na
Reserve Fund	\$ 500,000	\$ 500,000	\$ -	-
Health and Human Services	\$ 650,000	\$ 650,000	\$ -	-
Special Purpose Stabilization for Substance Abuse	\$ 175,000	\$ 175,000	\$ -	-
County Assessment	\$ 183,552	\$ 237,700	\$ 54,148	29.5%
Other Post Employment Benefits (OPEB / GASB45)	\$ 500,000	\$ 500,000	\$ -	-
Capital Project Stabilization Fund	\$ -	\$ -	\$ -	na
Stabilization fund	\$ -	\$ -	\$ -	na
Affordable Housing Trust Fund	\$ 1,013,044	\$ -	\$ (1,013,044)	(100.0%)
Capital				
General Fund budgeted from revenue (Town Bylaw 11-12.1)			\$ -	na
Town Capital (Non-Recurring)	\$ 1,589,947	\$ 1,810,908	\$ 220,961	13.9%
Enterprise Fund Transfers				
Transfer to Enterprise Fund (Our Island Home - Beginning FY2011)	\$ 5,384,453	\$ 5,519,064	\$ 134,611	2.5%
Add: Additional Subsidy from Free Cash (Our Island Home)			\$ -	na
Transfer to Enterprise Fund (SWEF Operating Overrides 1999/2006)	\$ 4,033,458	\$ 4,134,294	\$ 100,836	2.5%
Add: Additional General Fund Subsidy to SWEF 2012-Forward	\$ 3,711,502	\$ 3,804,290	\$ 92,788	2.5%
Add: SWEF override	\$ 3,843,750	\$ 3,939,844	\$ 96,094	2.5%
Transfer to Enterprise Fund (Stormwater)	\$ 512,000	\$ 525,313	\$ 13,313	2.6%
Transfer to Affordable Housing Trust Fund	\$ -	\$ -	\$ -	na
Total Other Article Appropriations	\$ 22,096,706	\$ 21,796,413	\$ (300,293)	(1.4%)
Other Statutory Expenditures				
Overlay and other deficits	\$ -	\$ -	\$ -	na
Cherry Sheet Offsets and Charges	\$ 1,461,707	\$ 1,267,519	\$ (194,188)	(13.3%)
Total Appropriations and Other Statutory Expenditures	\$ 154,571,715	\$ 161,444,574	\$ 6,872,860	4.4%

Fiscal Year 2026

Town Manager's Budget Message

(July 1, 2025 – June 30, 2026)

Town of Nantucket, Massachusetts
16 Broad Street
Nantucket, MA 02554
www.nantucket-ma.gov



Photo Credit: Communications
Department

TABLE OF CONTENTS

I.	Transmittal Letter.....	3
II.	Introduction.....	5
III.	Overview of FY 2026 General Fund Budget.....	12
	A. Projected FY 2026 General Fund Revenues	
	B. Projected FY 2026 General Fund Expenses	
IV.	FY 2026 Town Administration General Fund Budget Recommendations.....	14
V.	Current and Future Year Considerations.....	17
VI.	Conclusion.....	19

APPENDICES

A.	Enterprise Funds Subsidies and Retained Earnings	
	a. Our Island Home	
	b. Solid Waste	
B.	FY 2025 Cherry Sheet	
C.	Strategic Plan Summary (Adopted October 24, 2018, updated September 11, 2019, October 2023 and pending October 2024)	
D.	Moody's Credit Rating Opinion	
E.	Allowable Levy and Unused Levy Capacity	
F.	Free Cash	
G.	Stabilization Funds	
H.	Reserve Funds	
I.	Town of Nantucket Financial Reserves Policy	
J.	New Growth and Local Receipts History	
K.	Other Post-Employment Benefits (OPEB) Trust Fund	
L.	Price Waterhouse Cooper Article/Medical Cost Trends 2024	
M.	Articles	
	a. Nantucket Real Estate Market Insights by Fisher Real Estate	
	b. State of the Economy	
N.	FY 2026 General Fund Revenue Breakdown	
O.	FY 2026 General Fund Expenditure Breakdown	
P.	General Fund Debt Service Schedule	
Q.	FY 2026 Expense Increase Requests	
R.	List of Collective Bargaining Agreements	
S.	Coastal Resiliency Completed Projects	
T.	Barnstable County Retirement System Valuation	
U.	Town of Nantucket OPEB Valuation	
V.	Vertex Construction Manager at Risk Presentation	



**TOWN OF NANTUCKET
Office of Town Manager**

16 Broad Street
Nantucket, Massachusetts 02554
508-228-7200
C. Elizabeth Gibson, Town Manager

December 11, 2024

Chair Mohr and Members of the Select Board:

Enclosed please find the Town Manager's Proposed General Fund Budget for Fiscal Year 2026 (July 1, 2025 - June 30, 2026) in accordance with the requirements of the Town Charter (Article IV, section 4.2(3)). The proposed budget would increase by 5.62% over the FY 2025 budget.

The proposed FY 2026 General Fund operating budget of \$138,380,643 represents an increase of \$7,367,341, of which the Town operating budget is proposed to increase \$454,215, Nantucket Public Schools \$2,967,781 and other non-discretionary expenses including debt service, insurance, and retirement assessment increasing by \$3,945,345. Increasing the School budget will continue the Town's strong commitment and investment in public education and address emerging issues and regulatory requirements.

Overall, General Fund revenue is projected to be \$161,672,239 and total General Fund expenses \$161,444,574. This leaves unused levy capacity at \$227,664. Unused levy capacity consists of the real and personal property taxes that the town does not raise in the tax rate in a given fiscal year. The unused projection for FY 2026 leaves some margin for flexibility if conditions change as the budget progresses through the process.

Each year, Free Cash is certified as of June 30 for appropriation as of July 1. The June 30, 2024 certification is currently being reviewed by the Department of Revenue (DOR) and it is expected that it will be certified at \$15,457,262. Free Cash, in accordance with the Town's financial policy as adopted by the Select Board, may be used for one-time operating expenses, capital items, or to add funds to stabilization accounts.

Like all Massachusetts municipalities, Nantucket is dependent on Property Taxes as the primary source of funding for Town operations, with 79% of its revenues coming from this source. Other sources include Rooms (including Short-term Rentals) and Meals Tax (9%) State Aid (3%), Other Local Revenues (such as licenses and permits) (9%).

The financial health of a municipality is partly reflected in its credit rating for borrowing funds. Since 2018, Nantucket has earned a Aaa credit rating, the highest possible, by Moody's Investors Service. The proposed budget maintains the sound fiscal practices that earned this rating.

Major expense categories of the budget include debt service for voter-approved projects, retirement assessment, health insurance and compensation. Health insurance is expected to

increase by 7.50% over FY 2025, and an increase in debt service of approximately \$2,200,977 is expected as a result of additional debt associated with recently completed projects including Affordable Housing projects.

As a result of the increase in value of the stock market and the Town's continued commitment to funding long-term retirement-related liabilities, the funded status of Nantucket's portion of the Barnstable County Retirement System and Other Post-Employment Benefits (OPEB) Trust fund has improved.

Town of Nantucket Status within Barnstable County Retirement System (Appendix U)

As of the January 1, 2024 Actuarial Valuation, the Town of Nantucket has a Net Pension Liability of \$82,871,120. This represents just over 10% of the total pension liability of the Barnstable County Retirement System. The System is still on track to be fully funded by 2038.

Town of Nantucket Other Post-Employment Benefits (OPEB) Liability (Appendix V)

As of the June 30, 2024 Actuarial Valuation Nantucket has a net OPEB liability of \$123,480,831. Nantucket continues to appropriate \$500,000 annually to the OPEB Trust Fund in accordance with the Town's Financial Policies. Once the retirement system is fully funded, the additional retirement appropriation will be directed into the Town's OPEB Trust Fund.

Total Budget Plan

The total General Fund budget includes funding for all Town programs and services apart from those Enterprise Fund operations supported all or in part by user fees, including Nantucket Memorial Airport, Sewer Department, Solid Waste, Our Island Home and the Nantucket Water Department.

Town Government Budget – General Fund

As part of the budget process, Town Administration has identified the following priorities, using the Select Board's Strategic Plan, to shape the formation of the FY 2026 General Fund budget:

- Securing Town employee and community workforce housing
- Ensuring competitive wage and benefits for Town employees
- Providing an increased level of funding for essential services and/or programs and initiatives such as Public Safety, stormwater infrastructure, municipal facilities, a safe and secure information technology environment and coastal resiliency
- Enhancing government services to meet the needs of the seasonal and year-round community

Conclusion

The FY 2026 General Fund budget continues Nantucket's proud tradition of financial stability while providing funding for prioritized programs and services. I would like to thank the Department Heads and their staff members who worked with us throughout this budget process.

Sincerely,

C. Elizabeth Gibson
Town Manager

II. Introduction

The FY 2026 budget has been developed with a backdrop of considerable **uncertainty**. Uncertainty about administrative change at the national level, uncertainty about the economy, interest rates, impact of proposed vessel speed restrictions, impact of off-shore wind farms and associated blade failures. Not to be ignored, and incredibly important in our budget planning, is the impact of all this uncertainty on short-term rental receipts received by the Town. Finally, additional uncertainty is created by the upward spiraling costs of construction on the island and its impact on Town planning and budgeting. While we prepare budgets cautiously every year, we do so particularly this year.

With an ever-growing list of essential, but *very* expensive projects on the horizon, we are increasing our scrutiny on all requests for funding and relying heavily on direction provided by the Select Board Strategic Plan. That said, we keep an equally sharp focus on ensuring continuity of municipal services. The initiatives and resources included in this budget form a significant part of our service commitment to the residents of Nantucket.

Creating affordable, attainable, safe, and stable **housing** for both residents and Town employees remains the Select Board's overarching mission and one of Town Administration's main focus areas. Stable housing is generally positively correlated with a stable workforce which allows the Town to deliver services more reliably. We are committing significant time, energy and people resources to manage our Town-employee housing inventory, acquisition of additional properties, placement of staff and maintenance.

The Town remains greatly impacted by **workforce challenges** with numerous vacancies in Town Departments and a high turnover of staff. We continue to struggle to attract talent and our vacancy rate of 13-15% remains stubbornly high. While the wage increases in the current union contracts and a Classification and Compensation Study for the non-union employees have definitively helped, we may already be falling behind as wages and competition for workers continues to increase nationally and locally. However, there is reason to be hopeful as in FY 2024-25, we successfully recruited the following notable positions: Director of Public Works, Chief of Police, Deputy Procurement Officer, Tax Collector, Deputy Fire Chief of Operations, Deputy Fire Chief of Administration, Deputy Harbormaster, Chief Wastewater Operator, Storm Water Manager, Municipal Housing Director, Real Estate Specialist, Housing Rental Property Manager, Public Health Director and Project Manager.

Equally important in our budget calculus is impact to the **economy** as a hawkish Federal Reserve Bank remains committed to reducing inflation. While no longer in a rate hiking cycle, the Bank's determination to keep inflation at 2.5% has kept interest rates stubbornly high and mortgage rates near 7%. Expectations of increasing federal budget deficits are contributing to elevated interest rates and higher interest rates increase the chance of recession. Recessions usually lead to decreased discretionary spending on items like vacation rentals and dining out.

Locally we see mixed indicators from the Island's real estate market, but associated activities (building permits, sewer permits) remain robust. Registry of Deeds receipts are on par with the

prior year. Room occupancy tax revenue for the first quarter of FY 2025 was lower than the same period in FY 2024, however we remain cautiously optimistic that the 2nd quarter of FY 2025 will rebound somewhat. Short-term rental receipts are an important funding source for initiatives contained in this budget recommendation.

Finally, we strive to commit our attention and resources to projects prioritized by the Select Board. Work on new ideas, initiatives, concepts or citizen requests occurs only when resources are available. While the tasks we have ahead of us are substantial, we know that we are constantly maturing as a team, and with this maturity we become more productive. However, unproductive, mean-spirited civil discourse has become all too common across the country and on Nantucket. It is an unnecessary distraction; it divides our community and without question comes at a cost. When directed at employees, studies show a loss in productivity and decline in job commitment. Our challenges around housing, staffing, and the escalating cost of living are large enough on their own, we do not need unhelpful, uncaring, personal attacks seeping into how we engage as a community of islanders. We all must do better.

Below we highlight some of the major challenges facing the Town in the upcoming budget period.

Challenges

Strategic Plan Initiatives

The Select Board held its annual Strategic Plan review and refresh retreat on October 22, 2024. The Board has five key Focus Areas: Housing, Effective and Efficient Town Government, Environmental Leadership, Healthy and Vibrant Community, and Transportation, each led by a Town employee and a Board liaison. During the retreat, the Board reviewed the Focus Areas and expressed its commitment to the framework and the principles of sustainability that guide the Strategic Plan. Town Administration presented an update of accomplishments in each of the Focus Areas, with the Select Board providing feedback on progress, prioritization and any directional changes. There was a consensus that we are working on the right things and that real, tangible results are evident and the annual retreat is a productive use of time.

The most significant hurdle to delivering effective Town government remains stable, affordable housing. Effective employee recruitment and retention rely on it. The Board acknowledges the impact the staffing crisis has on Town operations and supports the Town's efforts to purchase and create housing opportunities for Town employees but understands the limitations of these efforts. It also acknowledges progress on the Waitt Drive seasonal dorm, municipal preference at the Wiggles Way and Gooseberry properties and several Town residential property purchases.

Finally, the Select Board Strategic Plan is a living document that we seek to improve each year. In addition to reaffirming the prioritization of projects, this year Town staff also developed their own mission statement. We share it with you here:

“We strive to provide high-quality public service with compassion, integrity, and accountability. As stewards of our cherished Island, we are committed to cultivating a connected community where everyone feels welcome.”

Our key organizational values are customer service, compassion, integrity, accountability and stewardship.

Major Projects

Nantucket has many large, complex municipal projects that are currently either in development, in progress, or planned for the next 2-10 years. These projects vary widely from new facilities to complex and costly resiliency enhancements. Execution of major projects on Nantucket continues to be a challenge due to lack of personnel to manage the project portfolio, our remote location, public procurement requirements, escalating costs, and competing priorities. Through the Town's robust capital improvement plan (CIP) process, the Finance Department and the Capital Program Committee provide review of proposed major projects over the next decade.

The Town faces financial and execution "collisions" relative to project funding and management in the near future:

- A financial collision where large sums of money will be required to be borrowed to construct, maintain, and improve island-wide assets, and
- An execution collision where many large and complex projects simultaneously compete for limited non-financial resources, such as staff capacity, scarce building materials, permitting and currently unknown, but emerging critical capital projects relating to coastal resiliency and PFAS.

These two collisions create risks for the financing, execution, and implementation of the CIP over the next 10 years. The current CIP projects a funding requirement of more than \$771,000,000 over the next 10 years, with more than two dozen major capital projects in the CIP over the next decade.

The financial collision results from previously authorized projects, projects in the forward-looking CIP, and an increasing number of debt exclusions. The Town has approximately \$27,202,902 in approved authorizations for projects in addition to the \$771,000,000 of additional proposed projects in the CIP. These prior and proposed authorizations could put the Town's Aaa rating at risk, leading to higher borrowing costs if projects are not initiated and completed in a timely manner. A sample of the more than two dozen major capital projects in the plan over the next decade, include:

- New Our Island Home facility
- New DPW Campus at a new site (plus, potential repurposing costs for existing site)
- Baxter Road Alternative Access (most likely this cost will be offset by betterment assessments; however, the funds to construct will need an initial appropriation)
- Somerset Needs Area Sewer Extension
- New Middle School
- Town Employee Housing (to be constructed on Town property)
- Central Municipal Building (new facility)
- Coastal Resiliency projects

The execution collision is a result of the Town's limited ability to execute and deliver the

CIP. The Town is resource-constrained, has a backlog of funded projects and challenges come from many directions when executing these projects, for example local opposition is out of our control and often delays projects. Our own ability to secure project management resources needed to manage complex or inter-related projects leads to delays. Contract management, procurement requirements, project sequencing, supply chain issues, permitting and HDC approval all serve to complicate execution.

The scope and complexity of managing major projects is of substantial concern. Successful execution requires strong discipline and difficult choices and trade-offs will need to be made.

Our Island Home (OIH)

In recent years we have noted the financial challenges of operating the Town's municipally owned nursing home (the only municipally owned and operated skilled nursing facility in Massachusetts). While the financial challenges and staffing shortages persist, OIH has been able to maintain its quality of care and staffing levels using travel nursing agencies. In its last rating by Nursing Home Compare, OIH received a 4-star rating, which not only speaks to the improved staffing condition at OIH, but also to its financial viability as higher ratings open up residency to those with alternative insurance coverage. As noted in previous budget messages, OIH does not generate sufficient revenue to fully fund its operations, however it has increased revenue significantly through more efficient operations in FY 2024 and into FY 2025. Historically, there are a variety of reasons for revenue challenges, including the relatively small number of beds (licensed for 45), collective bargaining agreements, regulatory requirements, and maintenance and repair of an aging facility. Most significantly, Federal and State reimbursements do not cover the daily cost of care for a resident. Currently, for FY 2026, the budgeted OIH subsidy from the General Fund is \$5,519,064.

The work on developing a new OIH facility at Sherburne Commons is progressing. We now have in place our required Owner's Project Manager, a design and engineering firm, and a construction manager-at risk contractor. Community engagement remains a cornerstone of our efforts, and we anticipate requesting construction funding at the 2025 Annual Town Meeting. Like so many other large projects, this project places a large demand on the time of Town Administration and other Town departments.

Solid Waste

The Waste Services Agreement (WSA) with our landfill operator, Waste Options Nantucket, LLC, expires on November 30, 2025. For several years, we have been working internally on various scenarios, options, and cost projections for consideration as the contract expires. We developed and issued a Request for Proposals (RFP) last summer and are evaluating the responses. Our goal is to complete our evaluation by late January 2025 and have the operator in place for a seamless transition from the old agreement to the new one by the time the WSA expires.

Additionally, Town Administration continues to grapple with important questions about the future and has come to realize that many are significantly impacted by changing, or potentially changing, technological innovations or regulatory change. An issue we thought we may have decided upon a year ago, may very well be an open issue today because of the dynamics of technology and policy. We continue to hold regular workshops with the Select Board to share and review information we have gathered and to seek policy input.

Sustainability and Coastal Resiliency

Another priority of the Select Board which has significant budgetary implications is Sustainability. Sustainability is focusing on environmental, economic and social issues, and looking for ways of meeting the needs of the present without compromising the ability of future generations to meet their own needs. Overall, the Town's sustainability efforts will help local climate change efforts and respond to impacts such as sea level rise, flooding, erosion, extreme temperatures and extreme weather events. Responses to some of these issues have taken shape within the Environmental Leadership Focus Area of the Select Board Strategic Plan.

The scope and cost of these plans and projects will present serious challenges to the Island's taxpayers. The Coastal Resilience Plan has been integrated into the Town's 10-year Capital Improvement Plan to provide a more robust forecast of future financial requirements upon the Town. The critical projects identified between now and 2035 may cost the Town as much as \$500,000,000. While some financial grants are likely, they will not significantly offset the costs to protect Nantucket from the impacts of climate change and sea-level rise. In FY 2024, the Natural Resources Department through its Sustainability Program was awarded a \$421,875 Coastal Zone Management (CZM) State grant to begin investigations of a Downtown Neighborhood Flood Barrier for the Easy Street and lower Broad Street area. It is hoped that this is a gateway to larger grants to offset costs.

Continuity of Financial Strengths

- The Town's bond rating was maintained at the Aaa level by Moody's Investor Services in April of 2024 (Appendix D) with a Stable Outlook. The Town continues to have a rating of Aa+ from S&P Global. The Aaa rating is Moody's highest rating for a municipality and Nantucket is one of 14 (out of 351) cities and towns in Massachusetts to achieve this rating. A benefit of these high ratings includes the opportunity to borrow at lower interest rates.
- Free Cash for use in FY 2025 and FY 2026 is currently being reviewed by the Department of Revenue. It is expected that it will be certified at \$15,457,262. Pursuant to Town policy and best management practices, Free Cash is used for non-recurring items such as capital projects or other one-time expenses. See Appendix E for a five-year history of certified Free Cash and the Town's Budget Policy.
- The Stabilization Fund remains strong with a balance of \$8,183,970 at the end of FY 2024 (Appendix F). Best management practice is to hold reserves that are 10% of the budget. Using an approximate budget of \$140,000,000, the Stabilization Fund balance is approximately 6% of the budget. Combined with the Certified Free Cash (undesignated reserves), we expect the reserve amount to exceed the best management practice guideline as per the Town of Nantucket Financial Reserves Policy (Appendix G) and continue to commit \$1,000,000 annually to it.
- The Town maintained a balance of \$2,860,855 in its Capital Projects Stabilization Fund at the end of FY 2024. The current balance represents 2.04% of General Fund expenditures. Best management practice is to hold capital projects reserves which meet

or exceed 3% of the budget. The town continues to work towards this with an annual appropriation commitment of \$1,000,000.

- Increased focus on Town infrastructure continues to be a Select Board and Town Administration priority. Work to compile a comprehensive list of all town-owned facilities, along with condition assessments, current maintenance needs, and a maintenance schedule continues. The FY 2026 Capital Project and General Fund recommendations will continue the focus on infrastructure maintenance and improvement.
- Local receipts, including meals excise tax and room occupancy tax revenues remain stable in the first quarter of FY 2025. Town Administration is reviewing and monitoring closely as some local receipts are showing signs of slowing.
- For FY 2026, new growth is estimated to be \$1,800,000, representing a \$550,000 increase from the FY 2025 estimate. This increase continues to be attributable to the increase in construction on the island.
- In January of 2019, the state enacted legislation that expanded the hotel/motel room occupancy tax to cover certain short-term rentals. Link: <https://www.nantucket-ma.gov/1327/Short-Term-Rentals>. Collections for the first quarter of FY 2025 remain strong. The Select Board has discussed reserving some amount for specific purposes, including affordable housing, human services, infrastructure improvements and maintenance. It would be prudent to have a better picture of how much additional revenue we may be consistently realizing from this expanded tax before commitments for its uses are made. Room occupancy tax revenue for the period of June 2025 through September 2025 was lower than for the same period a year ago. This is something we are watching closely to see if this trend continues into the next reporting period ending on November 30, 2024 for which information will be received by December 30, 2024.
- The Town has maintained its commitment to funding the OPEB Trust Fund (Other Post-Employment Benefits) with annual contributions of \$500,000 since 2015, thereby lowering its net liability. The balance of the OPEB Trust Fund at the end of FY 2024 was \$7,586,199 (Appendix J). We continue to fund an annual appropriation of \$500,000 in the proposed FY 2026 budget.
- The Town continues to make its annual required contribution to the Barnstable County Retirement System. When compared to the rest of the Commonwealth's municipalities, Barnstable County remains in the top half of the retirement systems that are on schedule to be fully funded within their projections.
- The Town continues to work with its health insurance consultant NFP, an AON Company, monitoring utilization and exploring ways to mitigate the risk and reduce the overall cost of insurance. (See Appendix K, Price Waterhouse Cooper (PWC) article

September 2024).

Caution

In the same way we cautioned about revenues and expenses in last year's budget, we are closely monitoring economic trends and continuing our cautious approach to both revenue and expense projections. These projections are clouded by high interest rates and a cooling economy. Additionally, rising wage demands are impacting the financial positions of municipalities across the Commonwealth. Perhaps in ways more significant than any in the past decade, we are cautious about potential changes resulting from the incoming Trump Administration. We are keeping a close eye on policy changes regarding municipal borrowing rates, the environment, healthcare, energy, immigration, tariffs and education.

The Town faces a delicate balance of managing the increasing demands of a growing island community while remaining within the levy limit. As we head into FY 2026, the Town's ability to fund ever-increasing demand for programs and services while at the same time maintaining quality of life, facilities and infrastructure, gives us caution. The expanding demand requires a stable workforce, and while we see room for cautious optimism, the difficulty of attracting, retaining, and housing employees is ever-present.

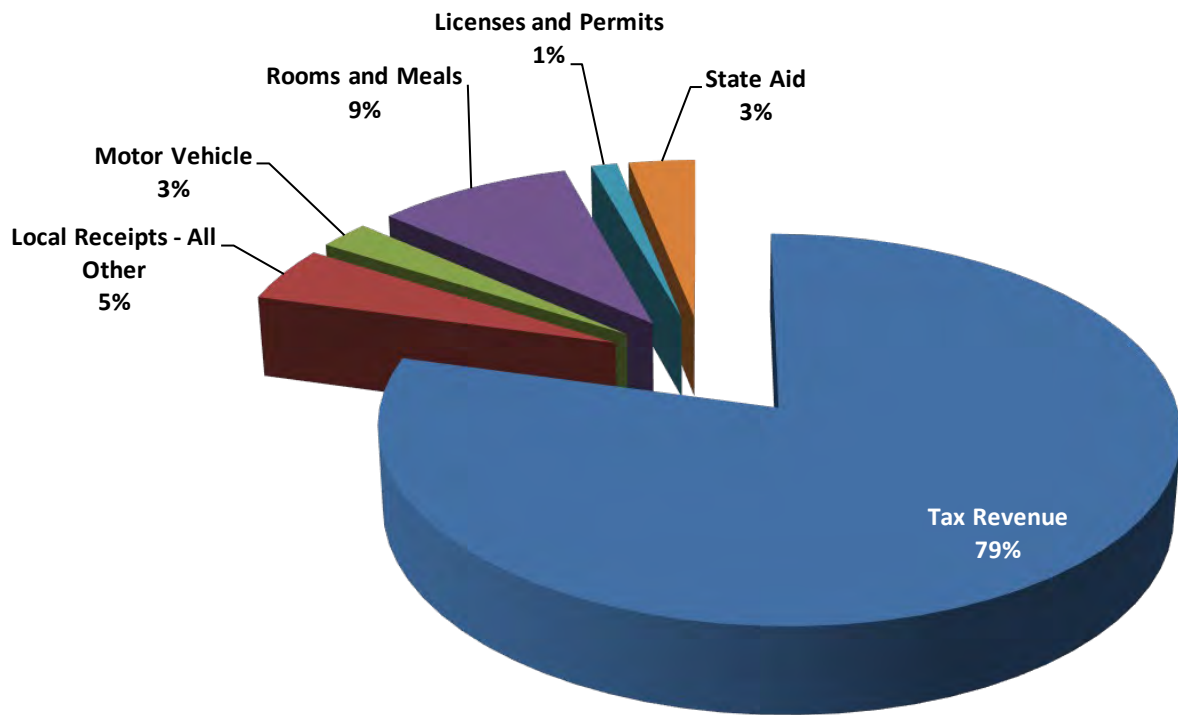
The budget is essentially a plan of service for the community and each year we attempt to budget prudently and cautiously. Not all requests and needs can be met to the degree desired by individual groups and departments. As we strive to meet as many demands as possible, we must also model for the impact of a potentially contracting economy. We do so by reviewing possible reductions in the following expense categories:

- municipal services for reduction or elimination – in other words, an “Austerity Budget”
- reduction-in-force options
- hiring “freeze” or “chill”
- NRTA year-round service reduction
- capital projects deferrals

In summary, the FY 2026 budget is particularly challenging due to so many “uncertainties”. Will inflation make project costs even more challenging to forecast? Is the Capital Improvement Plan just too large, too challenging? Will we need to examine whether to continue offering certain services? And/or reduce the ones we do offer or fund outside of the Town? Might the Trump Administration eliminate the tax-free borrowing status of municipalities? How quickly can we bring more housing online? Will we come together as a community, or will we succumb to incivility? There is much to address, with limited resources.

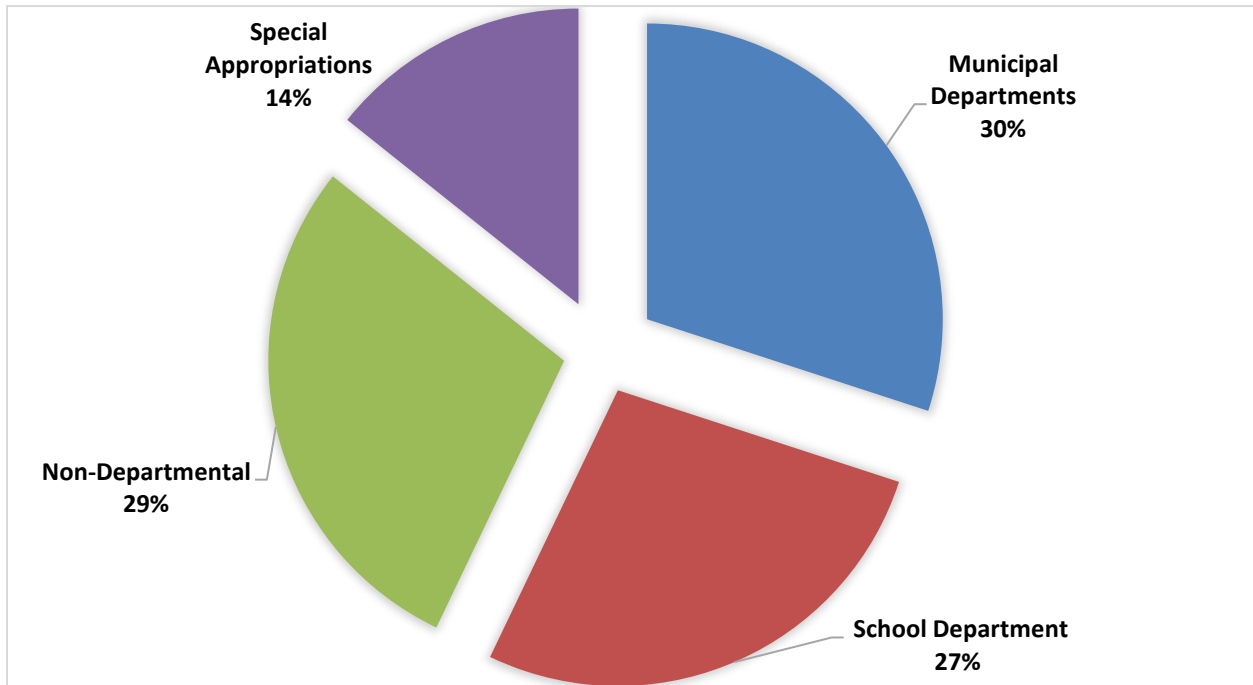
III. Overview of FY 2026 General Fund Budget Projection

A. Projected FY 2026 General Fund Revenue



Refer to Appendix M for a detailed breakdown of the FY 2026 proposed General Fund revenue as compared to the FY 2025 approved budget.

B. Projected FY 2026 General Fund Expenses



The proposed FY 2026 General Fund budget will fund:

- Projected Town and School salaries and fixed/current operational expenses – with some additional positions and programs.
- Fixed costs allocated between several expense categories including:
 - Health Insurance for active and retired employees is projected to rise at a rate of ~7.5% for FY 2026. While the Town did realize cost savings because of plan design changes in FY 2019, and while utilization rates have been lower in the past few quarters, we do expect rates to rise near the end of FY 2025 and into the beginning of FY 2026. The continued rise of medical rate inflation is expected to have an impact on the FY 2026 health insurance budget.
 - General Insurance is projected to increase 17.7% from FY 2025, based on current trends. The increase is resulting from the large losses that carriers have faced across the nation due to severe natural disasters over the past few years.
 - Debt Service is established by the current repayment schedule and will increase in FY 2026 due to the addition of long-term debt associated with Affordable Housing Projects, implementation of sidewalk improvement projects and other capital projects. However, the Town will continue to see an upward trend over the next 2-3 years, as new borrowings are undertaken for approved projects not yet started. (Appendix N)
 - The Barnstable County retirement assessment is assumed to increase 8.5% in FY 2026.
- General Fund subsidies to the following Enterprise Funds and Affordable Housing Trust Fund are projected for FY 2026:
 - Solid Waste operations - \$11,878,428
 - Affordable Housing Trust - \$6,662,500
 - Our Island Home - \$5,519,064
 - Stormwater - \$525,313
 - The subsidies to the Enterprise Funds except for Stormwater as well as the subsidy for the Affordable Housing Trust are funded through previously approved override votes.
- Minimum capital funding requirement of \$1,810,908, allocated equally between the Town and School departments for capital improvements, pursuant to a requirement of the Town Code:

The Town shall spend on capital projects a minimum of 1% of total Town local receipts collected in the prior fiscal year plus 1% of the total real estate and personal property taxes collected in the prior fiscal year. If local receipts fall below the 1% minimum, the Town may forego the funding requirement. Nantucket Town Code Chapter 11, § 11-12.1
- Other Annual Appropriations for the following:
 - \$500,000 to the Other Post-Employment Benefits (OPEB) Trust Fund, in

accordance with the Town's OPEB policy. FY 2026 will be the 10th consecutive year in which a contribution to this Trust Fund is made. The balance of the fund at the end of FY 2024 is \$7,586,199 (Appendix J)

- \$500,000 to the Reserve Fund (see Appendix F)
- State Cherry Sheet charges, the County Assessment and unpaid bills from prior fiscal years
- Annual Health and Human Services appropriation is funded at \$825,000 for FY 2026. The funding is split between a \$650,000 contribution from the General Fund and \$175,000 from the Special Purpose Stabilization Fund for Substance Abuse.

Refer to Appendix O for a detailed breakdown of the FY 2026 proposed General Fund expenses as compared to the FY 2025 approved budget.

IV. Town Administration Expense Increase Recommendations

Background

Over the past decade, Nantucket has experienced significant growth and the Town's scope of responsibility has increased. We have taken on and/or funded new initiatives in response to needs, requests, and mandates, yet staffing and service levels have not all kept up with the Island's growth, particularly in areas such as: infrastructure and public building maintenance, project management, code enforcement and community and town employee housing efforts. In addition, global, national, and regional issues of coastal resiliency, solid waste management and energy use are becoming more and more critical in terms of climate change, sea level rise and sustainability of natural resources. The Select Board's Strategic Plan is intended to help focus Select Board initiatives and budgetary allocations toward the goals contained within the Plan. Information as to the specifics of the current Strategic Plan may be found on the Town website at <https://nantucket-ma.civilspace.io/en/projects/the-plan>. Many other mandated and goal-oriented plans and studies have been developed in the past several years which are taken into consideration during budget development, these include but are not limited to:

- Staffing Study
- Hazard Mitigation Plan
- Coastal Resiliency Plan
- Green Community Requirements
- Town-wide PFAS Assessment
- Parks Master Plan
- Capital Improvement Plan
- Facilities Master Plan
- Diversity Equity and Inclusion Assessment

FY 2026 Expense Increase Requests

Departmental expense increase requests (EIR) for FY 2026 are shown in Appendix P, separated into categories of:

- Personnel Requests
- Expense Requests – One-time
- Expense Requests – Ongoing

Using a point system, with “Legal Mandate” being automatically supported, the requests were individually ranked and prioritized in accordance with the following criteria:

<u>Ranking Criteria</u>	<u>Scale</u>	<u>Description</u>
Legal Mandate	Y/N	Required by State/Fed or Local Bylaw (Y = Automatically Fund; Score of 9.0)
Staffing Study	0-2	Is it within the Staffing Study? If yes, 1 or 2 score would be determined by priority level (2 for higher priority)
Strategic Plan	0-2	Is it within the Strategic Plan? If yes, 1 or 2 score would be determined by priority level (2 for higher priority)
Staffing Study and Strategic Plan	0-1	Is it in <i>both</i> Staffing Study and Strategic Plan then 1 additional point to weight it higher
Department Operations & Efficiency	0-1	Funding necessary to provide a department with necessary support for existing <i>or</i> new program
Approved New Programming	0-1	Funding necessary to support a new initiative
Necessary for Existing Programming	0-1	Funding necessary to support or expand ongoing initiatives
Continuation of Operations	0-1	Funding necessary to support unexpected increases or items already operationalized (e.g., software licenses)

To fund these, we have:

- focused our recommendations on the Select Board’s Strategic Plan, and the other studies and plans referenced above, as well as critical Town operational issues
- recommended use of funds from other sources (such as fund the one-time expenses from Free Cash and/or borrowing)
- not recommended funding and/or will take a different approach; or funded a reduced request

The FY 2026 Expense Increase Requests initially submitted by departments far exceeded our budgetary capacity, therefore we have prioritized the EIRs using the system noted above, and recommendations follow:

Department	Description of Expense Request	One-Time or Ongoing	Total Amount Requested *Includes Health Insurance	Approved Amount *Includes Health Insurance
Personnel Expense Increase Requests (EIRs)				
C&T	Cultural Affairs & Special Events Coordinator	Ongoing	115,701	115,701
Finance	~~3 Additional Accounting Clerks~~	Ongoing	347,102	-
Fire	~~4 Additional Firefighters~~	Ongoing	241,102	-
Fire	2 Additional Firefighters ⁽¹⁾	Ongoing	241,102	241,102
HHS	~~Behavioral Health Coordinator~~	Ongoing	115,701	-
HHS	STR Compliance Coordinator	Ongoing	108,421	108,421
HR	Central Intern Funding ⁽²⁾	Ongoing	-	50,000
IT	~~IT Intern~~ ⁽²⁾	Ongoing	24,000	-
NR	~~Extension Agent~~	Ongoing	143,000	-
NR	Increase Holiday Pay	Ongoing	4,000	4,000
PLUS	Increase Overtime for Inspectors	Ongoing	10,000	10,000
Police	~~4 Additional Police Officers~~	Ongoing	247,693	-
Police	2 Additional Police Officers ⁽¹⁾	Ongoing	247,693	247,693
Town Admin	Real Estate Position	Ongoing	119,500	119,500
Town Admin	~~Web Graphic Design Specialist~~	Ongoing	118,000	-
Department Personnel EIR			\$ 2,083,015	\$ 896,417

(1) Four positions requested, only two approved.

(2) IT Intern requested, changed into Central Intern Funding for all departments.

Department	Description of Expense Request	One-Time or Ongoing	Total Amount Requested	Approved Amount
One-Time Operating Expense Increase Requests (EIRs)				
Public Works	CDL & Hoisting Licenses	One-Time	20,000	20,000
Central Fleet	New IT Vehicle	One-Time	40,000	40,000
Central Fleet	~~Purchase UTV (NRD)~~	One-Time	20,000	-
Central Fleet	~~GEM Vehicle (PLUS)~~	One-Time	40,000	-
Fire	New Recruit Travel	One-Time	20,000	10,000
Fire	~~Record Management Software Additional Features~~	One-Time	10,000	-
Fire	New Recruit Gear	One-Time	50,000	25,000
Fire	Preventative Vehicle Maintenance NFPA Standards	One-Time	10,000	10,000
Finance	~~Enterprise Resource Planning Software Review~~	One-Time	60,000	-
HHS	~~Behavioral Health Training, Events, Outreach & Education~~	One-Time	15,000	-
HHS	~~Needs Assessment for Human Services~~	One-Time	60,000	-
HR	Compensation & Classification Study Update	One-Time	105,000	105,000
IT	~~Purchase of New Phone Equipment/Software~~	One-Time	49,000	-
NR	~~Sustainability Policy Development~~	One-Time	40,000	-
PLUS	~~Historic Architectural Surveys~~	One-Time	60,000	-
Town Clerk	Cooling Devices for Town Meeting Spaces	One-Time	6,000	6,000
Total Operating One-Time Expense Increase Requests			\$ 605,000	\$ 216,000
Department	Description of Expense Request	One-Time or Ongoing	Total Amount Requested	Approved Amount
Ongoing Operating Expense Increase Requests (EIRs)				
DPW/Facilities	Increase Electricity for Public Buildings	Ongoing	25,000	25,000
DPW/Facilities	Increase Custodial for Public Buildings	Ongoing	66,800	66,800
Streetlights	Increase Electricity	Ongoing	10,000	10,000
Fire	Increase Training	Ongoing	63,000	50,000
HHS	~~Increase Postage~~	Ongoing	4,000	-
Housing	Increase Employee Housing Budget	Ongoing	490,000	230,000
IT	Increase Prof. Services - Cybersecurity Penetration Testing	Ongoing	80,000	80,000
IT	Increase Prof. Services - 5% Increase for Annual License Increases	Ongoing	36,000	36,000
IT	Increase Prof. Services - Microsoft License Upgrade	Ongoing	30,000	30,000
IT	~~Increase Telephone Budget, Transferring Town Phones from Public Safety~~	Ongoing	50,000	-
NR	Increase Warranty/Subscription Costs	Ongoing	20,000	20,000
Police	Increase Police Academy Cost	Ongoing	17,500	17,500
Police	Increase Police Vehicle Cost	Ongoing	47,600	47,600
Town Admin	~~Globe Recurring Expense~~	Ongoing	7,500	-
Town Admin	~~Increase Advertising~~	Ongoing	8,000	-
Town Clerk	Increase Town Meeting Cost	Ongoing	70,000	70,000
Total Operating Expense Ongoing Increase Requests			\$ 1,025,400	\$ 682,900
Total Town Personnel & Operational Expense Increase Requests			\$ 3,713,415	\$ 1,795,317

V. Current and Future Year Considerations

Sustainability

The Town has many complex and critical sustainability projects in its near and long-term future which are necessary to maintain its fragile ecology, historic character, and world class resort reputation. The Town's Sustainability Program ensures integration of this sustainability principle in town wide operations. Activities include oversight of various sustainability efforts such as the Town's Coastal Resiliency Plan, Green Communities designation, and Hazard Mitigation Plan. We have in place an interdepartmental Sustainability Workgroup consisting of numerous departments and island agencies addressing a wide variety of sustainability issues and

which works to operationalize a “filter” of sustainability throughout Town operations.

Coastal Resiliency/Infrastructure/Planning

Global warming, climate change and sea level rise are frequently identified in the news media and through scientific research as growing issues for municipalities. In FY 2019, we completed an update to the Town’s Hazard Mitigation Plan, which can be found here <https://www.nantucket-ma.gov/1373/Hazard-Mitigation-Plan>. The plan recommends over 50 projects for implementation.

The Select Board established a Coastal Resiliency Advisory Committee to make recommendations about a variety of coastal resiliency issues, including a Coastal Resiliency Plan (CRP). (<https://www.nantucket-ma.gov/1391/Coastal-Resiliency-Advisory-Committee>). In mid FY 2022 the Coastal Resiliency Plan was issued through the efforts of the Coastal Resiliency Advisory Committee with its consultant, Arcadis. Currently, 20 of the 40 projects are progressing with 9 of these underway and 5 already completed within 2 years of the CRP being finalized (Appendix S). As with all major projects on the island, advancement or completion of these complex resiliency projects are subject to competing priorities, including funding and personnel resources.

Parks Master Plan

The Nobadeer Fields Expansion Project is underway, with Weston and Sampson contracted to develop the design for the new natural turf fields. We expect to break ground on this multi-year project in the fall of 2025. The new fields will require two full growing seasons to fully establish the natural grass turf before they are opened for use. Once the new fields are online, the third field will receive its renovation, which will also require two growing seasons to establish. Completion of the entire phased project is expected in late 2028. A new playground funded by Article 10 at the 2024 Annual Town Meeting will also be installed at the Nobadeer Fields during the first phase of the field expansion project.

Funded by Article 15 of the 2024 Annual Town Meeting, the Tom Nevers Park debris removal and erosion control project is also continuing to progress. Survey and engineering redesign, necessitated by coastline changes during several severe storms in early 2023, are ongoing. Permitting, construction document development, and bidding phases are expected to occur over the next 12-18 months. The construction phase of this project is expected to be costly, far in excess of the \$2,000,000 appropriation approved at the 2024 Annual Town Meeting. We are exploring federal grants and other opportunities to potentially offset costs. This project will need to be completed, and the bluff stabilized before any parks and recreation projects can be executed at the Park. Article 10 of the 2024 Annual Town Meeting also appropriated funds for new playground equipment to enhance the existing playground area at Tom Nevers Park. The Town is under contract with a vendor to supply and install these new playground features before summer 2025.

Article 17 of the 2024 Annual Town Meeting appropriated funds for the reconstruction of the Jetties tennis courts. Construction kicked off in October 2024, with demolition, site prep, new post-tensioned concrete pad, and fencing completed as of December 2024. The courts will have

the final surfacing and color layers installed in the spring of 2025 and are expected to be open to the public in late spring.

Per and Polyfluoroalkyl Substances (PFAS)

Since 2020, the Town has appropriated \$15,000,000 for PFAS-related efforts which does not include the work by the Nantucket Memorial Airport to address PFAS contamination and cleanup on property under Airport jurisdiction. Approximately \$4.7M has been expended to date through twenty (20) contracts to perform a variety of island-wide PFAS-related projects, including the water main expansion project west of Nantucket Memorial Airport begun in fall 2023. Aside from the Landfill Groundwater PFAS Sampling Program which is being undertaken with the support of the Massachusetts Department of Environmental Protection, these voluntary efforts are being undertaken proactively to learn more about potential PFAS issues in the community and identify short and long-term solutions. A “PFAS Cycle” model for the community of Nantucket has been developed and is being used to target the transmission pathways and contaminated materials in the environment for source reduction and control, and as a tool to guide project development.

Diversity Equity and Inclusion (DEI) Initiatives

In the fiscal year leading up to FY 2024, the DEI Office developed the Town’s first DEI Strategic Plan. While our DEI Director departed in January 2024 to pursue other opportunities, our DEI Committee, composed of Town employees continued to plan and execute DEI-related activities. Given the very fluid DEI landscape, we are proceeding deliberately in how we staff the office going forward.

Health and Human Services Funding

We propose to allocate \$825,000 to local health and human service agencies in the community for FY 2026. This funding allocation is the same as FY 2025 and continues to be among the highest of all towns in Massachusetts. The funding consists of a \$650,000 commitment from the Town’s General Fund along with \$175,000 recommended to come from the Special Purpose Stabilization Fund for Substance Abuse funded by the through the local option Cannabis sales tax. Each year, the Human Services Contract Review Committee reviews funding applications and recommends distributions levels to the Finance Committee and Select Board.

VI. Conclusion

The proposed FY 2026 General Fund budget can be funded within available revenue, while supporting select new and on-going initiatives and limited new staff positions. The list of challenges is long and includes funding the increasing demands for services from the community; retaining, attracting, and housing qualified employees; and, maintaining infrastructure while making it more resilient. Solid waste management, stormwater, PFAS and Town employee morale will all require continuing and meaningful focus in FY 2026. As noted in this Message and in prior Messages, the demand for resources to address the above will continue into the foreseeable future.

Sincere thanks to the Select Board, Town departments, Finance Committee, Capital Program Committee, and especially to the staff who spend many, many hours putting together the information necessary to develop these budget recommendations, especially Director of

Municipal Finance, Brian E. Turbitt, Assistant Town Manager, Rick Sears, Assistant Town Manager for Strategic Projects, Gregg Tivnan, Assistant Finance Director, Susan Carmel and our new Budget Analyst Steven Hunter.

Prepared by:

Town Manager, pursuant to Article IV, Section 4.2(d)(3) of the Charter of the Town of Nantucket

Preliminary Outline #7 for 2025 Annual Town Meeting Warrant

For 12/18/24 SB review

As of 12/16/24

NOTE: Numbering & Order is NOT FINAL

Annual Articles

1. Receipt of Reports
2. Appropriation: Unpaid Bills
3. Appropriation: Prior Year Articles
4. Revolving Accounts: Annual Authorization *[note: make sure STR and Concessions are in here – may need bylaw amendment for Concessions]*
5. Appropriation: Reserve Fund
6. FY 2025 General Fund Budget Transfers
7. Personnel Compensation Plans for FY 2026
8. Appropriation: FY 2026 General Fund Operating Budget
9. Appropriation: Health & Human Services
10. Appropriation: General Fund Capital Expenditures
11. Appropriation: FY 2026 Enterprise Funds Operations
12. Appropriation: Enterprise Funds Capital Expenditures
13. FY 2025 Enterprise Funds Budget Transfers
14. Appropriation: Waterways Improvement Fund
15. Appropriation: Ferry Embarkation Fee
16. Appropriation: Ambulance Reserve Fund
17. Appropriation: County Assessment
18. Appropriation: Finalizing FY 2026 County Budget
19. Rescind Unused Borrowing Authority *(if needed)*
20. Appropriation: OPEB Trust Fund
21. Appropriation: Free Cash
22. Appropriation: Stabilization Fund

Other Select Board Sponsored Articles

NOTE: most of these were reviewed/discussed by SB and/or Town Administration since the 2024 ATM

ZONING* BYLAW & GENERAL BYLAW AMENDMENTS

**Board discussion occurred in January 2018 regarding a request/directive that all zoning articles must be accompanied by a narrative explanation as to why the item is being put forward, along with any operational or financial impacts*

Zoning Bylaws

Preliminary Updated Planning list attached **Draft articles attached**
Rezoning 8 White St (AHT)

General Bylaws

- Anything for E-bikes, E-scooters? (BPAC reviewing; could potentially be regs vs bylaw) **Draft article(s) under review with Police Chief and Town Counsel**
- Noise bylaw – any changes to hours/days/summer? (routinely brought up by ACNVT and Sconset Civic Assoc) have advised Sconset Civic Assoc to seek a meeting with Nantucket Builder's Assoc; SCA was to meet with Builder's Assoc on 10/30; Sconset Civic Assoc/Nantucket Civic League reps to address SB on 11/13; SCA to discuss with contractor(s) per SB 11/13/24; see attached update; **under review with Police Chief**

- Rental car bylaw changes – in progress; **hope to present to SB on 1/8/25**
- Anything from SB re STRs?
- Traffic calming signage exemption – draft bylaw amendment attached
- Local bylaw to mirror c. 91 enforcement (conceptual right now)
- Wetlands bylaw “clean up” updates (bc of new ConCom wetlands regs - attached)
- Any change to the Contract Review Committee membership/charge (per recent review of CRC, CHS and funding allocation process) Waiting for recs from CHS/CRC
- Potential amendment to outdoor lighting bylaw (due to streetlight survey project in progress)

HOME RULE PETITIONS

Resubmittal of Pending HRP's from prior ATMs (if these have not been acted upon by the Legislature)

-- Bike path easement acquisition/County (Nov 2023 STM) *This is going to be problematic unless the Town can come up with mitigation property* **NO resubmittal (per SB 11/6/24)**

-- Community Housing Bank (Article 79/2024 ATM; Article 76/2022 ATM; Article 79/2019 ATM; Article 70/2018 ATM; Article 88/2017 ATM; Article 82/2016 ATM) **Resubmit if not passed by Dec 31, 2024?** [H4151, S2949]

-- Sewer Act Amendment (Article 81/2024 ATM; Article 84/2023 ATM; Article 77/2022 ATM) **Resubmit if not passed by Dec 31, 2024** [S2436, S2945]

-- Gov't Study Committee Recommendations (Article 82/2024 ATM; Article 85/2023 ATM; Article 78/2022 ATM) **Resubmit if not passed by Dec 31, 2024** [S2438, S2947]

-- Fertilizer Ban (Article 83/2024 ATM; Article 86/2023 ATM) **Resubmit if not passed by Dec 31, 2024?** [S468, S2437, S2944]

-- Pension Bonds and Obligations (Article 86/2024 ATM; Article 89/2023 ATM) **Resubmit if not passed by Dec 31, 2024** [H4116, SD3403]

-- County Charter Amendment/Gender Neutral References for Select Board (Article 91/2024 ATM) **Resubmit if not passed by Dec 31, 2024**

-- Real Estate Conveyance: Land to Land Bank/Washington St etc (Article 90/2023 ATM; Article 87/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [H4077]

-- Real Estate Conveyance: County to Town/School Street (Article 89/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [S2942]

- Real Estate Conveyance: Town to Land Bank/Sconset Trust (Article 90/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [S2946]

- NP&EDC Membership (Article 16/2024 STM; Article 83/2023 ATM) **Resubmit if not passed by Dec 31, 2024?** [H2467] **Not sure where this stands**

-- Coastal Resiliency District Est (Article 67/2024 ATM) “Tabled Indefinitely” – Resubmit? **Recommendation is to resubmit the same HRP from 2024 - attached**

NEW:

MGL ACCEPTANCES

- “Good Landlord” tax exemption opt-in? **AHT to discuss with SB 12/18**
- Seasonal Community designation opt-in (designation acceptance) **IN tentatively per Town Counsel**
-

REAL ESTATE RELATED

Easement Conveyances/Acqs:

- Airport to NGrid for Airport Housing project
- Airport to NGrid for South Ramp
- Town to NGrid for Airport Sewer Pump Station
- Town to NGrid for Waitt Dr housing
- Town to NGrid for L1 project switching module at 16 Broad

- SEVERAL POTENTIAL REAL ESTATE ARTICLES PENDING
- 7 Amelia Dr – Long-term lease authorization

OTHER

- Coastal erosion structure approval in connection with SBPF/Town project at Baxter Rd?
- **Add'l potential coastal erosion structure approval for coir logs at Town/private property at 59-83 Baxter Rd – waiting on a formal request for SB consideration. Town is not partnered with SBPF on Coir logs project, and this is separate from the geotube project where there is a partnership.**
- Need to review any 2024 ATM Town-sponsored articles for potential resubmittal
- Town Council Charter? “Sense of the Meeting”? x 2 (**Warrant Article and Ballot Question**)

FINANCIAL AND/OR BALLOT QUESTIONS

Possible debt exclusion(s) and/or capital exclusion(s) for capital projects; real estate:

- Supplemental design for new DPW facility
- OIH construction

—~~Baxter Rd alt access (tentative)~~

Establish Concession Revolving Fund?

Establish Town Employee Housing Revolving Fund?

Will need appropriation article for Community Impact Fee revenue adopted at 2023 STM

Opioid settlement proceeds allocation article?

CITIZEN ARTICLES

Submittal deadline Mon, November 18

26 submittals as of 4pm 11/18

ARTICLE__

(Zoning Map Change: R-40 to ROH - 0 Fair Street, portion of)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing a portion of the following property currently located in the Residential-40 (R-40) in the Residential Old Historic (ROH) district:

Map	Lot	Number	Street
42.3.1	152.1 (portion of)	0	Fair Street

All as shown on a map entitled "2025 Annual Town Meeting Warrant Article __ R-40 to ROH" filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: RC-2 to R-5 - Surfside Road and Miacomet Av)

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

Map	Lot	Number	Street
67	223.7	2	Miacomet Avenue
67	223.8	61	Surfside Road

All as shown on a map entitled "2025 Annual Town Meeting Warrant Article __ RC-2 to R-5" filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: RC-2 to CTEC - Old South Road *aka Van Gilder Avenue*)

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

Lots 1-13 on Plan 2024-16 on file with the Nantucket Registry of Deeds (formerly/currently known as 86A and 88 Old South Road).

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article __ RC-2 to CTEC” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: RC-2 to R-5 or CTEC - Old South Road)

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

Map	Lot	Number	Street
69	20	1	Rosemary Way
69	275	3	Rosemary Way

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article __ RC-2 to R-5 or CTEC” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

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

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

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

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article __ RC-2 to R-5 or CTEC” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: RC-2 to CTEC - Teasdale Circle)

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

Map	Lot	Number	Street
69	75	3	Teasdale Circle

All as shown on a map entitled "2025 Annual Town Meeting Warrant Article __ RC-2 to CTEC" filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: RC to CN - 103 Washinton Street)

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

Map	Lot	Number	Street
55.1.4	37	103	Washington Street

All as shown on a map entitled "2025 Annual Town Meeting Warrant Article __ RC to CN" filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

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

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

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

67	560		Surfside Road
67	561		Surfside Road

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article ___ RC-2 to R-10 or CN” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: R-40 to CN - 23 Airport Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following property currently located in the Residential- 40 (R-40) in the Commercial Neighborhood (CN) district:

Map	Lot	Number	Street
68	55	23	Airport Road

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article ___ R-40 to CN” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE__

(Zoning Map Change: ROH to CDT - N Water Street)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Old Historic (ROH) in the Commercial Downtown (CDT) district:

Map	Lot	Number	Street
42.4.2	87	7	N Water Street
42.4.2	103	9	N Water Street
42.4.2	54.1	11	N Water Street

All as shown on a map entitled “2025 Annual Town Meeting Warrant Article ___ ROH to CDT” filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

PLACE HOLDER
ARTICLE__

(Zoning Map Open Space Parcels)

Or to take any other action related thereto.

(Select Board for Planning Board)

PLACEHOLDER FOR ANY AFFORDABLE HOMES ACT ARTICLES **ARTICLE ____**

(Zoning Bylaw Amendment: Accessory Dwelling Unit)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Amend section 2 (Definitions- Accessory Dwelling)

~~Accessory Dwelling - A dwelling unit located within an owner-occupied single-family building. The exterior architectural design and use of an accessory dwelling shall be harmonious with the appearance and use of the structure as the owner's home. The gross floor area of the accessory dwelling shall not be more than the gross floor area of the primary dwelling and not greater than 800 square feet. The accessory dwelling shall be self-contained with separate sleeping, cooking and sanitary facilities for the exclusive use of the occupant. The structure containing the primary dwelling and accessory dwelling shall be in single ownership, and one of the units shall be owner-occupied.~~

Accessory Dwelling Unit - a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a primary dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the primary dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; (iii)

Amend section 7A (Use-Chart) as follows:

“Accessory dwelling unit”

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Definitions - Attainable Housing)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Amend Section 2 by inserting a definition for a new term “Attainable Housing” as follows:

Attainable Housing

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

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Cottage Community)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Amend Section 8 by inserting a new subsection “G” (Cottage Community) as follows:

G. Special permit to create a cottage community for year-round residents.

- (1) Purpose: to create, make available, and maintain ownership housing opportunities that are attainable to those who earn at or below 240% of the Nantucket County median household; to help households to continue to**

reside on Nantucket; to generate and preserve attainable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket's diversity and unique sense of community while not significantly altering the character of any particular area(s) or neighborhood(s).

(2) Requirements

- a. A Cottage Community may be permitted in the following zoning districts: ROH, R-5, R-10, R-20, R-40, VR, LUG-1, LUG-2, LUG-3, VN, CN, and CTEC.
- b. The lot(s) shall not be subject to any covenants, restrictions or similar encumbrances, whether appearing in a deed, easement, land-use permit or any other instrument, pertaining to the prohibition of the number of dwelling units allowed on the lot.
- c. The lot must be at least the minimum lot size required for the underlying zoning district.
- d. All units must be single family detached dwelling units.
- e. All dwelling units must be owner occupied. will be subject to a year-round deed restriction and must be sold to an owner that earns at or below 240% of the Nantucket County median household income.
- f. The monitoring and enforcement agent shall be assigned by the Nantucket Affordable Housing Trust, and may change from time to time through a Regulatory Agreement.

(3) A Cottage Community may be constructed at the following density (For all density calculations that result in a fractional number, only fractions equal to or greater than 0.51 should be rounded to the next highest whole number):

Zoning District	Max. Number of Units per lot
ROH	1 per 1,250 sq ft of lot area
R-5	1 per 1,250 sq ft of lot area
R-10	1 per 2,500 sq ft of lot area
R-20	1 per 3,500 sq ft of lot area
R-40	1 per 5,000 sq ft of lot area

VR	1 per 5,000 sq ft of lot area
LUG-1	1 per 5,000 sq ft of lot area
LUG-2	1 per 8,000 sq ft of lot area
LUG-3	1 per 10,000 sq ft of lot area
VN	1 per 2,000 sq ft of lot area
CN	1 per 1,875 sq ft of lot area
CTEC	1 per 2,000 sq ft of lot area

- a. Any newly constructed unit shall not exceed 24 feet in height.
- b. A single dwelling unit may not exceed three bedrooms. The Planning Board may grant a waiver to accommodate dwellings that were already in existence prior to granting the Special Permit.
- c. Groundcover and setbacks of the underlying district shall apply.
- d. There shall be a minimum separation of 5 feet between dwelling units.
- e. Requirements for a secondary dwelling, tertiary dwelling, apartment, and apartment building contained within § 139-2 of this chapter shall not apply.

(4) Off Street Parking Requirements

- a. Off street parking requirements as quantified in § 139-18 of this chapter shall not apply.
- b. All two bedrooms and three bedroom units shall require a minimum of two off street parking space per unit.
- c. All studio and one-bedroom units shall require a minimum of one off street parking space per unit.

d. The Planning Board may waive these requirements.

(5) A Cottage Community shall be subject to Site Plan Review as contained within § 139-23 of this chapter.

(6) Relevant legal documents such as a homeowners association and exclusive use areas must be submitted to the Planning Board for review and approval prior to the issuance of any building permit.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Inclusionary Housing)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative 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)*:

Insert a new section, 9 “Inclusionary Housing” with language as follows:

A. Purpose and Intent

The purpose of this Bylaw is to outline and implement a coherent set of policies and objectives for the development of so-called attainable housing that supports a diverse population in compliance with the Nantucket Master Plan, Housing Production Plan and ongoing housing programs and housing development efforts within the Town of Nantucket.

B. Definitions

1. **Attainable Dwelling Unit.** A dwelling unit for which occupancy is restricted to an Eligible Household at or below 240% of the Nantucket County Area Median Income (AMI) as reported by the U.S. Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is the most current.

2. **Eligible Household.** An individual or family with household incomes that do not exceed 240% of the Nantucket County Area Median Income, with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), whichever is the most current.

The calculation for 240% of the Nantucket County AMI shall use the 50% Nantucket AMI as reported by HUD or the EOHLC, whichever is the most current.

C. Applicability

1. Division of Land. Notwithstanding any regulation or bylaw to the contrary, this Bylaw shall apply to rear lot subdivision, flex development and workforce homeownership housing for the division or subdivision of land into five (5) or more buildable lots whether on one or more contiguous lots or parcels held in common ownership as of the effective date of this Bylaw.

2. Multiple Units. The construction of five (5) or more dwelling units, which were permitted as an apartment building(s) or a workforce rental community, whether on one or more contiguous lots or parcels held in common ownership.

3. Exemptions and waivers:

(a) Any municipal structure, use, or lot division shall be exempt from the requirements of Sections 1-2 above;

(b) Any not-for-profit organizations incorporated pursuant to G.L. c 180 et seq, may be exempt from the requirements of Section 1-2 above as determined by the Zoning Enforcement Officer; and

(c) The Planning Board may waive the requirements of Sections 1-2 above, provided that the Board finds that the proposed development will provide a community housing benefit in compliance with the Town of Nantucket Master Plan and/or Housing Production Plan, which may be amended from time to time.

(d) In lieu of providing Attainable Dwelling Units, an applicant may provide a monetary contribution of equivalent value to the Town of Nantucket, to be placed in a fund for the development of attainable housing administered by the Town of Nantucket's Affordable Housing Trust Fund. The amount of such contribution shall be equivalent to the average sale price of residential property with 5,000 square foot to 10,000 square foot lot sizes in the R-5 district as recorded by the Nantucket Islands Land Bank during the one-year period prior to approval of the special permit. This payment may be used only to construct or otherwise create new Attainable Dwelling Units within Nantucket County.

D. Mandatory Provision of Attainable Dwelling Units

1. The Planning Board shall require that development regulated by Sections 139-9 (C)(1) or (C)(2) comply with the following minimum requirements, in addition to those imposed pursuant to the Planning Board's authority found in Section 139-30:

(a) Division of Land. For every five (5) new buildable lots created, one (1) Attainable Dwelling Unit shall be constructed in any one or combination of methods provided for below:

(1) constructed or rehabilitated on the locus subject to the special permit; or

(2) constructed or rehabilitated on a locus different than the one subject to the special permit (see Section 139-9(G), below).

(b) Multiple Units. For every five (5) dwelling units created, one Attainable Dwelling Unit must be constructed in any one or combination of methods provided for below:

(1) constructed or rehabilitated on the locus subject to the special permit; or

(2) constructed or rehabilitated on a locus different than the one subject to the special permit (see Section 139-9(I), below).

The applicant may offer, and the Planning Board may accept, any combination of the options contained in Section 139-9 (D)(1)(a)&(b) above.

E. Provisions Applicable to Attainable Housing Units On- and Off-Site

1. Minimum design and construction standards for Attainable Dwelling Units. Attainable Dwelling Units within market rate developments shall be integrated with the rest of the development and shall be compatible in size, design, appearance, construction and quality of materials of the market-rate units.

2. Timing of construction of Attainable Dwelling Units. In no event shall the development of Attainable Dwelling Units be delayed beyond constructing the required number of Attainable Dwelling Units at a ratio of one Attainable Dwelling Unit per every five market rate dwelling units.

F. Local Preference

1. The Planning Board shall require the applicant to comply with local preference requirements, if any, as established by the Select Board or if none, as established by the Nantucket Housing Authority and/or the Nantucket Affordable Housing Trust Fund, provided that local preference requirements comply with relevant federal and state law.

G. Provision of Attainable Dwelling Units Off-Site

1. As an alternative to the requirements of Section 139-9(D), an applicant subject to the Bylaw may develop, construct or otherwise provide Attainable Dwelling Units equivalent to those required by Section 139-9(D) off-site, provided

that the location of the off-site unit(s) to be provided shall be approved by the Planning Board as an element of the special permit review and approval process.

H. Preservation of Affordability; Restrictions on Resale or Rental

1. Each Attainable Dwelling Unit created in accordance with this Bylaw shall have limitations governing its resale or rental options. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for qualified households. The resale controls shall be established through the imposition on the dwelling unit(s) of either a permanent affordable housing restriction (G.L. c.184 §§31-32) or a deed restriction that constitutes a gift or devise for a public purpose pursuant to G.L. c.184 §23.

2. Attainable Dwelling Units that are Rented:

(a) The gross household income of an Eligible Household upon initial occupancy shall be determined as defined above.

(b) After initial occupancy, the gross household income of an Eligible Household shall be verified annually to determine continued eligibility and rent all as set forth in the special permit issued by the Planning Board.

(c) The lease agreement shall specify that should an Eligible Household's gross income exceed 240% of the area median after the first year of occupancy, the tenant will have until the expiration of the lease to vacate the dwelling unit. Notwithstanding, said dwelling unit will not qualify as an Attainable Dwelling Unit until the dwelling unit is vacated and rented to a new Eligible Household.

3. Attainable Dwelling Units that are Sold:

(a) The gross income of an Eligible Household upon initial purchase and occupancy of an Attainable Dwelling Unit shall be determined as defined above.

(b) The maximum sales price of the Attainable Dwelling Unit shall be calculated by assuming a ten-percent down payment and an annual debt service (at prevailing thirty-year fixed interest rates) that is equal to 30% of the gross annual income of a household earning up to 240% of median income.

4. The Planning Board shall require, as a condition for the issuance of a special permit under this Bylaw, that the applicant comply with the mandatory requirements of Attainable Dwelling Units and accompanying restrictions on attainability, including the execution of an attainable housing restriction or deed restrictions as set forth above. The Building Commissioner shall not issue a

Certificate of Occupancy for any Attainable Dwelling Unit required by this Bylaw until said affordable housing or deed restriction is recorded at the Nantucket County Registry of Deeds.

I. Severability

The provisions of this Section 139-9 et seq. are severable and if any such provision shall be held invalid by any decision of a court of competent jurisdiction, such decision shall not impair or otherwise affect any other provisions of this Section.

ARTICLE ____

(Zoning Bylaw Amendment: Use Chart - Pickleball)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Amend section 7A (Use-Chart) as follows:

1. Insert "Pickle Ball" between "Keeping of pets for personal use" and "Retail sales"
2. Insert "N" in all zoning districts

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Solar Bylaw)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative 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).*

PLACE HOLDER- THIS IS STILL BEING DRAFTED

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Technical Amendment - Moorlands Management District)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative 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*):

1. Amend Section 139-13C(2)(b) as follows:

The ~~Planning Board~~ Zoning Board of Appeals shall have the authority to require clustering of lots as a condition for the issuance of the special permit in order to accomplish the above-stated objectives.

2. Amend Section 139-13D (Site plan approval) as follows:

Site plan approval. Prior to the issuance of a building permit for structures or uses permitted as a matter of right or by special permit in the Moorlands Management District, the ~~Planning Board~~ Zoning Board of Appeals shall have the authority to review and approve the siting of said structure(s) on the lot in accordance with the following performance standards:

- (1) To maximize the protection of endangered plant and animal species through the siting of structures and uses a maximum distance away from known or suspected habitats of such species, even when such habitats are located off-site; to minimize disturbance to such species by limiting construction activities to certain times of the year.
- (2) To maximize the protection of scenic views through the siting of structures on lower elevations, and clustering of structures near other structures located off-site.
- (3) To maximize protection of moorlands and heath-land vegetation and landforms through the use of various measures, including, but not limited to, limitations on grading, fencing, landscaping, driveway and parking facilities, and other physical disruptions to indigenous natural systems.
- (4) The ~~Planning Board~~ Zoning Board of Appeals may include conditions as part of the approval of such a site plan in order to assure conformance with the standards.

3. Amend Section 139-13E (Procedures) as follows:

- (1) Failure of the ~~Planning Board~~ **Zoning Board of Appeals** to notify the Building Inspector of its action with respect to such application within 20 days of the application filing date shall be deemed approval of the application by the ~~Planning Board~~ **Zoning Board of Appeals**.
- (2) The Building Inspector shall not accept a building or use permit application for land in the Moorlands Management District unless it contains either:
 - (a) The ~~Planning Board's~~ **Zoning Board of Appeals** decision on the site plan review application; or
 - (b) Documentation in a form satisfactory to the Building Inspector that 20 days have elapsed from the date of submission of the site plan review application to the ~~Planning Board~~ **Zoning Board of Appeals** without said Board having rendered a decision.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE __

(Zoning Bylaw Amendment: Technical Amendment - Height Limitations)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

Amend Section 17(B) & (C) (Height limitations) as follows:

B. The following uses are permitted to exceed such height limitation to an extent reasonable and customary:

- (1) Roof structures for ornamental purposes, such as roof walks, cupolas, spires and steeples.
- (2) Penthouses on buildings to the extent necessary for mechanical purposes, not higher than eight feet and with area less than 25% of the building ground cover.
- (3) Chimneys attached to a building, provided height shall not exceed 40 feet.

- (4) Building-mounted vertical wind turbines and residential-type antennas, provided height shall not exceed 40 feet.
- (5) Lighthouses and beacons.
- (6) Residential WECS and WECS as an accessory use in the CI District, provided that maximum tower height shall not exceed 60 feet. Height shall be measured from the mean grade surrounding the support pad(s) to the base of the wind generator measured along the vertical axis of the tower.
- (7) Solar energy facilities located within the SEOD.
- (8) The height of a structure which is situated within the "Areas of one-hundred-year Flood" and/or the "Areas of 100-Year Coastal Flood with Velocity" as established by the Federal Emergency Management Agency ("FEMA") and depicted upon the Flood Insurance Rate Map promulgated by FEMA, as from time to time revised, shall not exceed 30 feet above the minimum height at which the first floor of the structure will conform with all applicable building codes and FEMA requirements, except in the CDT District where a maximum height may be determined by special permit.

C. Exceptions by special permit. The special permit granting authority may grant a special permit to allow the following structures to exceed such height limitations:

- (1) Chimneys.
- (2) Antennas.
- (3) Water towers and stand pipes.
- (4) Residential WECS greater than 60 feet in height and commercial WECS. Height shall be measured from the mean grade surrounding the support pad(s) to the base of the wind generator measured along the vertical axis of the tower.
- (5) Buildings located within the CDT Zoning District, provided that a finding is made by the special permit granting authority that the proposed height exceeding 30 feet is:
 - (a) Both necessary and desirable to the restoration or preservation of an existing, historic structure, if applicable;
 - (b) Both complementary and appropriate to the scale of the adjoining streetscape which is supported by the existence of surrounding buildings of equivalent height and the receipt of approval from the Historic District Commission; and

- (c) Not detrimental to adjoining properties by substantially casting them in shadow or resulting in the loss of privacy, air circulation, sunlight, safe ingress and egress or overcrowding.

(6) (Reserved)

- (7) ~~The height of a structure which is situated within the "Areas of one-hundred-year Flood" and/or the "Areas of 100-Year Coastal Flood with Velocity" as established by the Federal Emergency Management Agency ("FEMA") and depicted upon the Flood Insurance Rate Map promulgated by FEMA, as from time to time revised, shall not exceed 30 feet above the minimum height at which the first floor of the structure will conform with all applicable building codes and FEMA requirements, except in the CDT District where a maximum height may be determined by special permit.~~

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE __

(Zoning Bylaw Amendment: Temporary moratorium on recreational marijuana establishments)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative 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).*

To delete section 37 in its entirety:

- ~~A. Purpose. On November 8, 2016, the voters of the commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new MGL c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana, took effect on December 15, 2016 and (as amended on December 30, 2016 by Chapter 351 of the Acts of 2016 and, thereafter, on July 28, 2017 by Chapter 55 of the Acts of 2017) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses no later than April 1, 2018. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulation of a non-medical marijuana establishments (hereinafter, a "recreational marijuana establishment," as defined in MGL c.94G, § 1) (hereinafter, a "recreational marijuana establishment"). The regulation of~~

~~recreational marijuana raises novel legal, planning, and public safety issues, and the Town needs time to study and consider the regulation of recreational marijuana establishments and address such issues, as well as to address the potential impact of the state regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of recreational marijuana establishments. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for recreational marijuana establishments so as to allow sufficient time to address the effects of such structures and uses in the Town and to enact bylaws in a consistent manner.~~

~~B. Definition.~~

~~RECREATIONAL MARIJUANA ESTABLISHMENT~~

~~A marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.~~

~~C. Temporary moratorium. For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for a recreational marijuana establishment and other uses related to recreational marijuana. The moratorium shall be in effect through December 31, 2018. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, and to consider the Cannabis Control Commission regulations regarding recreational marijuana establishments, and shall consider adopting new Zoning Bylaws in response to these new issues.~~

Or to take any other action related thereto.

(Select Board for Planning Board)



Town Manager's Activities Report

Agenda Item #	VIII-6
Date	12/18/24

Staff

Town Manager, Assistant Town Managers, Administration Staff, Others

Subject

Monthly Town Management Activity Report

Business as Usual

- 2025 Annual Town Meeting & Election Prep
- Strategic Plan follow-up from Select Board's October St Plan Retreat
- Monthly Town Manager E-news
- FY 26 Budget and Capital Prep
- Monthly SB Licensing Meeting
- Road & Sidewalk Closures, House Moves – Coordination/Outreach

Strategic/Major Initiatives

- Vineyard Wind Turbine Blade Failure
- Off-shore Wind Issues including response and associated follow-up from Bureau of Energy Management (BOEM) mitigation "proposal" for SouthCoast Wind
- Proposed vessel slowdown restrictions for right whales
- Baxter Road Alt Access and SBPF Geotube Project
- Sheep Pond Road
- Our Island Home Work Group & Organization of Meetings with Sherburne Commons Board, Residents, Outreach to Abutters, Town Departments; Continuing work on design, permitting and other elements (update to SB scheduled for 12/18)
- Long-term Solid Waste Planning –RFP evaluation
- Waitt Drive Seasonal Housing – project has commenced
- Washington Street Corridor / Downtown Flood Barrier Project(s)
- Communications Strategic Plan implementation planning
- Human Services Grants Review – development of scope of services for Community Needs Assessment
- Surfside Area Roadway, Stormwater and Sidepath Project

- Safe Streets and Roads for All Safety Action Plan Key Findings and Possible Safety Solutions – Follow-up to Joint Meeting with NPEDC on 12/2/24
- PFAS
 - o Water Main expansion west of Airport, Tom’s Way, Arkansas
 - o Landfill groundwater sampling
 - o WWTF influent sampling
 - o Foam destruction pilot project
 - o DEP monitoring well installation
- Housing initiatives:
 - o coordination of public outreach as to Town Housing activities;
 - o internal staff group for municipal employee housing development potential;
 - o consistent updates with core housing/real estate staff on employee housing initiatives, opportunities;
 - o leases/licenses; property management issues, including maintenance of employee housing lists
 - o assignment of tasks during Housing Director leave

Staffing / Personnel Management-Related

- As of December 1st, we are tracking a 10% vacancy rate (41 positions) across all Town Departments, with 5.7% (23 positions) of the vacancies falling within general fund departments.
- In December we onboarded four new full-time firefighters.
- Numerous collective bargaining and other personnel matters

Other

- Mass Municipal Association webinars
- End of Nov: Mass Municipal Manager’s Association annual fall conference (2 days/Northampton, MA)
- Real Estate Issues (adding dedicated real estate-related housing legal resources)
- Town Bldg Complex exterior repairs –complete! Now working on plans for interior
- Continuation of Departmental Monthly Reports to Select Board (replacing quarterly budget reports)

Meetings

WEEKLY MEETINGS:

- Department Heads and Assistant TMs 1:1
- Agenda Prep – weekly meetings
- PFAS weekly

MONTHLY MEETINGS

(or sometimes Bi-Monthly or Weekly):

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

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

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

QUARTERLY: