

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 JANUARY 22, 2025 - 5:30 PM PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR NANTUCKET, MASSACHUSETTS

YOU TUBE LINK FOR VIEWING ONLY:
<https://youtube.com/live/RSJBPr64ddQ>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_HTf6xyvWQ4-3LlyJ6580Hw

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. Committee Vacancies - Round 4: Council for Human Services; Council on Aging; Cultural Council; Town of Nantucket Scholarship Committee; Zoning Board of Appeals Alternate.
3. Massachusetts Division of Fisheries and Wildlife (MassWildlife) is Holding Two Virtual Public Hearings on January 23, 2025 at 1:30 PM and 6:00 PM via Zoom Regarding Proposed Regulations Relating to Deer Hunting and Other Deer-Related Issues. For Further Information, Visit <https://www.mass.gov/news/public-hearing-on-proposed-deer-regulations-set-for-january-23>.
4. 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.
Deadline extended to February 21, 2025.

5. Francis Street Beach Coastal Resiliency Improvement Project
A Recording of the Virtual Open House, Held on January 13 and January 15 is Now Available. Visit www.nantucket-ma.gov/francisstreet to Watch the Recording and Take a Survey.
6. Special Event Permitting Moves to Culture and Tourism Department
As of January 1, 2025, the Town of Nantucket has Transitioned Film, Photo Shoot and Special Event Permitting from the Police Department to the Culture and Tourism Department. Any Questions Contact Cultural Affairs and Special Events Coordinator Deana Weatherly at dweatherly@nantucket-ma.gov or (508) 228-7200 ext. 7314.
7. Select Board Announcements/Comments.

IV. UPDATE 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 January 13, 2025 at 1:00 PM; January 15, 2025 at 5:30 PM.
2. Approval of Payroll Warrants for January 19, 2025.
3. Approval of Treasury Warrants for January 22, 2025.
4. Approval of Pending Contracts for January 22, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Joint Meeting with Capital Program Committee and Finance Committee to Review FY 2026 Capital Program Committee Report.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider Amending Town Regulations Chapter 375, Traffic.

X. TOWN MANAGER'S REPORT

1. Review, Discussion and Select Board Adoption of May 3, 2025 Annual Town Meeting and Election Warrant, Including Specific Discussion on:
 - Potential Amendments to Chapter 58 of the Town Code (Car Rental Agencies, Registration of).
 - Potential Amendments to Town Code to Regulate E-Bikes, E-Scooters.

- Draft Zoning Bylaw Amendments, Including “Cottage Communities” and Pickleball.

XI. SELECT BOARD REPORTS/COMMENT

1. Select Board Strategic Plan Update.
2. Committee Reports.

XII. ADJOURNMENT

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



AGENDA PROTOCOL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved: March 27, 2024

Select Board
Committee Vacancy Appointments Timeline
Round 4
As of 1/14/2025

January 14 – Advertise committee vacancies on Town’s website

January 22 and January 29 – Committee vacancies to be added to Select Board agendas as announcement

January 23 and January 30 – Advertise committee vacancies in the Inky

February 7 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Council for Human Services, 1 seat, term expires 2027
- Council on Aging, 1 seat, term expires 2026
- Cultural Council, 1 seat, term expires 2026
- Town of Nantucket Scholarship Committee, 1 seat, term expires 2027
- Zoning Board of Appeals Alternate, 1 seat, term expires 2027

February 12 and February 19– The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

March 5 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

NOTICE OF COMMITTEE VACANCIES

The Select Board is accepting applications for committee vacancy appointments. Interested individuals may obtain a “Committee Interest Form” from the Town of Nantucket’s [website](#). Completed applications can be mailed to Town Administration, 16 Broad Street, Nantucket, MA 02554 or emailed to emooney@nantucket-ma.gov. Information on the responsibilities of the various committees may also be obtained from the Town’s website. **All appointments will be made by the Select Board at its March 5, 2025 meeting.**

Applications for **all** committee vacancies must be submitted by **12:00 PM on Friday, February 7, 2025.**

Council for Human Services	1 seat	Term Ends 2027
Council on Aging	1 seat	Term Ends 2026
Cultural Council [^]	1 seat	Term Ends 2026
Town of Nantucket Scholarship Committee	1 seat	Term Ends 2027
Zoning Board of Appeals Alternate	1 seat	Term Ends 2027

[^] 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.”

February 12 and February 19 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board’s packet.

March 5 – Meeting for applicants who applied for committee vacancies to introduce themselves and review their applications; committee appointments made.

From: [Masswildlife News \(FWE\)](#)
Subject: Public Hearings: Deer Hunting
Date: Thursday, January 16, 2025 1:14:14 PM

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

Hello,

I am reaching out to make sure you're aware of the public hearings scheduled for next week regarding the proposed January deer hunting season on Martha's Vineyard, Elizabeth Island, and Nantucket. Public hearings will be held on Zoom on Thursday, January 23, 2025 at 1:30 p.m. and 6 p.m. Written comments will be accepted through February 5, 2025 at 4 p.m. [Get details.](#)

Overview: Extending Deer Hunting Seasons on the Islands

Martha's Vineyard, Elizabeth, and Nantucket Islands are facing a rapidly increasing deer population and a declining number of licensed hunters. Deer densities in Massachusetts vary widely from the statewide goal range of about 12–18 deer per square mile in most of central and western Massachusetts to exceeding the goal significantly with more than 30–50 deer per square mile in areas of eastern Massachusetts. The Island deer densities are even higher at above 55 deer per square mile on Martha's Vineyard and above 75 deer per square mile on Nantucket in areas open to hunting. In areas on the Islands where hunting access is restricted, deer densities are estimated to be well over 100 deer per square mile. Without population management through regulated hunting, deer become overabundant, increasing habitat damage and risks to public safety from vehicle collisions.

When there are too many deer on the landscape, they over-browse tree saplings and seedlings. This degrades forest health and negatively impacts many other kinds of wildlife and plants. Protecting biodiversity is of critical importance on the Islands, as these places offer many unique habitat types and wildlife that aren't present in other parts of the state, while also facing particularly strong impacts from climate change. High deer densities are compounding impacts from climate change on coastal erosion along the shorelines of Nantucket and Martha's Vineyard. When large numbers of deer walk on worn-down trails along cliff edges, weak points are created causing cliff sides to break off. Bedding sites along beaches can damage the vegetation that stabilizes the shoreline sand and prevents it from being washed or blown away.

A reduction in the deer population can also lead to a reduction in ticks and tick-borne illnesses. Currently, Marthas Vineyard and Nantucket have the highest densities of human cases of Alpha-gal Syndrome in the Northeast, which is spread by the newly

arrived lone star tick and can cause life threatening symptoms.

- ***Proposed regulation change:*** Create a winter primitive firearms season for the month of January on Martha's Vineyard and Elizabeth Island (WMZ 13) and Nantucket (WMZ 14).

Other proposed regulatory changes related to the deer hunting seasons, as well as new rules designed to prevent the spread of chronic wasting disease (CWD) to deer in Massachusetts are also being considered. [Click here for a summary of all proposed changes.](#)

Nicole McSweeney (she/her)

Assistant Director, Outreach and Education

[Massachusetts Division of Fisheries & Wildlife](#)

1 Rabbit Hill Road, Westborough, MA 01581

[Facebook.com/masswildlife](#) | [Instagram.com/mass.wildlife](#)

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
January 22, 2025

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
No Revenue Agreements						
Contract Amendment	Stormwater	Hazen & Sawyer	N/A	One-year extension for Stormwater Drainage System Assessment	N/A	Nov 1, 2023 - Dec 31, 2025
Contract Amendment	Sewer	Hazen & Sawyer	N/A	One-year extension for Dynamic Rate Model Services	N/A	Nov 1, 2023 - Jun 30, 2025
Contract Amendment	Sewer	Hazen & Sawyer	N/A	One-year extension for CMOM Program Sewer Replacement	N/A	Nov 1, 2023 - Dec 31, 2025
Contractual Services						
Contract Amendment	DPW/Parks & Recreation	Amy Manning Landscape, Inc.	Add \$1,552 to original contract amount of \$8,190 for amended amount of \$9,742	Landscaping Services for flower boxes at 25 Federal, 3 Chestnut and Veterans Memorial Park	Parks & Recreation Budget	Apr 1, 2024 - Mar 31, 2025
Contract Amendment	DPW/Parks & Recreation	Amy Manning Landscape, Inc.	Add \$1,392 to original contract amount of \$8,002.40 for amended amount of \$9,394.40	Landscaping Services for flower boxes at the Greenhound Building	Parks & Recreation Budget	Apr 1, 2024 - Mar 31, 2025
Professional Services Agreement	Police	Sarah B Cleaning LLC	\$144,000	Cleaning Services at the Public Safety Facility	Public Facilities - General: Custodial	Feb 1, 2025 - Jul 31, 2026

TOWN OF NANTUCKET – CAPITAL PROGRAM COMMITTEE

FY 2026 REPORT AND RECOMMENDATIONS

TABLE OF CONTENTS

INTRODUCTION.....	1
Key Notes.....	2-4
Summary of Capital Allocations (by Account).....	5
General Fund	5
Enterprise Accounts.....	5
Summary of Funding Sources	6
General Fund.....	6
Enterprise Accounts.....	6
FY26 Requests ≥ \$1M (by Account)	7
General Fund.....	7
Enterprise Accounts.....	7
Projected Cost of Borrowing Impacts.....	8
Taxpayer Rates.....	8
Ratepayer Rates.....	9
Debt Service – Principal & Interest.....	9
Statement of Procedures.....	10-11
Procedural Recommendations	12-13

Appendices:

Appendix A – Capital Requests by Account & Department

Appendix B – Capital Requests by Funding Source

Appendix C – Appropriations & Expenditures to-date (FY26 Capital Requests)

Appendix D – Property Value and Tax Rate History

Appendix E – Capital Project Request Form

Appendix F – Typical MA Municipal Capital Funding Sources

INTRODUCTION

The Town of Nantucket recognizes that procurement, construction, and maintenance of its capital assets are critical to preserve the Town's future fiscal health and the appropriate delivery of services to citizens and businesses.

With that in mind, the primary objective of the Capital Program Committee (CapCom) is to diligently review the capital requests presented by each department. CapCom reviews all the supporting materials included with each request. It conducts one or more meetings with department representatives to clarify the committee's understanding of the request in order to assess the merits and urgency of such. All aspects of this report are in keeping with the Town's Financial Policies & Procedures (FP&P) to reflect best practices in capital planning.

This report is the culmination of many hours of the CapCom members, the Town Manager, town department heads, and the Finance Department. CapCom is grateful for their ongoing assistance and input. The appropriate development and success of the Town's capital improvement program (CIP) relies on the diligent efforts and objective professionalism of all relevant constituencies. We take this opportunity to thank all involved for their timely contributions.

Furthermore, the Chair takes this opportunity to thank each of the committee members listed below. Your continued interest and regular engagement is a testament to community involvement. Your patience through seemingly endless meetings is notable.

Submitted respectfully, by the members of the Capital Program Committee:

Chair, Finance Committee Representative – Jill Vieth
Vice Chair, At-Large Representative – Peter T. Kaizer
Select Board Representative – Dawn Hill-Holdgate
NP&EDC Representative – John Kitchener
Member-At-Large Representative – Christy Kickham
Member-At-Large Representative – Howard Matz
Member-At-Large Representative – Caroline Baltzer

KEY NOTES

CapCom reviewed 60 requests totaling \$275 million for the 2026 fiscal year and the committee recommends 53 requests totaling \$166 million. The Committee conducted extensive review sessions with each Town department head to thoroughly understand each request.

Based on these meetings and a review of the related documentation provided to CapCom for each request, the Committee evaluated the merits of each request independently from every other request. The Committee then employed a formulaic scoring methodology that ranks each request on a relative basis. The Committee does not recommend requests for capital projects that score below one standard deviation from the mean unless any member of the Committee makes a case for the recommendation of such request and the request ultimately receives the support from the majority of Committee members.

CapCom's recommendations of capital requests that merit being included in the 2026 fiscal year capital budget are further evaluated by the Select Board, the Finance Committee, Town Administration and the Finance Department in the context of affordability given the substantial amount of requests for capital, the impact on property taxes, the availability of state and federal grants and the appropriateness of required increases to the sewer, water or airport user fees and charges.

OIH-17-001 - Our Island Home

CapCom spent considerable time reviewing the proposed \$96 million request to fund the construction of a new Our Island Home (OIH). This request represents approximately 34% of the total amount of capital requests reviewed by the committee for the 2026 fiscal year. CapCom has decided not to recommend this request due to the overwhelming capital cost to build this new facility. Notably, OIH's operating losses have required a \$5 million annual subsidy from the Town.

CapCom appreciates the Town's moral responsibility to preserve the cultural legacy of providing skilled nursing care services on the island, however, the committee questions the prudence of a huge capital commitment to finance a project that will benefit a very small number of the Nantucket population. CapCom recognizes that the voters will have the opportunity to discuss this request further at Town Meeting.

KEY NOTES

We strongly recommend that alternative options be considered that do not involve incurring such a large allocation of capital that could otherwise be directed to address the compounding demands to fund critical infrastructure.

PUBL-25-001, NPS-21-002, NPS-26-001 – IT and Security Technology

CapCom considered several general and enterprise fund requests for computers and camera security systems. In future years, CapCom recommends that the Town standardize a coordinated approach to purchasing technology across all departments. Standardization will allow us to reduce acquisition and maintenance costs and provide consistency across all Town departments.

NMA-25-006 - Airport Employee Housing (with comparison to HOUS-25-001 Town Employee Housing)

CapCom spent a considerable amount of time reviewing the Airport's funding request for the construction of the second phase of airport employee housing.

The Airport initially requested approval for \$6 million to finance the construction of two duplex structures with a maximum total of six bedrooms. We concluded that the estimated cost is about \$1 million per bedroom. The Airport revisited the project cost and is now seeking \$4.95 million for the construction of a single 3,600 sf townhouse duplex for a total of 6 bedrooms. The revised ask equates to \$825,000 per bedroom and \$1,361 per sf.

When comparing the Airport's revised capital request to the cost of town employee housing proposed to be developed on Waitt Drive that has received a positive recommendation from CapCom, we find a striking incongruence. It should be noted that both capital requests are based on very preliminary cost estimates for conceptual designs. However, the proposed Airport employee housing project has a significantly higher cost per dwelling unit and higher cost per bedroom than the Waitt Drive proposal. CapCom has not been able to rationalize why the second phase of the Airport employee housing development is so expensive.

The first phase of the Waitt Drive project consists of nine dwelling units containing a total of 25 bedrooms spread out over three single family homes and three duplex units, for a total project cost of \$12.3 million. We calculate that this equates to approximately \$492,000 per bedroom. The Waitt Drive project appears to be a well-conceived mix of duplex and single-family homes to be built at a reasonable pro forma cost.

KEY NOTES

The Committee recommends that the Airport consider benchmarking its housing costs with other affordable housing being developed on the Island and the Waitt Drive project. We also believe that the Town should institute a comprehensive approach to housing development that incorporates a reusable template for design that can reduce both development costs and construction costs among the various public constituencies developing housing.

We note that the original development scheme for the Airport housing project on Nobadeer Farm Road property included a total of 12 buildings that would house a variety of unit types and bedroom counts. The first and second phases of the project, as currently planned, are for three buildings in total.

The Committee overwhelmingly appreciates the critical need for housing for airport employees and the Island's first responders. We strongly encourage the Airport to consider a program to develop the remainder of the Nobadeer Farm Road property with as many as nine additional buildings to provide homes for police officers and firefighter first responders as permitted by the FAA.

On a final note, we believe that the Airport's entire housing development program would benefit from third party review. The Town review should summarize the Airport's comprehensive housing development program by phase and housing type and compare this to a census of the housing needs of the airport and first responders by (i) type and projected population requirements, (ii) the estimated cost of each phase and the associated basis for such estimates. The Airport should provide (iii) a summary of the amount of funds approved by the Town for each phase, the amount of funds expended and unused by project for each phase, an estimate of the amounts required to complete each phase and the shortfall or excess of such capital allocations for each phase. We also recommend that the Airport report back to CapCom, the Finance Committee and the Select Board with a plan to pursue a coordinated, Island-wide approach to employee housing development, consistent construction costs and the potential for financial savings that might be achieved by instituting a standardized program for building affordable housing.

FAC-26-002 – DPW Facility: Construction

CapCom strongly supports the DPW request for \$80 million to construct a new DPW building. This request will be presented at the Fall 2025 Town Meeting. In order to increase the prospects for approval of this request, given the poor reception this request received at the last Town meeting, we recommend that the DPW conduct a public outreach campaign to preempt the negative public views regarding the project prior to the upcoming Town meeting. This recommendation holds true for most other department requests, as well.

SUMMARY OF CAPITAL ALLOCATIONS (BY ACCOUNT)

For Fiscal Year 2026 (FY26), the CapCom evaluated 60 requests totaling \$274.8M and recommends capital allocations for 53 requests totaling \$166.5M:

GENERAL FUND & ENTERPRISE ACCOUNTS TOTAL: **\$166.49M**

GENERAL FUND

Department of Public Works (DPW)	
Central Fleet	\$.83M
Facilities	\$86.70M
Parks	\$.10M
Transportation	\$12.97M
Fire Department	\$.36M
Housing	\$14.00M
IS/GIS	\$.46M
Natural Resources	\$11.78M
Police Department	\$.69M
School Department	\$2.03M
Town Administration	\$1.00M
General Fund Total:	
	\$130.92M

ENTERPRISE ACCOUNTS

Airport	\$17.76M
Sewer	\$10.69M
Solid Waste	\$2.42M
Nantucket Water Company	\$4.70M
Enterprise Accounts Total:	
	\$35.57M

- See Appendix A – Capital Requests by Account & Department

SUMMARY OF FUNDING SOURCES

Shown are funding sources for General Fund & Enterprise Accounts:

GENERAL FUND & ENTERPRISE ACCOUNTS TOTAL: \$166.49M

GENERAL FUND

Borrowing ¹	\$19.63M
Capital Exclusion ²	\$1.56M
Debt Exclusion ³	\$102.05M
Other	\$6.69M
Raise & Appropriate ⁴	\$1.89M
General Fund Total:	\$131.82M

¹ = Town Manager anticipates these may be funded w/in Prop. 2-1/2 Levy Limit

² = See "Capital Exclusions" in Projected Taxpayer Impacts on page 8

³ = See Projected Taxpayer Impacts on page 8

⁴ = Funded by Annual Required Capital Investment (1% of prior year's total Local Receipts + 1% of prior year's total collected Real Estate & Personal Property Taxes) = \$1,810,908 (FY25).

ENTERPRISE ACCOUNTS

Borrowing ^{1&2}	\$33.35M
Retained Earnings ³	\$1.32M
Enterprise Accounts Total:	\$34.67M

¹ = Borrowings are typically paid by user fees assessed by the respective Enterprise net of any offset from a General Fund subsidy. Each capital request is analyzed for the respective impact on the amount of user fees to be assessed for such year.

² = AIP grant funding is typically subsidized by the FAA of up to 90% of the capital cost and grant(s) from MASSDOT by up to 5% of the respective capital cost.

³ = The total Retained Earning balance represents \$1,000,000 from Airport and \$325,000 from Solid Waste

- See Appendix B – Capital Requests by Funding Source
- See Appendix F – Typical Municipal Capital Funding Sources

FY26 REQUESTS ≥ \$1M (BY DEPARTMENT)

Recommended capital requests of \$1 million or more for FY2026 are summarized below:

GENERAL FUND

FACILITIES	DPW Facility: Construction	\$80.00M
HOUSING	Town Employee Housing: Design & Construction	\$14.00M
DPW-TRAN	Tom Nevers Multi-Use Path: Construction (supplemental)	\$6.85M
FACILITIES	Municipal Facilities Improvements (supplemental)	\$5.50M
NATRL RSRCES	Sesachacha Pd Shoreline Construction (supplemental)	\$5.12M
NATRL RSRCES	Downtown Neighborhood Flood Barrier Design	\$2.41M
NATRL RSRCES	Dredge Plan Implementation (supplemental)	\$2.00M
DPW-TRAN	Island-Wide Road Improvements (SB Strategic Plan)	\$2.00M
DPW-TRAN	Pleasant & Williams Complete Streets (supplemental)	\$1.91M
FACILITIES	DPW Facility: Design (supplemental)	\$1.20M
DPW-TRAN	Sidewalk Improvement Plan (SB Strategic Plan)	\$1.20M
DPW-TRAN	Multi-Use Path Maintenance (SB Strategic Plan)	\$1.00M
TOWN ADMIN	Per-and Polyfluoroalkyl Substances (PFAS)	\$1.00M
NATRL RSRCES	Coastal Resiliency	\$1.00M

ENTERPRISE FUNDS

WATER	Distribution System Improvements	\$4.70M
AIRPORT	South Apron Noise Barrier	\$5.00M
AIRPORT	GSE Storage Facility	\$4.10M
AIRPORT	PFAS Groundwater & Soil Investigation (supplemental)	\$3.68M
SEWER	Somerset Needs Area Sewer Extension (supplemental)	\$3.40M
SEWER	Capacity, Management, Operation & Maintenance (CMOM)	\$2.00M
SEWER	Cato Lane Pump Station Upgrades	\$1.89M
SEWER	'Sconset Clarifier Replacement: Phase 1 Design	\$1.70M
SEWER	Airport Road Pump Station Upgrades (supplemental)	\$1.69M
AIRPORT	FBO Ground Support Equipment	\$1.53M
AIRPORT	AIP Projects: ARFF Truck Replacement	\$1.45M
AIRPORT	Paint/Beads/Rubber Removal	\$1.00M

PROJECTED COSTS OF BORROWING

Project/Purpose	Type of Exclusion	Residential		Com./Ind./PP		Open Space	
		Projected Rate	Projected Increase	Projected Rate	Projected Increase	Projected Rate	Projected Increase
Various Department Vehicles & Equipment	Capital	\$3.32	\$0.0401	\$5.63	\$0.0681	\$3.14	\$0.0380
Tom Nevers Multi-Use Path Construction (supplemental funding)	Debt	\$3.29	\$0.0119	\$5.58	\$0.0202	\$3.12	\$0.0113
Town Employee Housing	Debt	\$3.30	\$0.0243	\$5.61	\$0.0413	\$3.13	\$0.0231
DPW Facility: Design (supplemental funding)	Debt	\$3.28	\$0.0021	\$5.57	\$0.0035	\$3.11	\$0.0020
DPW Facility: Construction*	Debt	\$3.42	\$0.1391	\$5.80	\$0.2360	\$3.24	\$0.1318
	Average Increase	\$3.32	\$0.0435	\$5.64	\$0.0738	\$3.15	\$0.0412

*Anticipated to be presented at Fall 2025 Special Town Meeting

Assumptions:

- Assumptions are based on FY25 assessed values and tax rates assuming a shift factor of 1.70 and a Residential Exemption of 25%
- FY25 Residential Tax Rate before the Debt Exclusion or Capital Expenditure is \$3.28 per thousand of assessed value
- FY25 Commercial Tax Rate before the Debt Exclusion or Capital Expenditure is \$5.56 per thousand of assessed value
- FY25 average assessed value for commercial properties is \$2,893,915
- FY25 Open Space Rate before the Debt Exclusion or Capital Expenditure is \$3.11 per thousand of assessed value
- Principal and interest charges are based on an assumed borrowing of 4.5% and a 25-year amortization

Notes:

- There are currently 18 properties classified as Open Space with an average value of \$152,406
- Nantucket has not adopted an "Open Space Discount". The only difference between the Open Space and Residential rates is the cost of the Residential Exemption

- See Appendix D – Property Value and Tax Rate History

ENTERPRISE ACCOUNTS – RATEPAYER IMPACT

Water & Sewer: The Nantucket Water Commission annually approves a rate schedule for the respective fiscal year that provides for the funding of ongoing operations, existing and anticipated capital improvements, and anticipated necessary reserves. Modifications to its rate schedule are affected through a public hearing process. Sewer rates are based on a tiered rate structure, a capacity usage charge and are routinely reviewed by the Select Board acting as the Sewer Commission.

Airport: The Nantucket Memorial Airport relies on operating revenue generated from a rate schedule of fees and charges imposed on users for aeronautical, non-aeronautical, ground transportation, advertising, and other services to pay for its annual cost of operations including debt service. The rate schedule is determined by the Nantucket Memorial Airport Commission through a public hearing process. Borrowings authorized (other than for AIP Projects) are typically funded under Bond Anticipation Notes (BANs - short term debt obligations) repaid by the Airport from Retained Earnings, rather than as is typical, being repaid from the proceeds on a subsequent long-term borrowing.

STATEMENT OF PROCEDURES

In keeping with its mandate to help guide the Town's capital-related investments and objectives, the Capital Program Committee (CapCom) utilizes a defined and transparent evaluation and scoring process as summarized below.

- **Capital Project Request Forms:** CapCom begins its review of each capital request by reviewing comprehensive capital project request forms provided by every department head detailing each capital request accompanied by supporting documentation as available. These requests are entered directly into a relational database. After evaluating each request for completeness, inconsistencies and content, CapCom invites each department head, the Town Manager (TM), the Finance Director, and the Assistant Finance Director to meet with the committee to formally present their requests and address questions and concerns raised by the members of the committee. Supplemental information may be requested as necessary to completely understand the request.
- **Prioritization & Ranking:** Following a comprehensive review of each request, CapCom prioritizes and scores the request.
 - CapCom's evaluation considers the imperative need for the expenditure in the context of Nantucket's service objectives, health and regulatory requirements, and master plans.
 - CapCom utilizes an Analytical Hierarchy Process (AHP) program that is in accordance with the Town's Financial Policies & Procedures (FP&P) criteria. The AHP systematizes the evaluation process using diverse criteria with the intent to smooth out any subjectivity of the committee members.

Wildly oversimplified, it is an algorithm-based tool where each capital request is subject to a single set of objective review standards. Using a weighted, scoring methodology for each requested capital expenditure, the AHP produces a numerical rank of relative importance (RORI) for each request. These RORI rankings form the basis of CapCom's deliberations, ranking and approval process.
 - The AHP is reevaluated annually by the committee members and programming refinements are implemented to enhance the process for subsequent years.
- **Annual Timeline & Related**
 - CapCom typically meets via hybrid, Zoom and in-person meetings. CapCom meetings may be attended by the public and viewed on the Town's YouTube channel.
 - In June of each year, the committee chair and the Finance Department begin to prepare for the capital budget cycle for the next operating year.
 - CapCom's review and evaluation of the capital requests for the subsequent operating year entails weekly meetings that span several months. This year, CapCom began its extensive process in August and completed its review on January 14th, spanning twenty-five meetings.

STATEMENT OF PROCEDURES (CONT.)

- In mid-December, to facilitate planning of funding sources for its recommendations and as a material update to the Select Board, Town Manager, and FinCom (through its CapCom liaison) and NP&EDC (through its CapCom liaison) are presented a preliminary list of capital requests to be funded for the upcoming fiscal year.
 - In early January, as a function of other budgetary matters, funding sources are identified by the Town's Finance Director and Town Manager.
 - In January, CapCom delivers its final report of recommendations to the Select Board and Finance Committee at a joint meeting hosted by the Select Board.
- ***Other Communication & Planning***
- *Committee Updates:* CapCom representative members provide their respective committees updates on material matters throughout the course of the request evaluation cycle.
- Department Liaisons:* CapCom will typically appoint one or two members to serve as liaisons to a department to review current and out-year capital requests to develop a thorough understanding of department needs for insight during CapCom deliberation.

PROCEDURAL RECOMMENDATIONS

As stated in previous CapCom reports, the Town's aging and lack of certain essential infrastructure and equipment requires a thoughtful and responsive capital investment program for ongoing maintenance, replacement and new investment that is responsive to the pressures of Nantucket's rapidly growing year-round and seasonal populations on the Island's infrastructure.

The capital requirements to support the design and implementation of a coastal resiliency mitigation plan must become a greater priority to the Town and will require considerable and escalating amounts of capital to cover the cost of anticipatory remediation.

Faced with these challenges, the stewardship of responsible governance, and the promotion of a robust, comprehensive, and effective Capital Improvement Plan (CIP) is becoming even more essential,

CapCom makes the following recommendations:

- *Annual Process – Timeline:* Beginning early in the calendar year, CapCom, in conjunction with the Finance Department should make a determination whether schedule enhancements or information-gathering adjustments are necessary to help ensure completion of CapCom's actions as required under the FP&P.
- *Biennial Procedure – CIP Capacity & Funding Analysis:* To reasonably inform CapCom recommendations, biennially modelling of the 10-year CIP to include a 5-year outlook of revenue and expenditure projections (including sub-reports for debt burden, prospective debt issuance, and other relevant metrics), is recommended. It is acknowledged that the Town's Finance Director performs more regular, shorter-term modeling of this nature. (See too, *Development of Reliable 10-Year Capital Improvement Plan (CIP)* below.)
- *Biannual Procedure – Capital Project Status Reporting:* CapCom should develop better bi-annual reporting sessions to monitor approved requests (to include expenditures to-date, the necessity for supplemental funds, scheduling exceptions, and cancellation of projects, if any) to help identify capital planning shortfalls; foregoing, drawing on an active, readily accessible list of projects and their status from the previous year.
- *Competing Priorities:* To respond to growing demands for capital, capital investment requests are continually subject to competing priorities creating conflicting demands to prioritize capital investment within the constraints of limited funding capacity. Funding all of the Town's rapidly growing appetite for capital expenditures to achieve the goals of Nantucket is unrealistic.

PROCEDURAL RECOMMENDATIONS

As the volume, cost, demand and complexity of capital projects increases, streamlining a centrally coordinated and comprehensive programming effort needs to be an ongoing goal “to pragmatically appropriate available funding sources”. Specific examples include an ongoing comprehensive Town-wide capital asset needs assessment (CANA), and a centrally managed asset purchasing and management plan (AMP) to ensure the efficient use of capital and to eliminate redundancies.

- *Review Town’s Debt and Reserve Policy in context of Capital Reserves:* (Self-explanatory)
- *Development of Comprehensive 10-Year Capital Improvement Plan (CIP):* (Self-explanatory)

These recommendations can enhance efficiency, achieve financial efficiencies and increase credibility among taxpayers, ratepayers, and others. Facing an escalating spiral of capital investment demands, these and other initiatives will prove immensely helpful. While some of these recommendations involve procedural changes achievable through longer-term scheduling of processes, others require funding to fulfill the stated objectives.

Implementation of these recommendations can reinforce confidence in the Town’s capital programming practices. As it faces exploding capital investment requirements, there remains a real need to better equip current and future Town leaders and decision makers with an objective planning tool that can be relied upon by leaders to responsibly address the Town’s existing assets for future planning.

Appendix A – Capital Requests by Account & Department

GENERAL FUND			
Code	Department/Request	FY26 Request	CapCom Rec.
	<u>DPW - Central Fleet</u>		
FLEET-26-005	10-Wheeler Dump Truck Replacement Purchase of a replacement 10-wheeler dump truck. T1 and T2 are critical heavy-duty trucks for the Department of Public Works. These are the largest trucks in our fleet and are used every single day for hauling materials and towing equipment. T2 is 10 years old and it is scheduled to be replaced in FY26. Additionally, T2 has been off the road for repairs for over a year now, and it's absence has been detrimental to the efficiency and effectiveness of the Operations division. Our understanding is that it is likely there will be a long lead time for build and delivery of the truck, so it is necessary we begin the process of replacing this truck and are requesting capital funding to do so.	\$0.38M	\$0.38M
FLEET-26-002	Front-end Loader Replacement Purchase of a replacement front-end loader. Our front-end loaders are critical pieces of equipment for the Department of Public Works. These are used every single day for moving materials, loading equipment onto trailers, loading trucks with material, moving concrete blocks, closing the Children's Beach storm gate, and occasionally towing vehicles/equipment. Our current Volvo L70E will be 20 years old in FY26. Additionally, the L70E has been largely unused as it is in need of major repairs for over a year now, and it's absence has been detrimental to the efficiency and effectiveness of the Operations division.	\$0.28M	\$0.28M
FLEET-26-001	NEW: Ford E-Transit Van Purchase Purchase of a new Ford E-Transit Van or equivalent for DPW Facilities Division use. The Facilities team is growing and the current van that we have proves that this type of vehicle is an essential vehicle for the daily activities of the Facilities Division. Looking to get a fully electric version to further the Department's commitment to moving towards "greener" vehicles when they are appropriate, while also adding the on-site power benefits for use of power tools and equipment.	\$0.07M	\$0.07M
ADMIN-26-003	Replacement of (2) Assessor's Office Vehicles The Assessor's Office must visit all properties on the island from time to time, performing visual inspections and collecting property information and data, both for existing buildings and new construction, for the purposes of local real estate and personal property valuation in accordance with MA General Law. The Assessor's Office currently uses two vehicles: a 2006 Ford Explorer that is at the end of its useful life; and a 2014 Ford Explorer that the department inherited from the Fire Department, which is also approaching the end of its useful life. As the department needs to get to all parts of the island, including down poorly maintained unpaved roads, it is essential that we have reliable four-wheel drive vehicles to perform the department's duties. This request is for one Ford Explorer and one Ford Escape.	\$0.10M	\$0.10M
DPW - Central Fleet Total:		\$0.83M	\$0.83M
	<u>DPW - Facilities</u>		
FAC-26-002	New DPW Facility: Construction STM 2025 request: This appropriation would fund the construction of the new state-of-the-art Public Works facility to be located at 1 Shadbrush Road. Construction costs include improvements to Industry and Shadbrush Road, utility extensions to the 1 Shadbrush Road parcel for both the new DPW Facility and the NHA Shooting Range, site improvements, including paving, stormwater infrastructure, septic system, salt shed, fueling station, and the new DPW building. The building is proposed to be about 63,000 sf, including Administration offices, employee facilities, workshops for the Facilities, Lines & Signs, Parks & Recreation, and Operations divisions, Central Fleet garage with vehicle and equipment wash bay, and indoor vehicle storage garage with ample space for seasonal equipment and supplies. The building is also being proposed to include geothermal heating and cooling with a solar installation of the roof to offset energy usage, nearly eliminating all fossil fuel usage on the site (other than a generator and vehicle fueling). New DPW facility would provide a code-compliant facility with adequately sized, safe workspaces, improved energy efficiency, and increased lifespan of the Department's vehicles and equipment.	\$80.00M	\$80.00M
FAC-17-001	New DPW Facility: Design (supplemental funding) Supplemental funding for the final design phase of a new Public Works Facility to be located at 1 Shadbrush Road. The DPW has been progressing the schematic design of the facility (site and building), as well as coordination with the Select Board, Town Administration, and the Nantucket Hunting Association. Design and permitting is ongoing, but supplemental funding will be necessary to complete the final design and permitting in order to have a winning bid in hand for the 2025 Special Town Meeting. Original authorizations for design work started at ATM 2015 for \$250,000 and ATM 2018 for \$2,300,000.	\$1.20M	\$1.20M
FAC-26-001	An additional request for \$80,000,000 is planned for the 2025 STM. Town-wide Municipal Facilities Improvements (supplemental funding) Costs associated with Town-wide municipal facilities projects, including maintenance, design and engineering and construction. This supplemental funding is intended to build off the original \$6.5M appropriation, which has been utilized to date on various Town-owned buildings and facilities improvement projects. We expect that, based on prior and planned spending, the original appropriation will be exhausted by or during FY26. Our intent is to continue implementation of the Facilities Maintenance Plan over the coming years, and this funding will be critical to do so.	\$5.50M	\$5.50M
DPW - Facilities Total:		\$86.70M	\$86.70M
	<u>DPW - Parks</u>		
PARKS-26-002	Natural Grass Maintenance Equipment Replacement The purchase of equipment required for the proper maintenance and upkeep of the sports fields. The equipment to be purchased is replacement for equipment formerly operated by the Parks and Recreation Department, which was at the end of its useful life when the Parks Department was dissolved, it was thus never replaced. The requested turf maintenance equipment will allow for the efficient maintenance of the sports turf fields. All the requested implements are attachments that pair to the previously approved Toro Outcross from FY25. These implements will allow for the general maintenance of the fields to be accomplished by one employee in less time than previously done by two or more employees. Providing overall savings in manhours, required equipment maintenance and fuel. The savings in manhours is the greatest benefit as it allows employees previously needed to mow fields to be utilized elsewhere on other tasks.	\$0.10M	\$0.10M
DPW - Parks Total:		\$0.10M	\$0.10M
	<u>DPW - Transportation</u>		
TRAN-20-002	Cobblestone Improvements Proposed Cobblestone Improvements to our 18,000 SY of cobblestone streets. Annual program based on 2,000 SY and a 9-year life cycle and includes the cost of materials. Significant work undertaken on downtown cobblestones over last 18 months and continued funding required to complete Main St and other areas.	\$0.55M	\$0.00M
TRAN-17-002	Island-Wide Road Improvements (SBSP) Island-wide maintenance of the town roadway network. Proposed roadway improvements per the Town's Pavement Management Plan.	\$2.00M	\$2.00M
TRAN-20-001	Multi-Use Path Maintenance (SBSP) Annual funding request for the maintenance of the town-wide network of multi-use paths. Proposed Multi-Use Path (MUP) Improvements per our 31 mile inventory, specific locations to be determined by our MUP Pavement Management Report. Annual program based on a 15-year life cycle, current contract pricing, and is adjusted for 3% inflation.	\$1.00M	\$1.00M

	Pleasant Street (Five Corners to Roundabout) & Williams Lane Complete Street Projects Bicycle and pedestrian improvements to Pleasant Street between Atlantic Avenue and Sparks Avenue, and Williams Lane between Pleasant Street and Sparks Avenue. This request is for land acquisition required for construction. There are currently two design alternatives under consideration. A third alternative will be developed for consideration based on historical concerns, which will have additional land impacts. The greatest land impact is being used as an assumption for this request.	\$1.91M	\$1.91M
TRAN-26-002			
	Sidewalk Improvement Plan (SBSP) Annual funding request for improvements to the town sidewalk network. This request provides funding for the continuation of the downtown plan. Work is planned from the waterfront area and expanding out through town.	\$1.20M	\$1.20M
TRAN-17-001			
	Tom Nevers Multi-Use Path: Construction (supplemental funding) Construction of a path along the east side of Tom Nevers Road from Milestone Road to the end of Tom Nevers Road.	\$6.85M	\$6.85M
TRAN-25-001			
		DPW - Transportation Total:	\$13.52M \$12.97M
<u>Fire Department</u>			
	Apparatus Bay Heating Installation This project is to install suspended heaters in the garage space for the Fire Department. The need for this is because we have four ambulances in the fire station and those ambulances carry several different medications and intravenous fluids (IVs). It is important to keep these medications warmed enough to be able to administer them to a patient in need. Installing the heating system will allow us to keep the temperature in the apparatus stalls at an acceptable temperature.	\$0.28M	\$0.28M
FIRE-26-004			
	Fire Prevention Vehicle Replacement Replacement of a fire prevention vehicle. The vehicle being replaced is a 2015 Ford Expedition. This new vehicle will be a Ford F150 pickup style vehicle with a cap and a pull-out shelf for the Fire Department's Fire Prevention Officer.	\$0.08M	\$0.08M
FIRE-23-001			
		Fire Department Total:	\$0.36M \$0.36M
<u>Housing</u>			
	Town Employee Housing: Design and Construction FY 26 description: likely development of 8 lots along Ticcoma Way. Select Board has seen one potential design option along with streetscape. Additional design options are being considered. It is worthwhile to note, that in parallel a wider feasibility study is being undertaken which could change the decision around Ticcoma Way, with a possible pivot to Waitt Drive. Given the urgency of developing employee housing we request that this project be submitted with just an estimate of cost. Estimate in mid 2023 was \$12m to build 8 building with a total of 20 bedrooms and 34 parking places (see supplemental docs). Adjusting for inflation and including OPM and further design work we conservatively estimate \$14m for the project.	\$14.00M	\$14.00M
HOUS-25-001			
		Housing Total:	\$14.00M \$14.00M
<u>IS/GIS</u>			
	Replace Town Computers Continuous technological advancements and aging out of equipment necessitates the replacement of desktop and laptop computers regularly. This request will provide sufficient funds to replace desktop computers on a five-year replacement cycle and laptops on a three-year replacement cycle. This will ensure up to date computer devices for town employees. Computer equipment is purchased from Dell under Statewide Contract. Acquisition does not require any special procurement process. Orders are regularly placed for 10-25 units at a time to ensure sufficient stock to cover emergency replacements, the regular replacement cycle and to accommodate newly created positions.	\$0.10M	\$0.10M
ADMIN-18-001			
	Virtual Server Environment Upgrade The Town's Virtual Server Environment, initially installed in FY18, is approaching its end of life and requires an upgrade. This environment manages 20 virtual servers, each performing critical functions for the town's operations. Upgrading the virtual server environment will ensure continued reliability, enhanced performance, and improved security for all essential services. This project will involve the replacement of outdated hardware, implementation of advanced virtualization software, and seamless migration of existing data and applications. The upgrade aims to minimize downtime and provide a scalable, future-proof infrastructure for the town's growing needs.	\$0.36M	\$0.36M
ADMIN-26-001			
		IS/GIS Total:	\$0.46M \$0.46M
<u>Natural Resources</u>			
	Baseline Environmental Data Program Through a strategic planning process, the Select Board identified environmental leadership as one of the primary goals for the Town. As the Natural Resources Department (NRD) and Health Department have been tasked with developing this program these departments have endeavored to provide scientifically valid, data-based recommendations to the Town and Select Board for the best environmental stewardship possible. State and Federal programs have been providing a significant number of funding opportunities to projects that improve environmental health through measurable results. These water quality goals are beginning to be codified by the state as recent meetings with MassDEP are driving towards Total Maximum Daily Load (TMDL) compliance and having a solid data collection program is key to meeting these regulatory goals. The key to these recommendations and measurable results is to have current data collected on a regular basis in standardized ways. To achieve this goal NRD and Health working with both Wannacomet Water and the Sewer Department are proposing to add a yearly capital expense to develop a baseline environmental data collection program to ensure all decisions are based on facts and to be able to measure results and provide proper project review in these environmentally important areas.	\$0.50M	\$0.50M
NRD-24-001			
	Brant Point Hatchery Deck and Pier Adaptation and Repair (Phase 1) The Natural Resources Department is seeking to improve, renovate, and explore expansion of the Brant Point Shellfish Hatchery Dock to ensure coastal resilience, expand our eelgrass and shellfish restoration capabilities, and improve our efficiencies for future program development. Phase 1 will be for the initial design and permitting phase.	\$0.25M	\$0.25M
NRD-26-001			
	Climate Action Plan/Sustainability Framework The Town needs its first Climate Action Plan (CAP). As the most remote island-community in the Commonwealth, Nantucket is perhaps more vulnerable to the devastating impacts of climate change and rising sea levels than any other Massachusetts city or town. Nantucket's isolation, 30 miles from Cape Cod, creates a heightened duty to protect its residents and resources, and to use its local assets wisely. The Town is experiencing many impacts directly related to development pressures, climate change, surging peak load (energy) growth, and affordable housing challenges. However, without the relief or security of neighboring towns to rely upon (or take shelter in), the consequences of these impacts are amplified and resonate deeply with the community. Some of these vulnerabilities have already been identified in the 2018 Hazard Mitigation Plan and the 2021 Coastal Resilience Plan. The Climate Action Plan will establish community-wide climate mitigation goals and identify potential measures for, and benefits from achieving them. The CAP will be an action-driven plan that lays a path toward a sustainable, resilient, healthy and safer community for both islanders and visitors. Goals for Net Zero will for part of the plans development and implementation. These actions and strategies will also be used to create a sustainability framework to evaluate future needs, risks and resources to begin integrating the principles of sustainability into Town planning, managements and actions.	\$0.50M	\$0.50M
HMP-24-003			
	Coastal Resiliency		

ADMIN-23-005	Coastal Resiliency Planning is a priority of the Select Board. While specific uses of the funds are as yet not determined, we expect costs for professional services to secure grants and in-kind contributions, permitting and engineering. This will be an annual request over the next ten years. One of the successes of the CRP is that the public has been actively engaged and both planning and financial support have been provided to the Town based on the priorities identified in the CRP. The Town is focused on the first two tiers of action items identified by the CRP.	\$1.00M	\$1.00M
CRP-25-001	Downtown Neighborhood Flood Barrier Design (Phase 1) This project is to provide a 100% design package including filing necessary permits that is community backed for the Downtown Neighborhood Flood Barrier- Initial Phase. This will allow the Town to move forward with funding the construction phase to reduce flood events, damages and losses on Easy Street while maintaining access to the Steamship terminal and ultimately keeping the community safe. Build upon the 30% design package and bring it to 100% design; obtain all necessary local, state, and federal permits; update the project timeline and construction estimates from the 30% design package so that this project can move forward to the construction phase.	\$2.42M	\$2.42M
HMP-22-005	Dredge Plan Implementation/Maintenance Dredging Implementation of the sediment transport and dredge plan study. One of the goals of the plan is to establish a regular dredge cycle and put permits in place. Dredging will prioritize safety and navigation while balancing environmental interests. Sediment transport study will aid in identifying proper areas for dredging and beneficial re-use to help maximize efficient operations.	\$2.00M	\$2.00M
HMP-22-003	Sesachacha Pond Living Shoreline Construction (supplemental funding) To construct a hybrid resilient protection system between Sesachacha Pond and Polpis Road to mitigate erosion and increase biodiversity within the project site between now and when the Coastal Resilience Plan recommendation #4-2 Polpis Road Raising, Culvert Expansion, and Wave Attenuation at Sesachacha Pond is implemented. This is the construction phase of the previous work done by Woods Hole Group, appropriated at ATM 2022 for \$250,000. This work will include 100% design and permitting for the preferred alternative, proposed construction site plan, staging access, demolition and erosion/sediment control plans, slope sections and details, construction sequence, wetland impact plan, water control and traffic control plans, an opinion of construction cost and timeline. The main objective is to construct the preferred alternative and develop a maintenance and monitoring plan. This will seek to end the active enforcement on the site by state and local environmental agencies. Complete project FY28/29 includes increasing the elevation of Polpis Road at Sesachacha Pond and harden the embankment for wave action. Final elevation to be examined and analyzed considering sea-level rise.	\$5.12M	\$5.12M
NRD-26-002	Sesachacha Pond Watershed Nutrient Loading and Groundwater Mapping Sesachacha Pond is a major public recreational resource on Nantucket and shows signs of nutrient impairment. These signs can include increased nuisance vegetation and potentially toxic harmful algal blooms. Previous extensive research in conjunction with the Massachusetts Estuaries Program (MEP), has shown evaluated nitrogen loading in the pond. To date there has been no focused assessment of the sources of nutrients leading to potential eutrophication. Potential sources of nutrients include overland flow, groundwater, atmospheric deposition, and internal releases from sediment. This project will focus on groundwater as it is influenced by both wastewater disposal, synthetic fertilizers, and stormwater infiltration, which ultimately enters the pond. The result will develop management recommendations and potential regulatory changes to promote pond health.	\$0.35M	\$0.00M
Natural Resources Total:		\$12.13M	\$11.78M
OIH-17-001	Our Island Home (G) Our Island Home Facility-Construction Construction funding of \$~96 million for new OIH. OPM and design/architect firms already in place. New OIH will be a 45 bed skilled nursing facility located east end of the Town-owned parcel where Sherburne Commons is located. Single story, predominantly private rooms ~55,000 sq ft building footprint.	\$96.00M	\$00.00M
Our Island Home (G) Total:		\$96.00M	\$00.00M
PUBL-26-001	Police Department Public Safety Building Lighting Controls System Replacement The Public Safety Building (PSF) houses the Police and Fire Departments. When it was constructed, the electrical lighting switching system that controls area, room and site lighting is an automatic remote control system manufactured by Douglas Lighting. Douglas filed for bankruptcy and ceased operation in March of 2023. Currently there are several components not working and we are unable to obtain parts. Considering that the system is now almost fifteen (15) years old and will require repairs, an alternative system should be installed. This budget proposal will cover engineering/design costs to establish procurement documents as well as the capital cost to replace the system.	\$0.20M	\$0.20M
PUBL-26-002	Seasonal Dorm Buildings Roof Replacements There are two buildings used for police seasonal housing located at the former Coast Guard LORAN station in Siasconset. In the year 2000, both buildings had their flat roofs replaced with a rubber membrane roofing system. The total roof area was 11,600 square feet and the cost at the time was \$117,000. The average life expectancy for these roofs are 25-30 years. We are also experiencing a roof leak in a portion of the men's dorm building. Accordingly, these roofs are now 24 years old and approaching the end of their design life and will require replacement.	\$0.49M	\$0.49M
Police Department Total:		\$0.69M	\$0.69M
NPS-26-002	School Department Campus-wide Safety and Security Improvements Costs associated with campus wide safety & security improvements and maintenance to include, but not limited to, new door locks, general door IT Infrastructure & Equipment (7) We have 5 areas of concern. 1. Phone system upgrade - The current phone system is outdated, relying in some cases on analog phone connections for IP phones. The translation equipment is no longer supported, making it difficult to find replacement parts. If the equipment fails, the phones in the classrooms will not work until parts are found. The plan is to replace the entire system with up-to-date equipment, including 250 phones, 3 phone controllers, 4 streamline devices, and 1 voice mail controller. Additionally, wiring will need to be run to most classrooms throughout the district. 2. Network Upgrade - We need to plan for increased network use. To that end, we must install a switch in each closet that is capable of 10G data speeds with 48 ports.. We have 12 data closets to accommodate. 3. Interactive Panel Upgrade - We are transitioning to Flat Panel displays, currently New Line Panels, for our interactive whiteboards in the classrooms. All of NIS, the new classrooms in CPS, and an assortment of NES classrooms still use a projection system for their interactive panels. The projection units are End of Life and getting bulbs and parts is becoming difficult. We purchased 20 new interactive panels in 2023 that were installed in CPS and NHS and we would like to continue the transition in the other buildings. Installation costs have been included. 4. Teacher Laptop Upgrade - Laptops for teachers are now 4 years old. By the time this request is fulfilled the teacher laptops will be 5 years old. We need 200 teacher laptops. 5. Mac Lab in NHS Upgrade. - The current Mac lab is reaching end-of-life. This year we need to jury rig a system so that students would have enough power and storage to work on their digital projects. We are asking for 25 new iMacs capable of handling student design projects.	\$0.15M	\$0.15M
NPS-21-002		\$0.61M	\$0.61M

NPS-26-003	NES Vestibule Project This is to create a vestibule to increase the security at the elementary school, and to create a more efficient way to operate in the front office.	\$0.27M	\$0.27M
NPS-23-003	NPS Building Improvements Costs associated with annual campus-wide building improvements to include, but not limited to roof replacements, flooring replacements, and interior and exterior painting.	\$0.45M	\$0.45M
NPS-26-001	Security Camera System Replacement (8) The purchase of 200 Verkada CD62-E outdoor dome cameras, and 8 Verkada CB52-E outdoor bullet cameras. The current camera system is out of date, and therefore we are in need of updating it.	\$0.55M	\$0.55M
		School Department Total:	\$2.03M \$2.03M
<u>Town Administration</u>			
ADMIN-25-005	Per-and Polyfluoralkyl 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 currently being undertaken with the support of the Massachusetts Department of Environmental Protection (MADEP), these voluntary efforts are being undertaken proactively to learn more about potential PFAS issues in the community and identify short and long-term solutions. Town-wide Document Management System	\$1.00M	\$1.00M
ADMIN-20-003	The townwide electronic document management project was scoped and cost-estimated in 2018 at \$500,000 for all Town department documents, except for PLUS. The pilot project began in 2019 with Public Health and Natural Resource documents. COVID-19 interrupted the project through 2020 and delayed start-up for approximately 18 months. With the assistance of the Town's state-contracted vendor, General Code, a revised cost estimate of all other Town departments was created, including licensing, training and increased electronic storage capacity. In 2021, Public Health and Natural Resources were completed. In 2022-2023 the Sewer Department documents were completed. The next project is the PLUS Department documents. Due to the volume and unique nature of the PLUS documents, and the on-demand time-sensitivity requiring PLUS files to remain on site (versus being sent off island for processing as PH, NRD and Sewer documents were) the estimate PLUS from Iron Mountain, another state contractor, for PLUS is approximately \$1.5M. Town Administration and Information Technology has met with Iron Mountain and has another on-site visit in July. Iron Mountain recommends a full time Archivist to assist the Town with the PLUS project, as well as to continue the document management program, setting policies, naming conventions, schedules and other tasks, to include working with the Town Clerk's Office managing their vital records. The document management team meets with the Nantucket Historical Association Archivist in late June.	\$0.50M	\$0.00M
		Town Administration Total:	\$1.50M \$1.00M
		GENERAL FUND SUBTOTAL:	\$228.32M \$130.92M

ENTERPRISE ACCOUNTS

Code	Department/Request	FY26 Request	CapCom Rec.
<u>Airport</u>			
NMA-26-002	Airport Rescue and Firefighting (ARFF) Building Rehabilitation Improvements to second floor of ARFF Building, repairs of the roof including gutters and downspouts, installation of solar panels, & Decommissioning of ARFF Pump Room. The following repairs and improvements will modernize the existing building and help extend its useful life. Installation of Solar Panels and decommissioning of the pump room are upgrades that are important to the airport in terms of meeting environmental goals and initiatives.	\$5.40M	\$0.00M
NMA-26-001	ARFF Truck Airport 3 Replacement (1) The existing ARFF truck, Airport 3, was procured in 2015 and is expected to reach its end of service life in 2026. Firetrucks typically last 10 to 15 years. The replacement of the truck will be required in 2026. The replacement truck will include the truck and incidental equipment required for operation. The new truck will be delivered with fluorine-free (F3) foam and will not have used AFFF containing fluorinated compounds (PFAS). The current A-3 will either be dispositioned of in accordance with all applicable regulations, or decontaminated according to available best technology.	\$1.45M	\$1.45M
NMA-25-011	Employee Housing - Phase 2 Construction of additional crew quarters to provide housing for Aircraft Rescue and Firefighting Services and emergency personnel. This will allow for the workers to live on the island, while avoiding the housing shortage affecting people who work on Nantucket throughout the year and maintaining the reliability and safety of the airport. This project proposes the construction of one employee housing structure (i.e. a Townhouse). The Townhouse, as envisioned, would contain 2 dwelling units in a side by side configuration. Each dwelling unit is envisioned as having 2-3 bedrooms. The proposed structure is envisioned as being 3,600 square feet. Final square footages and number of bedrooms are subject to change as they are designed but are not expected to evolve significantly from what is presented here.	\$4.95M	\$0.00M
NMA-26-007	FBO Ground Support Equipment (GSE) The Airport performs its own facility maintenance and owns and operates the Fixed Base Operation (FBO). The FBO provides General Aviation aircraft and passenger support such as fueling, parking, passenger transport, and general coordination. The FBO is the primary business generator at ACK, and also has an important role in managing ramp safety and noise abatement with Airport Operations and Airport Administration. To support these operations the Airport is purchasing the following items. Maintenance: • Z Trak mower. These are the referred equipment for mowing grass islands on the airfield. A similar 2022 Capital project mower cost \$20,000, and we are holding \$25,000 for expected cost escalation. • Replace A4. A4 is a 1999 Ford F250 that is 25 years old and no longer has service life. A replacement quote is attached for \$105,000.	\$1.53M	\$1.53M
	FBO: • Preconditioned air/GPU unit for an ADG-3 aircraft. This unit provides a power source that precludes the aircraft from running engines or APU. This unit is in addition to existing units, and is an important part of the Airport's noise abatement strategy for the South Ramp. An opportunity may exist to purchase an Electric GPU. We anticipate the cost of a large GPU to be \$1,000,000 based on initial market outreach. • Lektro tug. These tugs are used to relocated aircraft (business jets) around the ramp. This is an important tool to help Airport staff manage aircraft quietly in designated locations, and avoid having pilot taxi with engines on into noise sensitive areas. A similar 2023 Capital project tug cost		

NMA-25-003	Groundwater & Soil Investigation/PFAS-Phase III (supplemental funding) (2) Professional, engineering, and Licensed Site Professional (LSP) Services for phase III services in support of ongoing investigation activities resulting from the detection of per- and polyfluoroalkyl substances (PFAS) in area groundwater and drinking water supply wells and soils located in the vicinity of and at the Nantucket Memorial Airport.	\$3.68M	\$3.68M
NMA-26-004	New GSE Storage Facility The current ground support equipment storage area is insufficient for the forecasted need. A new storage building should be constructed to ensure enough space for equipment to be stored. This storage building will house many types of equipment required by the airport for operations such as tugs, dollies, water carts, and septic carts. The increase in demand at the airport necessitates an increase in the fleet size for these machines. A new storage area shall meet the space demands required for the new equipment.	\$4.10M	\$4.10M
NMA-26-003	New Hardstands - Gates 1 and 2A The existing asphalt used at gates 1 and 2A will be insufficient for long term performance accommodating forecasted aircraft. These new hardstands will accommodate commercial aircraft while they are holding at the gates. The aircraft expected to using the gates in the future are heavier and will require hardstands to accommodate.	\$0.50M	\$0.50M
NMA-25-009	Paint and Beads & Rubber & Markings Removal The Airport is required to maintain airfield pavement markings such as painted runway centerlines, mandatory hold short positions, and taxiway edge markings. The Airport typically programs an annual amount based on standard take-off amounts for unit costs of paint, labor, and mobilization for the known areas of each airfield component. This analysis is underway for FY26, but typically ranges from \$500,000-\$1,000,000 depending on planned and ad-hoc needs. Examples of ad-hoc needs include correction items from FAA inspections, wear-down from winter snow plowing, and patching and repaving of asphalt. For purposes of holding a conservative amount, ACK is using the higher range figure of \$1,000,000 to support a large scale third party planning and bid project to mobilize a contractor.	\$1.00M	\$1.00M
NMA-26-005	South Apron Noise Barrier The Airport is constructing an expansion to the south apron. The ramp is expanding south toward the direction of Nobadeer beach. The project originally included an earthen berm for noise attenuation. Based on public feedback the Airport removed this element of the project. Based instead on public feedback, the Airport is now designing a noise barrier instead. The design of the barrier is in progress currently and more information will become available during that process.	\$5.00M	\$5.00M
NMA-26-006	Triturator Upgrade A triturator is a septage grinder used to process received aircraft Lavatory waste prior to release into a municipal sewer system. The existing triturator system must be upgraded to accommodate the forecast volume to handle scheduled commercial air carriers. This is a chargeback item, and Airport fees will be set to recover the operating cost over the lifetime of the improvement.	\$0.50M	\$0.50M

Airport Total: \$28.11M \$17.76M

Sewer

SEWER-19-001	Airport Rd Pump Station Upgrades (supplemental funding) Upgrade of 30 year old Pump Station to include but not limited to: Wet Well, Controls and Control Panel, Pumps, Valves and piping, Bypass connection, New electrical transformer and infrastructure as current station is powered by Nantucket Inn, SCADA and RTU. Bring station to current standards and size for future. This project has been delayed by Covid, but the design work is now underway.	\$1.70M	\$1.70M
SEWER-20-008	Capacity, Management, Operation and Maintenance (CMOM) comprehensive and holistic, the CMOM provides an information-based plan to effectively run the sewer collection system and help lower the risk of any (SSO) Sanitary Sewer Overflows or Massachusetts Discharge Monitoring permit violations. Nantucket is under a consent order and therefore this work is mandatory. As part of the consent order, Nantucket was to perform a complete CCTV video inspection of all sanitary sewer to include all mains and manholes. Once the initial round of CCTV work was completed, the town's consultant would develop a Capacity, Management, Operation and Maintenance (CMOM) manual that will be updated yearly going forward. In the years following the initial CCTV work, the consultant will work	\$2.00M	\$2.00M
SEWER-26-001	Cato Lane Pump Station Upgrades Pump Station was reconstructed in 2004 and is in need of updates and upgrades to meet current standards and regulations.	\$1.89M	\$1.89M
SEWER-26-003	'Sconset Clarifier Improvements Purchase and replace existing clarifiers with modern equipment to be able to maintain efficient treatment on a daily basis.	\$1.70M	\$1.70M
SEWER-21-002	Somerset Needs Area Sewer Design (supplemental funding) (3) Appropriation for land acquisition, engineering, design and legal costs for the second phase of the Somerset Needs Area Sewer Extension. Construction anticipated to begin in the fall of 2026, with completion in the fall of 2029.	\$3.40M	\$3.40M

Sewer Total: \$10.69M \$10.69M

Solid Waste (E)

SWEF-26-005	Composter Aeration and Tip Buildings: New Conveyor System Purchase and Install new equipment - conveyor system. The conveyor will feed MSW from the Aeration Building to the Tipping Building. Separated MSW is currently bucketed from the aeration building by a loader to the tipping building. This is inefficient and requires additional labor to perform the task. This will reduce the chance of spilling because the MSW will be contained in the two buildings,	\$0.60M	\$0.60M
SWEF-26-001	Composter Aeration Building Siding and Roof Replacement/Repair Purchase of Composter Buildings and take Ownership on December 1, 2025. General maintenance and repair will be necessary for the assets. Repair and replace fabric roof/walls sheeting of the Compost Aeration Building.	\$0.40M	\$0.40M
SWEF-26-003	Composter Bio-Filter Building Improvements Purchase of Composter Buildings and take Ownership - December 1, 2025. General maintenance and repair of the buildings will be necessary for the assets. Repair and place new fabric roof and walls. Replace Roll-up door.	\$0.60M	\$0.60M
SWEF-26-004	Composter Tip Building Ram Feed System Repairs The Town will be purchasing and taking ownership of the Composter Buildings on December 1, 2025. Repair existing ram feed system in Tipping Building to feed the Compost Drum. The ram feed system was overhauled by WON approximately nine years ago. Presently there is nothing wrong, but this should be allocated in advance of a failure.	\$0.50M	\$0.50M

SWEF-26-002	Composter Tip Building Siding and Roof Replacement/Repairs			
	Purchase of Composter Buildings and take Ownership – December 1, 2025. General maintenance and repair of the buildings will be necessary for the assets.\Repair and replace Fabric roofing of the Composter Tip Building	\$0.28M	\$0.28M	
SWEF-26-006	NEW: Security Cameras			
	This is a new equipment purchase. In preparation for the new Waste Service Agreement, Solid Waste is recommending installation of (4) security and monitoring cameras. The four camera views will be of the MRF Drop Off Area and Scale, MRF & Composter access and operation area, Bio-filter & Aeration Floor, and C&D Transfer Station This is for security and monitoring purposes of Contractors, Haulers and Residents.	\$0.05M	\$0.05M	
		Solid Waste (E) Total:	\$2.42M	\$2.42M
<u>Wannacomet</u>				
WANN-25-001	Distribution System Improvements			
	Extend water mains to provide safe drinking water to homes with private wells that have been impacted by PFAS contamination.	\$4.70M	\$4.70M	
		Wannacomet Total:	\$4.70M	\$4.70M
		ENTERPRISE FUND SUBTOTAL:	\$45.92M	\$35.57M
			GENERAL FUND & ENTERPRISE ACCOUNTS TOTALS:	\$274.78M \$166.49M

Appendix B – Capital Requests by Funding Source

GENERAL FUND

Dept.	Code	Request by Funding Source	CapCom Rec.
General Revenues (Raise & Appropriate)			
FIRE	FIRE-26-004	Apparatus Bay Heating Installation	\$0.28M
NATURAL RESOURCES	HMP-24-003	Climate Action Plan/Sustainability Framework	\$0.50M
NATURAL RESOURCES	NRD-24-001	Baseline Environmental Data Program	\$0.50M
SCHOOL	NPS-21-002	IT Infrastructure & Equipment	\$0.61M
Total General Revenues:			\$1.89M
Free Cash			
DPW-TRANSPORTATION	TRAN-17-002	Island-Wide Road Improvements (SBSP)	\$2.00M
DPW-TRANSPORTATION	TRAN-20-001	Multi-Use Path Maintenance (SBSP)	\$1.00M
IS/GIS	ADMIN-18-001	Replace Town Computers	\$0.10M
IS/GIS	ADMIN-26-001	Virtual Server Environment Upgrade	\$0.36M
NATURAL RESOURCES	ADMIN-23-005	Coastal Resiliency	\$1.00M
NATURAL RESOURCES	NRD-26-001	Brant Point Hatchery Deck and Pier Adaptation and Repair (Phase 1)	\$0.25M
POLICE	PUBL-26-001	Public Safety Building Lighting Controls System Replacement	\$0.20M
SCHOOL	NPS-23-003	NPS Building Improvements	\$0.45M
SCHOOL	NPS-26-002	Campus-wide Safety and Security Improvements	\$0.15M
SCHOOL	NPS-26-003	NES Vestibule Project	\$0.28M
SOLID WASTE	SWEF-26-001	Composter Aeration Building Siding and Roof Replacement/Repair	\$0.40M
SOLID WASTE	SWEF-26-004	Composter Tip Building Ram Feed System Repairs	\$0.50M
Total Free Cash:			\$6.69M
Capital Exclusions			
CENTRAL FLEET	FLEET-26-001	NEW: Ford E-Transit Van Purchase	\$0.07M
CENTRAL FLEET	FLEET-26-002	Front-end Loader Replacement	\$0.28M
CENTRAL FLEET	FLEET-26-005	10-Wheeler Dump Truck Replacement	\$0.38M
FINANCE	ADMIN-26-003	Replacement of (2) Assessor's Office Vehicles	\$0.10M
FIRE	FIRE -23-001	Fire Prevention Vehicle Replacement	\$0.08M
PARKS	PARKS-26-002	Natural Grass Maintenance Equipment Replacement	\$0.10M
SCHOOL	NPS-26-001	Security Camera System Replacement	\$0.55M
Total Capital Exclusions:			\$1.56M
Borrowing			
DPW-FACILITIES	FAC-26-001	Town-wide Municipal Facilities Improvements (supplemental funding)	\$5.50M
DPW-TRANSPORTATION	TRAN-17-001	Sidewalk Improvement Plan (SBSP)	\$1.20M
DPW-TRANSPORTATION	TRAN-26-002	Pleasant Street & Williams Lane Complete Street Projects	\$1.91M
NATURAL RESOURCES	CRP-25-001	Downtown Neighborhood Flood Barrier Design (Phase 1)	\$2.41M
NATURAL RESOURCES	HMP-22-003	Sesachacha Pond Living Shoreline Construction (supplemental funding)	\$5.12M
NATURAL RESOURCES	HMP-22-005	Dredge Plan Implementation/Maintenance Dredging	\$2.00M
POLICE	PUBL-26-002	Seasonal Dorm Buildings Roof Replacements	\$0.49M
TOWN ADMIN	ADMIN-25-005	Per-and Polyfluoralkyl Substances (PFAS)	\$1.00M
Total Borrowing:			\$19.63M
Debt Exclusions			
DPW-FACILITIES	FAC-17-001	New DPW Facility: Design (supplemental funding)	\$1.20M
DPW-FACILITIES	FAC-26-002	New DPW Facility: Construction	\$80.00M
DPW-TRANSPORTATION	TRAN-25-001	Tom Nevers Multi-Use Path: Construction (supplemental funding)	\$6.85M
HOUSING	HOUS-25-001	Town Employee Housing: Design and Construction	\$14.00M
Total Debt Exclusions:			\$102.05M
GENERAL FUND SUBTOTAL:			\$131.82M

ENTERPRISE ACCOUNTS

Dept.	Code	Request by Funding Source	CapCom Rec.
Retained Earnings			
AIRPORT	NMA-26-003	New Hardstands - Gates 1 and 2A	\$0.50M
AIRPORT	NMA-26-006	Triturator Upgrade	\$0.50M
SOLID WASTE	SWEF-26-002	Composter Tip Building Siding and Roof Replacement/Repairs	\$0.27M
SOLID WASTE	SWEF-26-006	NEW: Security Cameras	\$0.05M
Total Retained Earnings:			\$1.32M
Borrowing			
AIRPORT	NMA-25-003	Groundwater & Soil Investigation/PFAS-Phase III (supplemental funding)	\$3.68M
AIRPORT	NMA-25-009	Paint and Beads & Rubber & Markings Removal	\$1.00M
AIRPORT	NMA-26-001	ARFF Truck Airport 3 Replacement	\$1.45M
AIRPORT	NMA-26-004	New GSE Storage Facility	\$4.10M
AIRPORT	NMA-26-005	South Apron Noise Barrier	\$5.00M
AIRPORT	NMA-26-007	FBO Ground Support Equipment (GSE)	\$1.53M
SEWER	SEWER-19-001	Airport Rd Pump Station Upgrades (supplemental funding)	\$1.70M
SEWER	SEWER-20-008	Capacity, Management, Operation and Maintenance (CMOM)	\$2.00M
SEWER	SEWER-21-002	Somerset Needs Area Sewer Design (supplemental funding)	\$3.40M
SEWER	SEWER-26-001	Cato Lane Pump Station Upgrades	\$1.89M
SEWER	SEWER-26-003	'Sconset Clarifier Improvements	\$1.70M
SOLID WASTE	SWEF-26-003	Composter Bio-Filter Building Improvements	\$0.60M
SOLID WASTE	SWEF-26-005	Composter Aeration and Tip Buildings: New Conveyor System	\$0.60M
WATER	WANN-25-001	Distribution System Improvements	\$4.70M
Total Borrowing:			\$33.35M
ENTERPRISE FUND SUBTOTAL:			\$34.67M
GENERAL FUND & ENTERPRISE ACCOUNTS TOTALS:			\$166.49M

Appendix C - Appropriations & Expenditures to-date (FY26 Capital Requests)

GENERAL FUND				
Code	Department/Request	Prior Appropriation	Expended	Balance
DPW - Facilities				
FAC-17-001	Public Works Facility: Design (supplemental)	\$2.55M	\$.65M	\$1.90M
FAC-26-001	Town-wide Municipal Facilities (supplemental)	\$6.50M	\$1.60M	\$4.90M
DPW - Transportation				
TRAN-17-001	Sidewalk Improvement Plan	\$7.38M	\$5.41M	\$1.96M
TRAN-17-002	Road Improvements/Maintenance	\$13.67M	\$9.17M	\$4.50M
TRAN-20-001	Multi-Use Path Maintenance	\$2.85M	\$.55M	\$2.30M
TRAN-25-001	Tom Nevers Bike Path (supplemental)	\$.33M	\$.19M	\$.14M
TRAN-26-002	Pleasant St and Williams Lane Complete Streets Project (supplemental)	\$.45M	\$.13M	\$.32M
IS/GIS				
ADMIN-17-001	Maintain Network Infrastructure	\$.55M	\$.23M	\$.32M
ADMIN-17-002	Server Virtualization and Maintenance	\$.49M	\$.39M	\$.10M
ADMIN-18-001	Replace Town Computers	\$.43M	\$.39M	\$.04M
Natural Resources				
NRD-24-001	Baseline Environmental Data Program	\$.50M	\$.16M	\$.34M
HMP-22-003	Sesachacha Pond Living Shoreline Construction (supplemental)	\$.25M	\$.13M	\$.12M
HMP-22-005	Dredge Plan Implementation/Maintenance Dredging (supplemental)	\$.55M	\$.30M	\$.25M
ADMIN-23-005	Coastal Resiliency Planning	\$3.80M	\$1.11M	\$2.69M
School Department				
NPS-23-003	NPS Building Improvements	\$2.03M	\$1.81M	\$.23M
NPS-21-002	IT Infrastructure	\$.56M	\$.52M	\$.04M
NPS-25-003	NPS Grounds Improvements	\$.22M	\$.06M	\$.16M
Town Administration				
ADMIN-25-005	Per-and Polyfluoralkyl Substances (PFAS)	\$6.00M	\$1.75M	\$4.25M
Airport				
NMA-25-003	PFAS Groundwater & Soil Investigation - Phase 111 (supplemental)	\$4.00M	\$.15M	\$3.85M
Sewer				
SEWER-20-008	Capacity, Management, Operations and Maintenance (CMOM)	\$17.75M	\$9.99M	\$7.76M
SEWER-19-001	Airport Rd Pump Station Upgrades (supplemental funding)	\$1.25M	\$.17M	\$1.08M

Appendix D – Property Value and Tax Rate History

Fiscal Year	Total Assessed Value	Property Tax	Residential Tax Rate	Open Space Tax Rate	Com/Ind/PP Tax Rate	Residential Exemption	\$ Value of Exemption	CPA
2025	38,854,659,253	127,179,980	\$3.28	\$3.11	\$5.56	\$827,969	\$2,715.74	\$81.47
2024	37,332,279,904	116,471,833	\$3.13	\$3.01	\$5.30	\$799,150	\$2,501.34	\$75.04
2023	31,306,183,903	100,597,483	\$3.21	\$3.05	\$5.46	\$668,999	\$2,147.49	\$64.42
2022	25,360,461,175	95,470,203	\$3.74	\$3.53	\$6.40	\$541,019	\$2,023.41	\$60.70
2021	24,389,079,804	88,899,100	\$3.63	\$3.43	\$6.30	\$522,914	\$1,898.18	\$56.95
2020	24,446,602,029	84,281,637	\$3.45	\$3.29	\$5.86	\$528,618	\$1,823.73	\$54.71
2019	23,871,393,115	80,158,835	\$3.36	\$3.20	\$5.71	\$518,251	\$1,741.32	\$52.24
2018	22,255,911,615	78,168,480	\$3.53	\$3.34	\$5.97	\$486,050	\$1,715.76	\$51.47
2017	21,786,601,496	74,553,682	\$3.39	\$3.24	\$5.99	\$373,635	\$1,266.62	\$38.00
2016	20,544,013,596	69,636,374	\$3.36	\$3.22	\$5.93	\$362,525	\$1,218.08	\$36.54
2015	18,181,425,169	66,329,953	\$3.61	\$3.45	\$6.38	\$336,917	\$1,216.27	\$36.49

Appendix E - Capital Project Request Form

(Specimen of data fields within Capital Request Database)

Town of Nantucket
FY ____ Capital Project Request Form

PROJECT INTRODUCTION

Department:

Project Title:

Project Summary:

Project Location:

Project related to other depts/agencies, explain:

Submittal Date:

Contact Person:

CLASSIFICATION

Type: (Check all applicable)

- ☐ Land or Land Improvements
☐ Building or Building Improvement
☐ Infrastructure
☐ Outdoor Asset (park, playing fields, etc.)
☐ Soft Cost (design, study, plans, permitting)
☐ Vehicles (on or off-road, specialty)
☐ Equipment, Machinery, Fixture, Furniture (long-life, durable)
☐ Intangible (software, other licenses, permits, covenants)

Nature: (Check all applicable)

- ☐ New Asset--if new operation too, explain:
☐ Upgrade/Improvement
☐ Replacement
☐ Renovate/Repair
☐ Decommissioning
☐ Heritage/Culture/Legacy/Tradition
☐ Purchase
☐ Lease

PRIORITIZATION

- ☐ Low/Elective - Dept quality or functional enhancement if funding permits
☐ Med./Recommended - Dept necessary functions impaired -- explain:
☐ High/Required - Dept mission critical -- explain:

☐ If not funded, Alternative Action available--explain:

(Check all applicable)

- ☐ Imminent threat to public safety or property, explain:
☐ Preservation of operations
☐ Legal requirement of Federal, State or Local agencies
☐ Improvement to infrastructure
☐ Improvement in the efficiency and effectiveness of service delivery, explain:

☐ Minor

☐ Major

- ☐ Alleviation of an overstressed/overburdened situation
☐ Supports strategic plan (i.e. master plan, housing prod. plan, facilities maint plan, CWMP, etc.)
☐ Results in lower energy consumption
☐ Results in lower operations and maintenance costs
☐ Phased funding/included in a prior year's budget
☐ Scheduled replacement (i.e. motor vehicles, roofs, computers)
☐ Placeholder -- explain:

COSTS & FUNDING

Basis for Cost:

Source of Quote or Estimate:

- ☐ Informal (name source):
☐ Comparable Valuation
☐ Historic Reference
☐ Other -- explain:
☐ Quote (written)
☐ Bid

Cost Breakdown:

\$ Amounts (±)	FY26	FY27	FY28	FY29	FY30	Totals
☐ Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐ Aquisition Cost(s):						
☐ ± Appraisal(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐ ± Survey(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐ Other Legal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐ Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

☐	Permitting	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Construction	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Equipment or Fixture:	\$	-	\$	-	\$	-	\$	-	\$	-
☐	±Installation Cost(s)	\$	-	\$	-	\$	-	\$	-	\$	-
☐	±Trade-in/Redemption Cost(s)	\$	-	\$	-	\$	-	\$	-	\$	-
☐	OPM (Owner's Project Manager)	\$	-	\$	-	\$	-	\$	-	\$	-
☐	O+M or Post-Const.	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Disposal	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Contingency	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Financing	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Insurance	\$	-	\$	-	\$	-	\$	-	\$	-
☐	Other, explain in cost doc.	\$	-	\$	-	\$	-	\$	-	\$	-
Total		\$	-	\$	-	\$	-	\$	-	\$	-

☐	'Green' Component(s):	\$	-	\$	-	\$	-	\$	-
☐	Compliance requirement:	\$	-	\$	-	\$	-	\$	-
Explain:									

Net effect on Operating Budget:		FY26	FY27	FY28	FY29	FY30	Totals
☐	Maintenance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐	Personnel Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
☐	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Plan:		FY26	FY27	FY28	FY29	FY30	Totals
☐	Annual Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Anticipated Useful Life: _____
Average Use Hrs/Day (approx.): _____
Annual Days-in-use (approx.): _____

Outsourcing Alternative(s) Applicable(Yes/No) -- explain:

PROJECT TIMELINE

Project Manager:

Other Departments Involved in the Project:

Timeline (leading to anticipated completion date):

	FY26	FY27	FY28	FY29	FY30
☐	Procurement	--	--	--	--
☐	Aquisition	--	--	--	--
☐	Design	--	--	--	--
☐	Permitting	--	--	--	--
☐	Construction	--	--	--	--
☐	Substantial Comp.	--	--	--	--
☐	Full Completion	--	--	--	--
☐	One-time:				
☐	Decommission	--	--	--	--
☐	Removal	--	--	--	--
☐	Installation	--	--	--	--
☐	Final Delivery	--	--	--	--

SUPPLEMENTAL DOCUMENTS REQUIRED

- ☐ Detailed Project Description and Photos
- ☐ Basis for Cost
- ☐ Documentation for Operating Budget Impact
- ☐ Summary Plan for Maintenance

Appendix F – Typical MA Municipal Capital Funding Sources

Local

1) Borrowing:

- a) **General Obligation Bonds (aka, "GO Bonds").** These are issued for a period of time ranging from 5 to 30 years, during which time principal and interest payments are made. Making payments over time has the advantage of allowing the capital expenditures to be amortized over the life of the project. Funding sources used to pay back the debt can include:
 - i) **Bonds funded within the tax limits of Proposition 2 ½:** Debt service for these bonds must be paid within the tax levy limitations of proposition 2 ½. Funds used for this debt must be carefully planned in order to not impact the annual operating budget.
 - ii) **Bonds funded outside the tax limits of Proposition 2 ½ -- Debt Exclusion Bonds¹:** Debt service for these bonds is paid by increasing local property taxes in an amount needed to pay the annual debt service. Known as a Debt Exclusion, this type of funding requires approval by 2/3 vote of the local appropriating authority (e.g., city council or town meeting) and approval of majority of voters participating in a ballot vote. Prior to the vote, the impact on the tax rate must be determined so voters can understand the financial implications.
 - iii) **Bonds funded with Enterprise Funds:** Debt service for these bonds is typically paid by user fees, such as water and sewer revenue. Depending upon the type of project, interest costs may be subsidized by the Commonwealth and at times partial grant funds may be available (see below). Enterprise funds do not affect the general operating budget unless general funds are needed to subsidize revenues from the enterprise. Prior to the issuance of debt, the projects must be analyzed for their impact on rates.
- b) **Capital Exclusion:** Capital Exclusion projects are similar to Direct Appropriation (Pay-as-You-Go, below) except taxes are raised outside the limits of Proposition 2 ½ and are added to the tax levy only during the year in which the project is being funded. As with a Debt Exclusion, Capital Exclusion funding requires approval by 2/3 vote of the local appropriating authority (e.g., city council or town meeting) and approval of a majority of voters participating in a ballot vote. Prior to the vote, the impact on the tax rate must be determined so voters can understand the financial implications. Capital Exclusions may be authorized for any municipal purpose for which the city or town would be authorized to borrow money.

¹ = Debt Exclusion is different from a property tax override in that an exclusion is temporary, it is only in place until the incurred debt is paid. An override becomes a permanent part of the levy limit base.

2) Other:

- a) **Bond Proceeds:** Municipalities sell bonds at a premium over par, which premium funds bond issuance and service; any excess is reserved for specific uses based on the type of account (General Fund, Enterprise Fund, or School) with that excess available to fund like capital projects.
- b) **Free Cash:** Free Cash is the difference between annual revenues and expenditures and is certified by the Commonwealth each year. After certification, free cash is available for appropriation for any municipal purpose, including capital projects.
- c) **Direct Appropriation/ Pay-as-You-Go:** Direct Appropriation capital projects are funded with current revenues, and the entire cost is paid off within one year so no borrowing takes place. Projects funded with current revenues are customarily lower in cost than those funded by general obligation bonds because there are no interest costs. However, funds to be used for this purpose must be carefully planned in order to not impact the annual operating budget. For this reason, Pay-as-You-Go capital projects are typically lower in value than projects funded by borrowing.
- d) **Sale of Surplus Real Property:** Pursuant to Massachusetts General Laws, when real estate is sold, the proceeds must first be used to pay any debt incurred in the purchase of the property. If no debt is outstanding, the funds "may be used for any purpose or purposes for which the city, town or district is authorized to incur debt for a period of five years or more...except that the proceeds of a sale in excess

of five hundred dollars of any park land by a city, town, or district shall be used only by said city, town, or district for acquisition of land for park purposes or for capital improvements to park land" (MGL Chapter 44, Sec. 63).

e) **Stabilization Fund:**

- i) **Capital Stabilization Fund:** Local officials can set aside money in a stabilization fund -outside of the general fund- to pay for all or a portion of future capital projects. A 2/3 vote of city council or town meeting is required to appropriate money into and out of this fund.
- ii) **Enterprise Retained Earnings (as a form of Stabilization Fund):** Enterprise operations, such as water and sewer, are able to maintain an operating surplus that can be utilized for future enterprise fund costs. These funds can be used to stabilize the user rates, apply to annual budget needs, and/or invest in capital replacement and expansion.

f) **Special Purpose Funds:** Communities also have established numerous "Special Purpose Funds" for which the use is restricted to a specific purpose, some of which may be investment in department facilities and equipment. Numerous state statutes that govern the establishment and use of these separate accounts. Examples include the sale of cemetery lots and off-street parking fees accounts.

Federal, State, and Private Grants and Loans

- 1) **Office of Aviation Airport Improvement Program (AIP):** Funding is available to airports that are part of the National Plan of Integrated Airport Systems by the FAA. The AIP provides funds for projects to improve infrastructure, including runways, taxiways, aprons, noise control, land purchases, navigational aids, safety and security.
- 2) **Massachusetts Chapter 90 Roadway Funds:** Each year, the Massachusetts Department of Transportation (MassDOT) allocates funds to cities and towns for roadway construction, maintenance, or improvement. Funds may also be used for other work incidental to roadway work, such as the construction of a garage to house related vehicles, or the purchase of related vehicles, equipment, and tools. Chapter 90 is a 100% reimbursable program. Funding is accomplished through the issuance of transportation bonds and apportioned to municipalities based on three factors: 1) accepted road miles, 2) population, and 3) total employment within the municipal borders. The number of accepted road miles is the most heavily weighted factor at 58.33%; the others are each weighted at 20.83%.
- 3) **Massachusetts Department of Environmental Protection's State Revolving Funds (SRF):** The Clean Water State Revolving Fund (CWSRF) provides financing for sewer and drainage projects intended to reduce sewer overflows and the Drinking Water State Revolving Fund (DWSRF) provides financing to improve the quality of the drinking water system. The CWSRF and DWSRF programs typically offer a mix of low interest (2%) loans and grant funds. Repayment does not begin until two years after the monies have been borrowed.
- 4) **Massachusetts School Building Authority (MSBA):** The MSBA provides funding for school feasibility, design, and construction. Projects must be accepted into the process in response to the submission of a Statement of Interest which identifies a facility problem to be solved. Subsequently, the community must appropriate funding for schematic design and later for construction before the MSBA will commit to its share of the project. If accepted, the MSBA determines the amount of reimbursement it will offer based upon community need, with a minimum base rate of 31%. The percent of reimbursement can then be increased based upon three factors: community income factor, community property wealth factor, and community poverty factor.
- 5) **Mass DOT Complete Streets.** Funding program that allows up to \$400,000 in construction funds.
- 6) **MA Community Compact Grants** (fit in where/how?)... eg. funds upwards of \$68,000 for a particular MA town's IT equipment.
- 7) **MA Other.** Many Commonwealth departments also offer annual grant opportunities that are available to municipalities typically through a competitive application process. State grant programs that may be used for capital expenses include, but are not limited to the Green Community grants (project to improve sustainability) and Parkland Acquisitions and Renovations for Communities (PARC) grants.



Agenda Item Summary

Agenda Item #	IX. 1.
Date	01/22/2025

Staff

Mike Burns, Transportation Program Manager and Police Chief Jody Kasper

Subject

Changes to parking regulations in Chapter 375

Executive Summary

Staff is recommending changes to Chapter 375 of the Town Code.

Staff Recommendation

Approve recommended changes.

Background/Discussion

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 and to CH 375-12H to improve enforceability of abandoned vehicles.

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 has been advertised an on-going

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



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

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.

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

- 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.



Parking Regulation Edits



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 spots are currently proposed to allow acquisition of more parking time
 - 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

Parking Regulation and Enforcement Plan

- Changes to the Enforcement Plan to be presented at a future date
- Requested Action:
 - Close the public hearing
 - Approved edits to the Parking Regulations recommended by staff



****DRAFT AS OF 011725****

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET**



WARRANT FOR

**2025 ANNUAL TOWN MEETING
Nantucket High School
Mary P. Walker Auditorium
Saturday, May 3, 2025 - 8:30 AM**

AND

**ANNUAL TOWN ELECTION
Nantucket High School
Tuesday, May 20, 2025
7:00 AM - 8:00 PM**

Town of Nantucket
16 Broad Street
Nantucket, MA 02554
(508) 228-7255
www.nantucket-ma.gov

DRAFT

To the Constables of the Town of Nantucket:

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs, to meet and assemble themselves at the Mary P. Walker Auditorium at Nantucket High School at 10 Surfside Road in said Nantucket, on

**SATURDAY, MAY 3, 2025 AT 8:30 AM
THEN AND THERE TO ACT ON THE ARTICLES
CONTAINED WITHIN THE ENCLOSED WARRANT:**

NON-BINDING SENSE OF THE MEETING QUESTION

To see if the Town will vote to direct the Town Council Study Committee to propose a Charter Revision in the form of a Home Rule Petition to be voted on at a future Town Meeting which would create a Town Council/Town Manager Form of Government; or to take any other action relative thereto.

Background:

The Town Council Study Committee, appointed by the Select Board in response to a positive vote taken under Article 81 of the 2023 Annual Town Meeting, is proposing consideration of a new charter establishing a Town Council/Town Manager form of government to replace the current Town Manager/Select Board/Town Meeting form of government. Town Council/Town Manager is a representative form of municipal governance. Town Councils operate continuously, as opposed to one or two Town Meetings per year.

The proposed Town Council would:

- *serve as the legislative body of the Town and be composed of 9 members, elected at large, for three-year rotating terms, who would be compensated at a rate to be determined by a local bylaw.*
- *As contemplated, the proposal makes no change to the currently elected multiple member bodies (except that the Select Board would be abolished). It would provide for the Town Manager to appoint all other multiple-member bodies, subject to the disapproval of the Town Council, and appoint Town employees within Town Administration as defined in the Town Charter.*
- *The proposal would provide several avenues for public access and participation in government, including public comment at Town Council meetings, citizen petitions for proposal of local laws by initiative and referendum for repealing local laws, as well as for recall of Town Councilors.*

Approval of this non-binding sense of the meeting vote would be the first step in moving forward with the process for adoption of a new Charter, provided, however, that the proposal as described above is not final, and that in order to formally revise the Charter there will likely be three additional steps: approval at a Town Meeting, approval by the General Court, and acceptance by the voters of the Town at an election.

A YES vote would indicate interest in converting from Open Town Meeting to a Town Council/Town Manager structure.

A NO vote would indicate opposition to this proposal and a preference for keeping Open Town Meeting.

**ARTICLE 1
(Receipt of Reports)**

To receive the reports of various departments and committees as printed in the Fiscal Year 2024 Annual Town Report or as may come before this meeting; or to take any other action related thereto.

(Select Board)

**ARTICLE 2
(Appropriation: Unpaid Bills)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds for the payment, pursuant to Chapter 44 section 64 of the Massachusetts General Laws, of unpaid bills from previous fiscal years, including any bills now on overdraft; or to take any other action related thereto.

(Select Board)

**ARTICLE 3
(Appropriation: Prior Year Articles)**

To see what sums the Town will vote to appropriate and transfer from available funds previously appropriated pursuant to Articles voted in prior years; or to take any other action related thereto.

(Select Board)

**ARTICLE 4
(Revolving Accounts: Spending Limits for FY 2026)**

To see what spending limits the Town will establish for revolving accounts established pursuant to Chapter 44, section 53E½ of the Massachusetts General Laws and Section 19-21 of the Town Code for Fiscal Year 2026; or take any other action related thereto.

(Select Board)

**ARTICLE 5
(Appropriation: Reserve Fund)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of establishing a Reserve Fund pursuant to Chapter 40 section 6 of the Massachusetts

General Laws, to provide for the extraordinary and unforeseen expenditures which may arise during Fiscal Year 2026; said sum not to exceed five (5) percent of the Fiscal Year 2025 tax levy; or to take any other action related thereto.

(Select Board)

**ARTICLE 6
(Fiscal Year 2025 General Fund Budget Transfers)**

To see what sums the Town will vote to transfer into various line items of the Fiscal Year 2025 General Fund operating budget from other line items of said budget and from other available funds; or to take any other action related thereto.

(Select Board)

**ARTICLE 7
(Personnel Compensation Plans for Fiscal Year 2026)**

To see if the Town will vote to adopt the following Compensation Plans for Fiscal Year 2026:

Schedule A -- Miscellaneous Compensation Schedule

Abatement Advisory Committee (yearly per member)	\$600.00
Americans with Disabilities Act Facilitator (hourly)	\$32.00
Building, Plumbing, Wiring Inspector, Assistants (hourly)	Up to \$80.00
Certified Nurse's Aide/Our Island Home (Per Diem - hourly)	\$26.00 \$28.00
Dietician/Our Island Home (hourly)	\$43.00 \$45.00
Election Warden (hourly)	\$35.00
Election Worker (hourly)	\$32.00
Exercise Instructors/Senior Center (hourly)	Up to \$40.00
	\$45.00
EMT, Call (hourly)	\$32.00
Fire Captain, Call (yearly)	\$150.00
Fire Fighter, Call (hourly)	\$32.00
Fire Lieutenant, Call (yearly)	\$125.00
Fire Chief, Second Deputy (yearly)	\$5,000.00
Fire Chief, Third Deputy (yearly)	\$5,000.00
Licensed Practical Nurse/Our Island Home (Per Diem - hourly)	\$33.50 \$35.50
Our Island Home Ancillary (Per Diem - hourly)	\$23.50 \$25.50
Paramedic, Certified (Per Diem - hourly)	\$32.00
Registered Nurse/Our Island Home (Per Diem - hourly)	\$49.00 \$51.00
Registrar of Voters (yearly)	\$600.00
Registrar, Temporary Assistant (hourly)	\$32.00
Reserve Police Officer (hourly)	\$32.00
Student Police Officer (hourly)	\$38.65
Seasonal Assistant Harbormaster (hourly)	\$32.00 \$34.00
Seasonal Lifeguard Supervisor (hourly)	\$32.00 \$34.00
Seasonal Maintenance Supervisor Public Works (hourly)	\$25.00

Seasonal Health Inspector	\$32.00
Temporary Employee	various rates of pay
Veterans' Agent (hourly)	\$32.00

*Schedule B - Seasonal Employee Compensation Schedule
(Spring, Summer, Fall, Winter/Effective May 4, 2025)*

Compensation Level	Start	Second Season	Third Season	Fourth Season
A-Hourly*	\$20.00	\$21.00	\$22.00	\$23.50
	\$22.00	\$23.00	\$24.00	\$25.50
B-Hourly*	\$21.00	\$22.00	\$23.00	\$24.00
	\$23.00	\$24.00	\$25.00	\$26.00
C-Hourly*	\$22.00	\$23.00	\$24.00	\$25.00
	\$24.00	\$25.00	\$26.00	\$27.00
D-Hourly*	\$24.00	\$24.50	\$25.00	\$25.50
	\$26.00	\$26.50	\$27.00	\$27.50
E-Hourly*	\$25.00	\$26.00	\$27.00	\$28.00
	\$27.00	\$28.00	\$29.00	\$30.00

*An employee assigned supervisory responsibilities shall be placed in the next higher category.

- A: Information Aide, Seasonal Health Assistant, Shellfish Warden, Seasonal Natural Resources Enforcement Officer, Tennis Attendant
- B: Dock Worker, Natural Resources Technician, Seasonal Permit Sales Clerk
- C: Seasonal Firefighter/EMT
- D: Lead Dock Worker, Seasonal Recreational Coordinator, Seasonal Intern, Lead Natural Resources Technician, Seasonal Laborer
- E: Lifeguard, Community Service Officer

*Schedule C -- Compensation Schedule for Elected Officials**

Moderator	\$475 \$1,000 per year
Select Board Member, Chair	\$6,000/per year
Select Board Members	\$4,500/per year
Town Clerk	\$142,501

**Other than establishing the salary pursuant to MGL c. 41, s. 108, these positions are excluded from the Personnel Bylaw of the Town.*

Or to take any other action related thereto.

(Select Board)

ARTICLE 8

(Appropriation: Fiscal Year 2026 General Fund Operating Budget)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of

supporting the offices, departments, boards and commissions of the Town of Nantucket for Fiscal Year 2026 or to take any other action related thereto.

(Select Board)

ARTICLE 9

(Appropriation: Health and Human Services)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the Council for Human Services to be used by the Council to contract with various health and human services, not-for-profit corporations to provide for the health, safety and welfare of the inhabitants of the Town of Nantucket; further, that all such sums be expended on the condition that grant agreements be executed by and between the Select Board and the respective private, not-for-profit agency for Fiscal Year 2026, which grant agreements shall stipulate mutually agreed upon terms and conditions; or to take any other action related thereto.

(Select Board)

ARTICLE 10

(Appropriation: General Fund Capital Expenditures)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, for the purposes of capital expenditures for the offices, departments, boards and commissions of the Town of Nantucket; provided that one or more amounts to be raised and appropriated may be contingent upon a Proposition Two and One-half capital outlay exclusion ballot question; or to take any other action related thereto.

(Select Board)

ARTICLE 11

(Appropriation: Town Employee Housing Design, Owner's Project Manager and Construction Costs)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to design and construct Town employee housing on Waitt Drive, including the cost of Design Services, Owner's Project Manager services, the cost of professional services such as permitting, engineering, construction and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

(Select Board)

ARTICLE 12

(Supplemental Appropriation: Public Works Facility Improvements - Design)

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to make design improvements to the Department of Public Works facility at 1 Shadbush Road and/or 188 Madaket Road, including the costs of professional services for design, permitting, and engineering, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

(Select Board)

**ARTICLE 13
(Appropriation: Our Island Home)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, to construct a new Our Island Home facility at 40 Sherburne Commons Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

(Select Board)

**ARTICLE 14
(Supplemental Appropriation: Tom Nevers Road Bike Path)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of making various transportation-related improvements for the construction of a bike path along Tom Nevers Road, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition Two and One-half debt exclusion vote; or to take any other action related thereto.

(Select Board)

**ARTICLE 15
(Appropriation: Fiscal Year 2026 Enterprise Funds Operations)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the operation of the Enterprise Funds of the Town of Nantucket for Fiscal Year 2026, out of anticipated revenues of the designated funds; or to take any other action related thereto.

(Select Board for the Various Departments Indicated)

ARTICLE 16

(Appropriation: Enterprise Funds Capital Expenditures)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of capital expenditures for the Enterprise Funds of the Town of Nantucket; or to take any other action related thereto.

(Select Board for the Various Departments Indicated)

ARTICLE 17

(Enterprise Funds: Fiscal Year 2025 Budget Transfers)

To see what sums the Town will vote to transfer into various line items of Fiscal Year 2025 Enterprise Fund operating budgets from other line items of said budgets and/or from Enterprise Surplus Reserve Funds; or to take any other action related thereto.

(Select Board)

ARTICLE 18

(Appropriation: Waterways Improvement Fund)

To see what sum the Town will vote to appropriate from the revenue received under Chapter 60B subsection (i) of section 2 and under Chapter 91 section 10A of the Massachusetts General Laws and sums received from the Commonwealth or Federal Government for purposes established by Chapter 40 section 5G of the Massachusetts General Laws including but not limited to (1) maintenance, dredging, cleaning and improvement of harbors, inland waters and great ponds, (2) the public access thereto, (3) the breakwaters, retaining walls, piers, wharves and moorings thereof, and (4) law enforcement and fire prevention in the Town and County of Nantucket, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

(Select Board)

ARTICLE 19

(Appropriation: Ambulance Reserve Fund)

To see what sum the Town will vote to appropriate from the Ambulance Reserve Fund for the purchase of ambulance-related equipment, including but not limited to extrication collars, backboards and other emergency equipment, oxygen tanks and refills, blankets and other linens, bandages and other medical supplies, fuel, repairs and

maintenance for ambulances, and other such related costs to operate the Town's ambulance services, including up to seven (7) full-time firefighter/EMT and/or paramedic positions. All expenditures to be made by the Fire Department, subject to the approval of the Town Manager; or to take any other action related thereto.

(Select Board)

ARTICLE 20

(Appropriation: Ferry Embarkation Fee)

To see what sum the Town will vote to appropriate from the proceeds of the ferry embarkation fee established by Chapter 46, section 129 of the Acts of 2003 as amended, for the purposes of mitigating the impacts of ferry service on the Town and County of Nantucket, including but not limited to provision of harbor services, public safety protection, emergency services, infrastructure improvements within and around Nantucket Harbor, and professional services pertaining to the potential use or reuse of land, buildings and infrastructure in the vicinity of Nantucket Harbor, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

(Select Board)

ARTICLE 21

(Appropriation: County Assessment)

To see if the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to pay the County of Nantucket such assessment as is required for Fiscal Year 2024, and to authorize the expenditure of these funds for County purposes, all in accordance with the Massachusetts General Laws and in accordance with the County Charter (Chapter 290 of the Acts of 1996), the sum of Two Hundred Forty Thousand Six Hundred Five Dollars (\$240,605) or to take any other action related thereto.

(Select Board/County Commissioners)

ARTICLE 22

(Appropriation: Finalizing Fiscal Year 2026 County Budget)

To see if the Town will vote to overturn any denial of approval by the Nantucket County Review Committee, of any item of the County budget for Fiscal Year 2026 by appropriating a sum of money for such County budget and authorizing the expenditure of estimated County revenues, County reserve funds, County deed excise fees or other available County funds including the Town assessment for County purposes; further, to see if the Town will vote to overturn any denial by the Nantucket County Review Committee of the establishment of a County Reserve Fund, from which transfers may be made to meet extraordinary or unforeseen expenditures with the approval of the County Commissioners acting as the County Advisory Board Executive Committee within the meaning of Chapter 35 section 32 of the Massachusetts General Laws; or to take any other action related thereto.

(Select Board/County Commissioners)

ARTICLE 23

(Rescind Unused Borrowing Authority)

To see what action the Town will take to amend, appropriate or reappropriate, transfer, modify, repeal or rescind unused borrowing authority authorized by previous town meetings.

Or to take any other action related thereto.

(Select Board)

ARTICLE 24

(Appropriation: Other Post-Employment Benefits Trust Fund)

To see what sum the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to deposit into the Other Post-Employment Benefits Liability Trust Fund established pursuant to Mass. General Law chapter 32B, section 20, for Fiscal Year 2026.

Or to take any other action related thereto.

(Select Board)

ARTICLE 25

(Appropriation: Fiscal Year 2026 Senior Work-off Program)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purpose of supporting the Senior Work-off Program pursuant to Massachusetts General Laws Chapter 59, section 5K for the Town of Nantucket for Fiscal Year 2026; or to take any other action related thereto.

(Select Board)

ARTICLE 26

(Appropriation: Fiscal Year 2026 Community Preservation Committee)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative and operating expenses of the Community Preservation Committee, the undertaking of Community Preservation Projects and all other necessary and proper expenses for the year; or to take any other action relative thereto.

(Select Board for Community Preservation Committee)

ARTICLE 27

(Community Preservation Committee: Fiscal Year 2025 Budget Transfers)

To see what sums the Town will vote to transfer into the Community Preservation Committee reserved and unreserved fund balances to turn back the unspent remainder of projects approved in prior fiscal years so that it is available for future appropriations; or, take any other actions relative thereto.

(Select Board for Community Preservation Committee)

ARTICLE 28

(Appropriation: Community Preservation Fund for Affordable Housing Trust Fund)

To see if the Town will appropriate a sum of money to pay costs of acquiring land, which may include any buildings thereon, for the development of affordable housing, and also, to pay costs of designing, constructing, reconstructing and equipping affordable housing, all of which shall be undertaken in conjunction with the Town's Affordable Housing Trust, and for the payment of all other costs incidental and related thereto and to determine whether this amount should be raised by taxation, transfer from available funds, borrowing or otherwise, and, further, to authorize the Town to enter leases, subleases and any other similar arrangements with the Town's Affordable Housing Trust, or take any other action relative thereto

(Select Board for Community Preservation Committee)

ARTICLE 29

(Rescind Unused Borrowing Authority for Affordable Housing Trust)

To see what action the Town will take to repeal or rescind unused borrowing authority authorized by Article 18 of the 2023 Town Meeting, or to take any other action related thereto.

For information of voters 2023 ARTICLE 18 provided as follows:

Appropriation: Affordable Housing Trust Fund)

To see what sums the Town will vote to appropriate, and also to raise, borrow

pursuant to any applicable statute, or transfer from available funds, for the purposes of supporting the Affordable Housing Trust Fund in the Town of Nantucket for Fiscal Year 2024; provided such appropriation shall be contingent on the passage of a Proposition Two and One-half override ballot question; or to take any other action related thereto.

FINANCE COMMITTEE MOTION: Moved to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, the sum of Six Million Five Hundred Thousand Dollars (\$6,500,000) for the purposes of supporting the Affordable Housing Trust Fund in the Town of Nantucket for Fiscal Year 2024; provided such appropriation shall be contingent on the passage of a Proposition Two and One-half override ballot question.

(Toby Brown, et al)

ARTICLE 30

(Appropriation: Teenage Recreation Center Program)

To see if the Town will vote to: transfer from available funds, \$300,000. For the purpose of providing a grant to help launch a teenage recreation center pilot program with mentorship and coaching for all 600 high school students aged 13-18.

Subject to a grant agreement between the town and PRXM inc. or any other action relative thereto.

(Emma Raith, et al)

ARTICLE

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

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-2 (RC-2) district 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 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-2 (RC-2) district 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 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-2 (RC-2) district 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 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 CMI or CTEC - 43 Nobadeer Farm 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 Commercial-2 (RC-2) district in the Commercial Mid Island (CMI) or Commercial Trade Entrepreneurship and Craft (CTEC) district:

Map	Lot	Number	Street
69	17	43	Nobadeer Farm Road

All as shown on a map 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-2 (RC-2) district 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, Map 68, Parcels 400 and 419.1).

All as shown on a map 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-2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district:

Map	Lot	Number	Street
69	75	3	Teasdale Circle

All as shown on a map 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) district in the Commercial Neighborhood (CN) district:

Map	Lot	Number	Street
55.1.4	37	103	Washington Street

Commented [LG1]: Remove per PLUS 011625

All as shown on a map 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 - North 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) district 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 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 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) district 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 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) district in the Commercial Neighborhood (CN) district:

Map	Lot	Number	Street
68	55	23	Airport Road

All as shown on a map 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: Open Space Parcels - Various)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. By placing the following property currently located in the Residential Old Historic (ROH) district in the Residential-40 (R-40) district:

Map	Lot	Number	Street
42.2.3	39.1	1	Meader Street

2. By placing the following property currently located in the Residential-20 (R-20) district in the Residential-40 (R-40) district:

Map	Lot	Number	Street
56	243	22	Hawthorne Lane

3. By placing the following properties currently located in the Limited Use General-1 (LUG-1) district in the Limited Use General-3 (LUG-3) district:

Map	Lot	Number	Street
43	131	11	North Road
43	101	14	Cathcart Road

4. By placing the following property currently located in the Residential Commercial (RC) district in the Residential-40 (R-40) district:

Map	Lot	Number	Street
30	45	41	Jefferson Avenue

5. By placing the following property currently located in the Commercial Trade Entrepreneurship and Craft (CTEC) district in the Residential-40 (R-40) district:

Map	Lot	Number	Street
66	436	69	Bartlett Road

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

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 - "ADU" - a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a Principal 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.

Notwithstanding 760 CMR71.03(I), a special permit, issued by the Zoning Board of Appeals shall be required for the use of land or structures for an ADU, or rental thereof, on a Lot which a Protected Use ADU is already located.

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

1. "Accessory dwelling unit"
2. In the CDT, CMI, CN, VN, and VTEC districts change from a "Y" to a "N"

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Protected Use Accessory Dwelling Unit (ADU))

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Protected Use ADU"

An attached or detached Accessory Dwelling Unit that is located, or is proposed to be located, on a Lot in a Single Family Residential Zoning District and no other Accessory Dwelling Unit is located on said Lot and which is protected from Prohibited Regulations and Unreasonable Regulations pursuant to M.G.L. c. 40A, s. 3 para. 11 and 760 CMR 71.00.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Principal Dwelling)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Principal Dwelling"

A structure, regardless of whether it conforms for Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height that contains at least one Dwelling Unit and is located on the same Lot as a Protected Use ADU.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: 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-substantive changes to the*

numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).

Amend section 2 (Definitions- Dwelling Unit)

~~A room or enclosed floor space used, or to be used, as a habitable unit for one family or household, with facilities for sleeping, cooking and sanitation.~~

A single housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Year-round 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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Year-round Housing"

Housing for occupancy by persons or families who occupy either rental or other housing as their principal residence for not less than 10 months a year.

Or to take any other action related thereto.

(Select Board for Planning Board)

ARTICLE ____

(Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

Amend section 18B (Parking requirements) for "Accessory Dwelling" as follows:

1. "Accessory Dwelling Unit"

2. CDT, CMI from “0” to “N/A”

3. CN, VN, VTEC from “1” to “N/A”

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term “Attainable Housing” as follows:

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

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, 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 strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

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.

Or to take any other action related thereto.

(Select Board for Planning Board)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket);

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

1. Insert "Pickleball" 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 Energy)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket);*

Amend Section 2 (Definitions) "Ground Cover" as follows:

The horizontal area of a lot covered at grade by structures, together with those portions of any overhangs which contain enclosed interior space; excluding, for instance, tents, retaining walls, substantially below grade finished or unfinished space, exterior insulation, decks, unenclosed porches, unenclosed roofed overhangs and connectors, entryway hoods and projections, gazebos, pergolas, play structures, platforms and steps, docks, game playing courts at grade, exterior in-ground residential swimming pools, exterior in-ground or above grade hot tub/spas, chimneys, bulkheads, bay and bow windows, window wells, unenclosed breezeways, air-conditioning units, generators and generator enclosures, mechanical and utility equipment, unroofed walled enclosures, exterior showers, fuel tanks, roof eaves, trash bins, ground mounted solar, and one or more detached sheds not exceeding an aggregate 200 square feet ground cover, and none taller than 16 feet in height, as measured from the top of the slab, pier, or crawl space foundation(s).

Amend Section 2 (Definitions) "Structure" as follows:

Anything constructed or erected, the use of which requires a fixed location on the ground. "Structure" shall be construed, where the context allows, as though followed by the words "or part thereof" and shall include, but not be limited to,

buildings, retaining walls which support buildings, platforms, antenna towers, steel storage containers, lighthouses, docks, decks, chimneys, tents, ground mounted solar, and game courts. "Structure" shall not include retaining walls not exceeding four feet in height for landscaping purposes, fences, rubbish bins, underground propane tanks, stairs, access ramps, or platforms that provide the minimum Building Code compliant access to a structure and that extend into the required front, side, or rear yard setback less than a depth of three feet, and within a total area less than 20 square feet on a lot containing less than 40,000 square feet, and a maximum of two aboveground propane tanks not to exceed 120 gallons each.

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Solar photovoltaic system" as follows:

A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Grid-connected solar energy system" as follows:

A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Roof-mounted solar energy system" as follows:

A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.

Amend section 2 (Definitions) by inserting and defining, in alphabetical order with existing definitions, a new term "Ground-mounted solar energy system (Accessory Use)" as follows:

A solar photovoltaic system mounted on a rack or pole that is ballasted on, or attached to, the ground and is accessory to the primary use.

Ground-mounted solar energy systems as a primary use are permitted only as described in § 139-12J "Solar Energy Overlay District".

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

Insert the term "Ground-mounted solar energy system" between "Residential-Outbuilding" and "Residential recreational outdoor water feature" and insert an "A" in all zoning districts.

Insert the term "Roof-mounted solar energy system" between "Residential-Outbuilding" and "Residential recreational outdoor water feature" and insert a "Y" in all zoning districts.

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

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 - Secondary Dwelling)

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

Amend Section 2 (Definitions) "Secondary Dwelling" as follows:

A detached single-family dwelling unit located on the same lot as a primary dwelling unit. The ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling. The secondary dwelling may contain an attached garage. The primary and secondary dwelling must be separated by a minimum distance of 10 feet, measured at grade at the closest point between the dwellings; ~~excluding retaining walls, window wells, platforms, decks, and steps, chimneys, bulkheads, bay windows, bow windows, roof eaves and overhangs, air conditioning units, a maximum of two aboveground fuel tanks not to exceed 120 gallons each, trash bins, and fences.~~ Relief from the ground cover and scalar separation requirements of this definition may be granted by a special permit issued by the Planning Board subject to a finding that the

reduced separation is in harmony with the general purpose and intent of this chapter. A secondary dwelling may only be attached to the primary dwelling by a breezeway.

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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

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)

ARTICLE

(Zoning Map Change: R-20 to R-10 - 32 Appleton 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-20 (R-20) district in Residential-10 (R-10) district:

MAP	LOT	NUMBER	STREET
66	37	32	Appleton Road

As shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Jennifer Larrabee, et al)

(Zoning Map and Zoning Overlay Change: LUG-1 to R-20 and Town and Country Overlay District Change - 25 Monohansett Road)

To see if the Town will vote to take the following actions:

1. Amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Commercial Trade Entrepreneurship and Craft (CTEC) district in the Residential 5 (R-5) district:

Map	Lot	Number	Street
79	112	25	Monohansett Road

2. Amend the map entitled "Town and Country Designations" and referenced in Chapter 139 of the Code of the Town of Nantucket, section 5E, by placing the

following property currently located in the Country Overlay District (COD) in the Town Overlay District (TOD):

Map	Lot	Number	Street
79	112	25	Monohansett Road

All as shown on a map entitled "2024 Annual Town Meeting Warrant Article ____ LUG-1 to R-20 and Country Overlay District to Town Overlay District" dated _____ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Peter MacKay, et al)

ARTICLE

(Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road)

To see if the Town will vote to

Map	Lot	Number	Street
80	53.6	1	Rachel Drive
80	53.3	2	Rachel Drive
80	53	3	Rachel Drive
80	53.4	4	Rachel Drive
80	53.5	5	Rachel Drive
80	53.8	5R	Rachel Drive
80	53.7	6	Rachel Drive
80	53.2	43	South Shore Road
80	53.1	47	South Shore Road

- (1) Amend the Zoning Map of the Town of Nantucket by placing the foregoing properties, currently located in the Limited Use General - 1 (LUG-1) district, to the Village Residential (VR) district:

As shown on the attached map.

Or to take any other action related thereto.

(David F. Visco, et al)

ARTICLE

(Zoning Map Change: R-20 to R-10 - 13A and Portion of 13 Woodland Drive)

To see if the Town, in support of the Nantucket Select Board's Strategic Plan goal related to housing:

"Through a variety of approaches, promote affordable and attainable home ownership opportunities for the year-round community, which will meet housing needs at all income levels and lessen the burdens of government,"

and recognizing that at no cost to the Town of Nantucket, the property owners have made a binding commitment through a recorded deed restriction - effective upon passage of this article and the related article adding this property to the Town Sewer District - to permanently require that all dwellings on the property be used for year-round occupancy, with sale and resale prices capped annually to ensure affordability for individuals earning up to 240% of the Area Median Income (AMI) for Nantucket, along with other restrictive covenants, will vote to take the following action:

To amend the Zoning Map of the Town of Nantucket by placing 13A Woodland Drive, currently in the Residential 20 (R-20) zoning district, and the portion of 13 Woodland Drive currently located in the Residential 20 (R-20) zoning district, to the Residential 10 (R-10) zoning district.

Map	Lot	Number	Street
79	208	13	Woodland Drive
79	8	13A	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

(Zoning Map Change: LUG-2 to R-20 - Portion of 13 Woodland Drive)

To see if the Town, in order to bring the parcel into alignment with the Surfside Area Plan - specifically item 2.4, which states:

"The Surfside Area Plan Workgroup (SAPWG) recommends cleaning up and 'rationalizing' areas where zoning district boundaries within the Surfside Area are inconsistent with property boundaries. In some cases, these boundaries bisect individual parcels. Realigning zoning district boundaries to follow property boundaries more appropriately would prevent individual parcels from being subject to multiple zoning district requirements."

and in support of the Nantucket Select Board's Strategic Plan goal related to housing:

"Through a variety of approaches, promote affordable and attainable home ownership opportunities for the year-round community, which will meet housing needs at all income levels and lessen the burdens of government,"

and recognizing that at no cost to the Town of Nantucket, the property owners have made a binding commitment through a recorded deed restriction - effective upon passage of this article and the related article adding this property to the Town Sewer District - to permanently require that all dwellings on the property be used for year-round occupancy, with sale and resale prices capped annually to ensure affordability for

individuals earning up to 240% of the Area Median Income (AMI) for Nantucket, along with other restrictive covenants, will vote to take the following action:

To amend the Zoning Map of the Town of Nantucket by placing the portion of 13 Woodland Drive, currently located in the Limited Use General 2 (LUG-2) zoning district, in the Residential 20 (R-20) zoning district.

Map	Lot	Number	Street
79	208	13 (portion of)	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

(Zoning Map and Zoning Bylaw Change: LUG-2 to R-20 and Town and Country Overlay District Change - 44 Skyline Drive)

To see if the Town will vote to take the following actions:

- (1) To amend the Zoning Map of the Town of Nantucket by placing the portion of 13 Woodland Drive, currently located in the Limited Use General 2 (LUG-2) zoning district, in the Residential 20 (R-20) zoning district:

Map	Lot	Number	Street
79	990	44	Skyline Drive

- (2) To amend the map entitled "Town and Country Designations" and referenced in Chapter 139 of the Code of the Town of Nantucket, section 5E, by placing the following property currently located in the Country Overlay District (COD) in the Town Overlay District (TOD):

Map	Lot	Number	Street
79	990	44	Skyline Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Clifford J. Williams, et al)

ARTICLE

(Town and Country Overlay District Change: 13A Woodland Drive and a Portion of 13 Woodland Drive)

To see if the Town, in order to maintain conformance with § 139-3 (Districts Enumerated) of the Town Code and Chapter 2 of the Nantucket Master Plan ("Land

Use”), will vote to amend the “Town and Country Designations” map referenced in Chapter 139, Section 5E, of the Code of the Town of Nantucket by placing 13A Woodland Drive, currently located in the Country Overlay District (COD), in the Town Overlay District (TOD) and the portion of 13 Woodland Drive, currently located in the Residential 20 (R-20) zoning district and in the Country Overlay District (COD), in the Town Overlay District (TOD).

Map	Lot	Number	Street
79	208	13 (portion of)	Woodland Drive
79	9	13A	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

(Town and Country Overlay District Change: Portion of 13 Woodland Drive)

To see if the Town, in order to maintain conformance with § 139-3 (Districts Enumerated) of the Town Code and Chapter 2 of the Nantucket Master Plan (“Land Use”), will vote to amend the “Town and Country Designations” map referenced in Chapter 139, Section 5E, of the Code of the Town of Nantucket by placing the portion of 13 Woodland Drive currently located in the Limited Use General 2 (LUG-2) zoning district and within the Country Overlay District (COD), into the Town Overlay District (TOD), contingent upon the passage of a related article that proposes a zoning change for this property.

Map	Lot	Number	Street
79	208	13 (portion of)	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

(Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots)

For the protection of neighborhoods and the physical environment against detrimental expansion and alteration of buildings on preexisting nonconforming lots,

To see if the Town will vote to amend Chapter 139 of the Code of the Town of Nantucket (Zoning Bylaw) by making the following changes [note: language to be deleted is shown by strikeout; language to be added is shown in ***bold italics***; this method to denote changes is not meant to become part of the final text]:

Amend Section 33 (A)(3) as follows:

Preexisting, nonconforming lots may be increased in area or frontage through the addition of adjoining property without the need for any relief under this bylaw. Any other alteration to a preexisting, nonconforming lot that does not increase an existing or create a new nonconformity is allowed upon determination by the Zoning Administrator that such alteration will not be substantially more detrimental to the neighborhood. ~~Lots created pursuant to MGL c. 41, § 81P, based upon the exception in the clause of MGL c. 41, § 81L for lots containing two or more structures that predate the adoption of subdivision control in the Town, shall have the same status as preexisting, nonconforming lots, and any structures thereon, which predate the adoption of subdivision control in the Town, shall have the status of preexisting nonconforming structures.~~ The removal of structures to facilitate an alteration or change to an existing structure, the relocation of the structure upon the lot, or the construction of a new structure, shall not cause the lot to be merged with an abutting lot in common ownership, provided that the lot remains vacant for less than one year.

Notwithstanding a lot(s) or structure(s) status as preexisting nonconforming or the provisions of Section 139-33(E)(1)(a), any new structure or expansion of volume, area or height of the structure(s) located on said lot or lots greater than the volume, area or height that existed when the lots were first shown on a plan endorsed pursuant to c.41 s. 81-P, shall require a special permit from the Zoning Board of Appeals and said special permit shall contain a finding that the proposed new or expanded structure(s) will not result in an increase of dwelling units or an increase in any nonconformity due to ground cover on the lot or lots endorsed pursuant to c.41 s.81-P.

; or otherwise act thereon.

(Emily Molden, et al)

ARTICLE

(Zoning Bylaw Amendment: Regulating Short-Term Nantucket Vacation Rentals)

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

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

SHORT-TERM NANTUCKET VACATION RENTAL (NVR)

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

2. Amend § 139-7A (Use Chart) by inserting Short-Term Nantucket Vacation Rental (NVR) between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all columns, except inserting N in the Commercial Industrial (CI) District column.

3. Insert the following new §139-38 SHORT-TERM NANTUCKET VACATION RENTALS (NVR)

Commencing on November 1, 2026, the operator of any Short-Term Nantucket Vacation Rentals must obtain and maintain a valid Certificate of Registration for such from the Nantucket Health Department for and during the period of use, pursuant to the regulations set forth in Section 123 of the Code of the Town of Nantucket, and § 338-7 and shall bear responsibility for ensuring compliance at the Short-Term Nantucket Vacation Rental, including compliance by renters, with all applicable statutes, by-laws and regulations.

Or to take any other action related thereto.

(Caroline Baltzer, et al)

ARTICLE

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

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

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

SHORT-TERM RENTAL

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

ACCESSORY SHORT-TERM RENTAL

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

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

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

§139-38 ACCESSORY SHORT-TERM RENTALS

1. In residential districts, each Lot may be used as an Accessory Short-Term Rental as a permitted Accessory Use to a Principal Use, subject to the following conditions:
 - a. The Lot is used primarily for residential use by the Owner (see Paragraph 4 below) at least 30 days per calendar year (which need not be consecutive).
 - b. The Lot is used as an Accessory Short-Term Rental for a maximum of one day less than number of days that the Lot is occupied by the Owner (see Paragraph 4 below).
 - c. No owner shall engage in an Accessory Short-Term Rental use on more than one Lot at any one time. On Lots with multiple Dwelling Units, the Accessory Short-Term Rental limits set forth herein are cumulative of all Dwelling Units on a Lot, and there shall be only one Dwelling Unit used as an Accessory Short-Term Rental at any one time. Sublets are prohibited.
 - d. All Accessory Short-Term Rentals shall be registered with the Town and operated in accordance with General Bylaw § 123 of the Town Code.
 - e. If any provision in § 139-38 shall be held to be invalid by a court of competent jurisdiction, such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.
2. Accessory Short Term Rentals during the months of July and August shall have a minimum stay of 7-days and a minimum stay of 3-days the remainder of the calendar year.
3. All other Short-Term Rentals in residential districts are prohibited.
4. For the purpose of this Section only, residential use by the Owner shall include non-commercial use by family or friends, and residential rentals of at least six months (without sublet).

Or to take any action relative thereto.

(Frederick McClure, et al)

ARTICLE

(General Bylaw Amendment: Short-Term Rentals)

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

1. Amend § 123-2 (Definitions) by revising it as follows:

ACCESSORY SHORT-TERM RENTAL

A Short-Term Rental use on a Lot in a Residential District that is occupied by the Owner at least 30 non-consecutive days per calendar year; provided, however, that such short term rental use is allowed for a maximum of one day less than total number of days that the Lot is occupied by the Owner. All non-commercial use of the Lot by friends and family of the Owner shall count as occupied by the Owner.

2. Amend § 123-3 (Registration, permitting, inspection and fees) by revising subsection E as follows:

E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety. In order to facilitate such inspections, at the time of Registration, each operator shall provide a floor plan showing the STR layout and exits.

3. Add a new Section § 123-3A (Limitations on Accessory Short Term Rentals) as follows:

Accessory Short Term Rentals during the months of July and August shall have a minimum stay of 7-days and a minimum stay of 3-days the remainder of the calendar year.

Or to take any action relative thereto.

(Patricia Wright, et al)

ARTICLE

(General Bylaw Amendment: Short-Term Rentals)

To See if the Town will vote to amend Chapter 123 of the Town Code (Short-Term Rentals) 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):*

Short-Term Rentals

§ 123-1. Purpose and Intent.

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

- (1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to ensure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.

- (2) prevent the further growth of residential dwellings owned by Corporations and other financial and commercial entities used for the purpose of Short-Term Rentals.
- (3) Continue to permit the operation of Short-Term Rentals by natural persons in order to protect the time-honored tradition of home rentals in Nantucket.
- (4) Allow the Town to implement the Short-Term Rental registration process and to collect sufficient data to accurately assess the practice of Short-Term Rentals including the impact (if any) this practice may have on affordable/attainable housing and to substantially develop additional regulations, if such data demonstrates additional regulation is necessary.
- (5) Collect and analyze comprehensive and comparable locally collected data across a sufficient time period to provide residents and voters an accurate factual foundation to inform their future decisions regarding the number of Short-Term Rentals that can be sustainably accommodated on Nantucket.
- (6) Use collected and analyzed local data to anticipate and minimize further adverse impacts of Short-Term Rentals on Nantucket's economy, fragile environment, infrastructure, local taxation, housing alternatives, and preservation of community and residential quality of life.

§ 123-2. Definitions.

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

CORPORATION

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

OPERATOR

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

OWNER

Any person who alone, or severally with others, has legal or equitable title or beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or person

appointed by the courts. An Owner can be a single person, a marital unit, a group of people, LLC, or a Trust. The Owner may also be referred to as the operator, or the Host.

SHORT-TERM RENTAL

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

TIME SHARING OR TIME INTERVAL OWNERSHIP DWELLING UNIT OR DWELLING

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

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

- A. No person or other legal entity shall operate a short-term rental without having first obtained a certificate of registration from the Board of Health. An application for a certificate of registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c. 64G. The operator shall provide with the application a certificate of registration issued by the Department of Revenue in accordance with § 67 of Chapter 62C of the General Laws.
- B. The annual fee for such certificate of registration shall be set forth in the regulations issued pursuant to § 123-4.
- C. The application for the certificate of registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c. 64G and the Fair Housing Act, G.L. c. 151B, and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings, and that the owner and/or operator of the property is current with all Town taxes, water, and sewage charges and other fees, subject to the requirements of Chapter 19, §§ 13 through 18, of the Town Code. Any property offered for a short-term rental shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of

abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by the Board of Health and other Town boards generally applicable to resident dwelling units.

- D. The Board of Health shall not issue any certificate of registration unless the Operator has:
- (1) submitted a complete application and paid all associated fees;
 - (2) Provided contact information for the operator and persons designated to address any issues at the short-term rental within two hours' notice; and
 - (3) Provided the Town with a certificate of insurance evidencing liability insurance coverage for the short-term rental in an amount to be determined by the regulations issued pursuant to § 123-4.
- E. Operators are subject to inspection of the short-term rental by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.
- F. Certificates of registration are valid for one year and may be renewed at the discretion of the Town Board of Health, provided that the operator has complied with the provisions of this chapter and any associated regulations issued by the Board of Health during the preceding year. An application for renewal of a certificate of registration shall be submitted along with the annual fee no later than November 1 of the next year. A renewal application shall include an attestation that the Short-Term Rental was operated in accordance with all bylaws and regulations of the Town during the previous year.
- G. The certificate of registration is issued to the operator and does not run with the land. If the short-term rental is sold or transferred out of ownership, a new application for a certificate of registration shall be filed by the new operator before short-term rentals can continue or resume.
- H. In order to collect and assess data pertaining to the number of Nantucket's Short-Term Rentals and their impact on the Island, the Town shall, for a period of 36 months beginning January 1, 2026, based upon applications received by the Town's Board of Health by November 1, 2025, limit the number of Nantucket Short-Term Rental certificates of registration issued to 1350 per calendar year.
- I. During this period, the Board of Health shall, by regulation, establish and operate an approval process for the issuance of certificates of registration which, should the applications for certificates of registration exceed the temporary limit, prioritizes applications based on the number of prior years of continuous Short-Term rental history under the same ownership as evidenced by the payment of

occupancy tax to the Commonwealth of Massachusetts, or other certifiable documentation, and then by the date of application. Applications for an annual renewal of any certificate of registration must be filed by the preceding November 1st for each subsequent calendar year during this period.

J. During this period, no owner or operator shall engage in a Short-Term Rental for a single Dwelling Unit on a Lot for which a certificate of registration has been issued for more than 70 days in the calendar year. For Lots containing more than one Short-Term Rental Dwelling unit, no owner or operator may receive a Nantucket Short-term Rental certificate of registration for more than two, and the total number of rental days for the calendar year for both dwellings combined shall not exceed 70. Each of the two Dwelling Units must receive a separate certificate of registration and each will be included in the total number of Short-Term Rentals allowed for the Town under Section H above. Owners of more than one Lot may apply for a certificate of registration for no more than two Lots, and the combined total number of rental days for both Lots may not exceed 70 days in a calendar year.

~~H-K.~~ Short-Term Rentals are prohibited in dwelling units owned by a Corporation. Short-Term Rentals are permitted in dwelling units owned by an LLC, Trust, or S Corporation only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.

~~I-L.~~ Short-Term Rentals are prohibited in dwelling units designated as affordable or otherwise income-restricted, which are subject to an affordability restriction or are otherwise subject to housing or rental assistance under local, state, or federal programs or law. Any Short-Term Rental in any sub-leased Dwelling Unit which has not received a separate certificate of registration under the name of the sublessee for that specific property is also prohibited and shall be subject to the penalties set forth in Sections 123-5(D) below.

~~J.~~ ~~No Time Sharing or Time Interval Ownership Dwelling Unit or Units may engage in Short Term Rental activities or be eligible to receive a certificate of registration for such unit; except that this section shall not apply to the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes; and this section shall not apply to natural persons or non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold on the open market. In addition, Time Share or Time Interval Ownership Dwelling Units shall be exempt from Sections H, I, J, and K, provided that the owner obtains a certificate of registration and provides sufficient evidence that the Unit was rented to one or more third parties for at least one period of less than 30 days prior to January 1, 2024.~~

K. ~~Any person or other legal entity, except Corporations, but including LLC's, Trusts, and S Corporations, which paid the rooms excise tax on a Short Term Rental dwelling unit in any calendar quarter prior to January 1, 2024 and which owned the property prior to May 7, 2024, shall be exempt from the requirements of Sections H, I, and J of this Chapter until the dwelling unit is transferred or conveyed, or the Rental Certificate is not renewed or is revoked by the Board of Health. If a property is bequeathed to a person or other beneficiary through a will, trust, or other instrument, the new owner may continue to engage in Short Term Rental activities in accordance with this section.~~

M. During this 3-year period, beginning January 1, 2026, the Town will publish by March 1, 2026, and retain on its web site for the entire 36-month period, the Short-Term Rental statistical data for the preceding calendar year which shall include, at a minimum, (1) the number of applications received to Short-Term rent, (2) the number of certificates of registration granted, (3) the number of Short-Term Rental contracts and Short-Term Rental days by month, (4) the fees, fines, occupancy tax, and penalties collected in that calendar year, and (5) the number of applications on the Town's Short-Term Rental waiting list, should one be needed.

§ 123-4. Regulations.

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

§ 123-5. Enforcement.

- A. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.
- B. Whoever violates any provision of this bylaw or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, § 21D and the Town's non-criminal disposition bylaw (Chapter 1 of the Town Code). If noncriminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of \$100 for the first offense; \$200 for the second offense; and \$300 for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.

- C. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the operator or the owner of the property by the Board of Health or its designee, after a certificate of registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said certificate of registration until the violation has been cured or otherwise resolved. Multiple violations by any operator may, at the discretion of the Board of Health and after a hearing, disqualify that operator from obtaining a certificate of registration for a period of up to three years.
- D. In accordance with G.L. c. 64G, § 14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation issued hereunder. Each day a violation continues shall be considered a separate offense.

§ 123-6. Severability.

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

Or take any other action relative thereto.

(Matthew Peel, et al)

ARTICLE

(Bylaw Amendment: Finances/Rename Revolving Account/Add Revolving Account)

To see if the Town will vote to amend Chapter 19 (Finances), Article XIII (Revolving Accounts), §19-21 (Revolving accounts established) of the Code of the Town of Nantucket by renaming a Revolving Account; and adding a Revolving Account 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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Fund	Revenue Source	Authority to Spend	Use of Funds
Lifeguard Seasonal Employee Housing	Rental payments	Town Manager with approval of the Select Board	Defrayment of maintenance/upkeep of lifeguard seasonal employee housing facilities
Employee Housing	Rental payments	Town Manager with approval of the Select Board	Defrayment of maintenance/upkeep of Town employee housing facilities/houses

Or to take any action relative thereto.

(Select Board)

ARTICLE

(Bylaw Amendment: Streets and Sidewalks)

To see if the Town will vote to amend Chapter 127 (Streets and Sidewalks), Article VII (Road Construction), §127-19 and 20 (Limitations on road improvements and construction; Exceptions) 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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

§ 127-19. Limitations on road improvements and construction.

- A. The Town will preserve the historic character of its road system by prohibiting the following improvements or construction for any publicly owned way or street on Nantucket unless an exception of any of the following standards is expressly authorized by a vote of Town Meeting:
- (1) The installation of automated traffic signals;
 - (2) Road widenings for the purpose of increasing motor vehicle travel capacity;
 - (3) The construction of travel lanes dedicated as turning lanes for motor vehicles;
 - (4) The construction of new public streets; and
 - (5) Paving of any unimproved publicly owned streets, ways, or roads.
 - (6) (Reserved)
 - (7) The installation of regulatory signs larger than the smallest or "minimum" size, as defined in the Massachusetts Department of Highways' current Manual on Uniform Traffic Control Devices (MUTCD); the installation of any nonregulatory or MUTCD warning or guide sign with a dimension greater than 24 inches; the use of fluorescent background colors on signs; the use of LED or other lights in a sign; the installation of a warning sign within 1,000 feet of another sign, unless such warning sign is defined by the MUTCD as an intersection warning sign or a pedestrian warning sign posted directly at a crosswalk.

- B. This section shall not apply to state roads, ways pursuant to the Subdivision Control Law, and common driveways.

§ 127-20. Exceptions.

Exceptions to the above prohibitions are:

- A. Areas located within the Town Overlay District (not including traffic signals or road widenings for vehicle capacity or installation of signs) as depicted on the map entitled "Town and County Overlay District," dated January 2, 2002, Nantucket Planning and Economic Development Commission (Article 37, 2002 ATM) as duly amended and on file at the Town Clerk's office.
- B. Reconstruction of road beds and resurfacing of paved roads in existence prior to the effective date of this article.
- C. Road improvements (not including traffic signal systems or installation of signs) as required by the Planning Board in conjunction with the approval of subdivision plans.
- D. Reconstruction of existing road drainage systems or construction of new drainage systems, provided that such systems are equipped with petroleum separation and capture per Massachusetts Department of Environmental Protection standards.
- E. Bike paths and bike lanes.
- F. Installation of warning signs in a school zone. Temporary installation of warning signs during construction.
- G. Road improvements on First Way required by the Planning Board or the Select Board to support affordable housing, such housing defined herein as that housing intended primarily for year-round residents earning up to 150% of median family income, as determined by the U.S. Department of Housing and Urban Development, and sponsored by a municipal entity, the Housing Authority or its designated nonprofit; housing required in connection with § 139-11J (MCD); or housing on lots subject to a Nantucket Housing Needs Covenant.
- H. Installation of traffic control devices using LED or other lights in a speed feedback sign to display a driver's speed or in a portable changeable message sign that displays messages to inform drivers of changing road conditions.

(Select Board)

ARTICLE 64

(Bylaw Amendment: Car Rental Agencies, Registration of)

To see if the Town will vote to amend Chapter 58 (Car Rental Agencies,

Commented [LG2]: This is from 2024 ATM (for recollection purposes). ATTACHED ARE TWO OTHER VERSIONS: ONE THAT ALLOWS PEER-TO-PEER CAR SHARING AND ONE THAT DOES NOT -

Commented [LG3R2]: Per 11/15/25 SB meeting - Town Counsel to draft a revised version per Board consensus

Registration of) 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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

§58-1. Definitions.

RENTAL AGENCY -- A person, business or corporation engaged in the Town of Nantucket in the business of renting, leasing or keeping for rent any motor vehicle. This definition shall include any individual renting a motor vehicle via a motor vehicle sharing or peer-to-peer vehicle sharing business or platform.

§58-3. Annual fee; issuance of licenses and stickers.

- A. Each application for a rental agency license shall be accompanied by a nonrefundable application fee as established by the Select Board. The application shall include a listing of the registration number of each motor vehicle available or to be available for lease for the year in which the license is to be valid. Licenses for rental agencies shall be issued on a calendar-year basis and shall be issued after payment of an annual fee of \$100 per rental motor vehicle; provided, however, that no payment of such fee shall be required for a motor vehicle upon which an excise has been assessed, levied and paid to the Town of Nantucket under the provisions of Chapter 60A of the General Laws. The Select Board shall issue a license to each approved applicant, which shall be posted in a conspicuous manner at the place of business.
- B. The total number of motor vehicles available for lease on the island of Nantucket shall not exceed 700. The Select Board shall issue each rental agency one rental vehicle medallion (RVM) for each motor vehicle listed in its 1996 application and which received a rental sticker. Each RVM constitutes the nonexpiring right to lease one motor vehicle. A rental agency shall possess one RVM for each motor vehicle listed in its application beginning in 1998.
- C. Upon issuance of the license, the Select Board shall provide one annual rental sticker for each motor vehicle listed in the approved application, which shall be affixed by the licensee to the left rear bumper of each motor vehicle so listed. Each sticker shall recite the registration number of the vehicle to which it is affixed.
- D. RVM's are transferable, with or without consideration, to any other rental agency or entity. Such transfers may be made whenever, and to the extent that, the number of RVM's held by the transferor exceeds the number of unexpired annual stickers issued to the transferor. A transfer shall be effective upon written notice of the transfer, by the transferor, to the Select Board. Should a rental agency surrender its RVM rights to the Select Board, or should the Select Board possess surplus RVM's from any other cause, these RVM's may be retained by the Town and/or may be re-issued at a fee to be established from time to time by the Select Board. Any RVM's not obtained by any rental agency by the end of any calendar

year shall be considered surplus as of January first and may be retired by the Town at that time.

- E. RVMs are intended to be kept in use by licensed rental agencies. A current license holder applying for a renewal license for the next calendar year shall file a renewal application by October 1st. Such renewal application shall include a copy of the vehicle registration for any vehicle currently utilizing a RVM. If the Town obtains information suggesting that a rental agency is holding one or more RVMs that are not in use, the Select Board may conduct a hearing on the issue, after providing written notice to the agency with a minimum of seven days advance notice of said hearing. After providing a hearing, the Select Board may take such action as it deems necessary and appropriate, including but not limited to a suspension or revocation of one or more medallions. Any revoked medallions may be issued by the Select Board to another agency pursuant to §58-3 and any policy or regulation for awarding RVMs adopted by the Select Board.

And further to authorize the Select Board to petition the General Court for special legislation amending Chapter 266 of the Acts of 1989 in order to ratify the objectives of this bylaw if deemed necessary; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approve amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition; or take any other action related thereto.

(Select Board)

BYLAW AMENDMENT TO REGULATE E-BIKES, SCOOTERS - ??

ARTICLE

(Bylaw Amendment: Wetlands)

To see if the Town will vote to amend Chapter 136 (Wetlands) 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-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

§ 136-2. Purpose.

The purpose of this chapter is to protect the wetlands of the Town of Nantucket by controlling activities deemed to have a significant or cumulative effect upon wetland values, including but not limited to the following: public or private water supply, groundwater, flood control, erosion control, storm damage prevention, water pollution, fisheries, shellfish, wildlife, rare species, including rare, threatened or endangered plant species and animals and habitats, recreation, resiliency and wetland scenic views

Commented [LG4]: Underway with Town Counsel & Police Chief

Commented [LG5R4]: May be 2 articles

(collectively, "the interests protected by this chapter"). This chapter is intended to utilize the Home Rule Authority of this municipality to protect additional resource areas for additional values, with additional standards and procedures in addition to those of the Wetlands Protection Act, MGL c. 131, § 40, and regulations thereunder, 310 CMR 10.00.

§ 136-3. Permit required; procedure.

- A. No person shall commence to remove, fill, dredge, alter or build upon or within 100 feet of any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, meadow, bog, swamp or upon or within 100 feet of any estuary, creek, river, stream, pond or lake or upon or within 100 feet of any land subject to tidal action, coastal storm flowage, inland or coastal flooding or inundation, ~~or~~ within 100 feet of the hundred-year storm line or within any area located within the geographic boundaries of the resource areas listed previously that is habitat for rare/significant wildlife and/or fauna, including Department of Environmental Protection certified vernal pools, ~~or within 200 feet of a great pond,~~ without filing written application for a permit to remove, fill, dredge, alter or build upon, including such plans as may be necessary to describe such proposed activity and its effect on the environment, and receiving and complying with the permit issued pursuant to this chapter. Said resource areas shall be protected whether or not they border surface waters. The application and permit required by this chapter shall not be required for maintaining, repairing or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public and used to provide electric, gas, water, telephone, telegraph and other telecommunication services.

NOTE: Remaining provisions of this section (B - F) remain unchanged

§ 136-4. Hearing; determination; enforcement orders; appeals; plan changes or modifications.

- A. The Commission shall hold a public hearing on the application within 21 days of its receipt. Notice of the time and place of the hearing shall be given by the Commission at the expense of the applicant, not less than five days prior to the hearing, by publication in a newspaper of general circulation in Nantucket and by mailing a notice to the applicant, the Board of Health, the Select Board, the Planning Board, all abutters, the property owner if different from the applicant and to such other persons as the Commission may by regulation determine. At least five days prior to the public hearing, by certified mail, ~~return receipt requested,~~ the applicant shall send a copy of the notice of the public hearing, supplied by the Commission, to all abutters, as certified by the Assessor from the Town's most recent Assessor's list. Postmarked mailing receipts and the certified abutter's list shall be presented to the Commission at the ~~opening of the public hearing time of filing. Return receipt cards shall be presented to the Commission before the hearing can be closed.~~ The

Commission, its agents, officers and employees, may enter upon privately owned land for the purpose of performing their duties under this chapter.

NOTE: Remaining provisions of this section (B - K) remain unchanged

(Select Board for Conservation Commission)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- Rachel Drive, South Shore Road and Felcon Drive)**

To see if the Town will vote to amend the Town Sewer District map to include the following properties, currently outside of the district, to within the district:

Map	Lot	Number	Street
80	53.6	1	Rachel Drive
80	53.3	2	Rachel Drive
80	53	3	Rachel Drive
80	53.4	4	Rachel Drive
80	53.5	5	Rachel Drive
80	53.8	5R	Rachel Drive
80	53.7	6	Rachel Drive
80	53.2	43	South Shore Road
80	53.1	47	South Shore Road
80	294	1	Felcon Drive
80	329	5	Felcon Drive
80	330	9	Felcon Drive
80	331	11	Felcon Drive

All as shown on the attached map.

Or to take any other action related thereto.

(David F. Visco, et al)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- 42 Monohansett Road)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcel to the Town Sewer District:

Map	Lot	Number	Street
79	55	42	Monohansett Road

All as shown on a map entitled "2024 Annual Town Meeting Warrant Article ____" dated _____ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Christopher Fraker, et al)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- 13A Woodland Drive and a Portion of 13 Woodland Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding 13A Woodland Drive and the portion of 13 Woodland Drive currently located in the Residential 20 (R-20) zoning district, which are located within the "Town Wellhead Protection Zone" and designated as a Special Area Recommended for Sewer under the Comprehensive Wastewater Management Plan adopted in October 2014, to the Town Sewer District.

Map	Lot	Number	Street
79	208	13 (portion of)	Woodland Drive
79	8	13A	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- a Portion of 13 Woodland Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the portion of 13 Woodland Drive currently located in the Limited Use General 2 (LUG-2) zoning district, and which lies within the "Town Wellhead Protection Zone" and is designated as a Special Area Recommended for Sewer under the Comprehensive Wastewater Management Plan adopted in October 2014, to the Town Sewer District.

Map	Lot	Number	Street
79	208	13 (portion of)	Woodland Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Stephen Maury, et al)

ARTICLE

**(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change
- 44 Skyline Drive)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following property to the Town Sewer District.

Map	Lot	Number	Street
79	990	44	Skyline Drive

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Clifford J. Williams, et al)

ARTICLE 68

(Real Estate Lease/License of Baxter Road Property for Erosion Control)

To see if the Town will vote to authorize the Select Board pursuant to Chapter 67-1E of the Town of Nantucket Bylaws to lease or license certain Town-owned property along Baxter Road located from 41 Baxter Road to 119 Baxter Road, located on Town Assessor's Map 49 as Parcel 9, Town Assessor's Map 48 as Parcel 8 and Town Assessor's Map 48 as Parcel 6 as shown on a plan which is on file with the Office of the Town Clerk, for erosion control purposes, on such terms and conditions as the Select Board deems appropriate subject to and consistent with any terms and conditions ordered by the Conservation Commission, which may include the operation and maintenance of the coastal engineering structures, bluff armoring projects, hard or soft erosion control devices, bulkheads and the like, and the reservation of any easements or restrictions in regard to the property.

Commented [LG6]: Added language as discussed by SB 1/8

All as shown on a map on file at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Acceptance of Massachusetts General Law: Seasonal Community Designation)

To see if the Town will vote to accept on behalf of the Town of Nantucket, the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or take any other action relative thereto.

(Select Board)

ARTICLE

(Acceptance of Massachusetts General Law: Effect of Military Service on Salary, Seniority and Leave Allowances of Public Employees)

To see if the Town Will vote to: acceptance of Mass General Law Part I, Title 5, Chapter 33 Section 59; or otherwise act thereon.

Section 59: Effect of military service on salary, seniority and leave allowances of public employees

Section 59. (a) An employee of the commonwealth in the service of the armed forces of the commonwealth or a reserve component of the armed forces of the United States shall be entitled to receive pay without loss of ordinary remuneration as a public employee during service in the uniformed services, annual training under section 60 or drills and parades under section 61, not exceeding 40 days in any federal fiscal year, and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime. For the purposes of this section, "uniformed services" shall have the same meaning as defined in section 13. For the purposes of this subsection, "day" shall mean any 24-hour period regardless of calendar day.

(b) An employee of the commonwealth in the service of the armed forces of the commonwealth under sections 38, 40 or 41 shall be entitled to receive pay without loss of ordinary remuneration as a public employee and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime during the first 30 consecutive days of any mission. Thereafter, any such ordinary remuneration shall be reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period, and there shall be no loss of any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime. National guard duty performed under Title 32 of the United States Code shall not be deemed service in the armed forces of the commonwealth under sections 38, 40 or 41 for the purposes of this section.

(c) An employee of the commonwealth in the armed forces of the commonwealth performing duty under Titles 10 or 32 of the United States Code shall be paid the regular base salary as a public employee for each pay period of such military leave of absence, reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period, and shall not lose any seniority or any accrued vacation leave, sick leave, personal leave, compensation time or earned overtime.

(d) An employee of the commonwealth in a reserve component of the armed forces of the United States who is ordered to service for more than 30 consecutive days shall be paid the regular base salary as a public employee for each pay period of such military leave of absence, reduced by any amount received either from the United States or the commonwealth as base pay for military service performed during the same pay period. No such employee shall lose any seniority or accrued vacation leave, sick leave, personal leave, compensation time or earned overtime.

(e) An employee of a county, city or town which, by vote of its county commissioners, city council or inhabitants at a town meeting, has accepted this section or similar provisions of earlier laws, shall be entitled to the benefits and protections of this section or the benefits of the accepted earlier law.

(f) For the purposes of this section, "base pay for military service" shall not include any housing, incentive, bonus, skills pay, allowance or other stipend or benefit paid to the employee for the employee's military service.

(Ryan B. Webb, et al)

ARTICLE

(Charter Amendment: Town Meeting)

To see if the Town will vote to Amend the Town Charter of Nantucket, a copy of which is on file with the Archivist of the Commonwealth, as follows (text to be deleted is shown in strikethrough and new text is shown in highlighted text):

Section 2-1. Legislative Powers

- (a) The legislative powers of the Town shall remain vested in the Town Meeting open to all voters.
- (b) The Town Meeting shall meet in regular session not less than twice per calendar year. The first session of town meeting shall be held in March, April, or May and shall be primarily concerned with the determination of matters involving the expenditure of town funds including, but not limited to, the adoption of an annual operating budget, financing, taxation, and all other matters to be decided by the voters. The Select Board may delay the first session of town meeting, but it must be completed by June 30th of the same year.
- (c) The second session of town meeting shall be held in September, October, or November and shall be primarily concerned with matters involving real estate, zoning, land use planning, by-laws, and all other matters to be decided by the voters. The Select Board may delay the second session of town meeting, but it must be completed by December 31st of the same year.
- (d) The first and second sessions of town meeting including all adjourned sessions, shall be deemed sessions of the annual town meeting for all purposes under the General Bylaws, this Charter, and the bylaws of the Town.
- (e) The deadline for the submission of petition articles by votes for the next calendar year shall be a date in the preceding November as determined by the Select Board. After the deadline has passed, any citizen petitions that were filed with the Town Clerk with the required number of signatures

certified, the Select Board shall divide petitions between the warrants issued for either the first or second session of town meeting to be held in the next year, as the Select Board deems appropriate in its discretion. Moreover, nothing herein shall preclude the Select Board from placing additional articles, whether submitted by petition or otherwise, on either the warrant for the first or second town meeting as may be deemed necessary and appropriate by the Select Board.

- (f) Nothing herein shall limit the ability of any voters to submit additional petitions for a special town meeting or to call a special town meeting in accordance with General Laws Chapter 39, § 10.

Notwithstanding the foregoing, certain powers of Town Meeting as to real estate acquisitions shall be vested in the select board, as specified in Section 3.3., subject to the voters' right to petition, as specified in Section 2.1(b) and 3.3, to place before Town Meeting any real estate acquisition voted by the select board under said Section 3.3

The following additional powers may be exercised by Town Meeting:

- (a) To exercise any power which a charter for the County of Nantucket may vest in Town Meeting; and
- (b) To veto any real estate acquisition voted by the select board pursuant to Section 3.3; provided, however, that a petition proposing such veto in the form of a Town Meeting warrant article is signed by at least ten registered voters and provided that the petition is timely filed with the Town Clerk. The Town Clerk shall then present the petition to the select board within the time permitted for inclusion of the article in the next Town Meeting warrant. The select board may proceed with the real estate acquisition unless the acquisition is vetoed by the Town Meeting.

Or to take any other action relative thereto.

(Campbell Sutton, et al)

ARTICLE

(General Bylaw Amendment: Notices of Public Hearings)

To see if the Town will vote to amend Chapter 2, "Administrative Procedures", Section 2-1, "Public hearing required; manner of notice", of the Code of Nantucket, by striking Paragraph A and by inserting the following new Paragraph A in its place:

- A. Publishing notice of such hearing in such manner as is specified by any law or, if no manner is specified, then in any print newspaper or electronic media, having general circulation within the Town of Nantucket.

or take other action with regard thereto.

(Jason Graziadei, et al)

ARTICLE 79

(Home Rule Petition: Community Housing Bank Real Estate Transfer Fee)

To see if the Town will vote to request its representatives in the General Court to introduce legislation seeking a special act the text of which is set forth below and to authorize the General Court, with the approval of the Select Board, to make constructive changes in the text thereto as may be necessary or advisable in order to accomplish the intent of this legislation in order to secure passage; or to take any other action related thereto.

An Act Authorizing the Town of Nantucket to Impose a Real Estate Transfer Fee for Affordable and Workforce Housing and Related Capital Improvements

SECTION 1. For purposes of this act, the words and phrases set forth in this section shall have the following meanings:

"Affordable Housing Restriction" is a recorded instrument held by a qualified holder which encumbers and/or restricts a real property interest so that the real property interest is perpetually or for a term of at least thirty (30) years limited to use as a residence occupied by a low or moderate income household which earns less than a specified income level, the upper limit of which may not exceed two hundred forty percent (240%) of the Nantucket median income. A "qualified holder" is a governmental body or charitable corporation or trust which qualifies under the terms of chapter one hundred eight-four of the General Laws ("Chapter 184") to hold an affordable housing restriction. Without limiting the generality of the foregoing, "Affordable Housing Restriction" includes but is not limited to any instrument which conforms to the requirements of (i) a Nantucket Housing Needs Covenant as described in Chapter 301 of the Acts of 2002 and defined in the Town of Nantucket Code.

"Housing and Community Development Fund", shall refer to a discrete fund or account, established by the county treasurer of the Nantucket County under the provisions of this act.

"Eligible Applicants", shall refer to non-profit and for-profit corporations and organizations, individuals, and public entities.

"Purchaser", shall refer to the transferee, grantee or recipient of any real property interest.

"Purchase price", all consideration paid or transferred by or on behalf of a purchaser to a seller or his nominee, or for his benefit, for the transfer of any real property interest, and shall include, but not be limited to, all cash or its equivalent so paid or transferred; all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller; the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee; the outstanding balance of all obligations of the seller which are assumed by the purchaser or to which the real property interest transferred remains subject after the transfer, determined at the time of transfer, but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer; the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the purchaser,

including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest.

"Real property interest", shall refer to any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, the interest of a partner or member in a partnership or limited liability company, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter one hundred eighty-three A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

"Seller", shall refer to the transferor, grantor or immediate former owner of any real property interest.

"Time of transfer" of any real property interest shall mean the time at which such transfer is legally effective as between the parties thereto, and, in any event, with respect to a transfer evidenced by an instrument recorded with the appropriate registry of deeds or filed with the assistant recorder of the appropriate registry district, not later than the time of such recording or filing.

"Town" shall refer to the Town of Nantucket acting by and through the Select Board.

SECTION 2. There is hereby imposed a fee equal to one half per cent ($\frac{1}{2}\%$) of the purchase price upon the transfer of any real property interest in any real property situated in Nantucket County. Said fee shall be the liability of the seller of such real property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the seller. The fee shall be paid to the Town of Nantucket, or its designee, and shall be accompanied by a copy of the deed or other instrument evidencing such transfer, if any, and an affidavit signed under oath or under the pains and penalties of perjury by the purchaser or his legal representative and the seller or his legal representative, attesting to the true and complete purchase price and the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from the fee imposed hereby. The Town, or its designee, shall promptly thereafter execute and issue a certificate indicating that the appropriate fee has been paid or that the transfer is exempt from the fee, stating the basis for the exemption. The register of deeds for Nantucket County, and the assistant recorder for the registry district of Nantucket County, shall not record or register, or receive or accept for recording or registration, any deed, except a mortgage deed, to which has not been affixed such a certificate executed by the Town or its designee. Failure to comply with this requirement shall not affect the validity of any instrument. The Town shall deposit all fees received hereunder with the Town treasurer. The treasurer shall deposit such fees in the Affordable Housing Trust Fund. The fee imposed hereunder shall be due simultaneously with the time of transfer of the transfer upon which it is imposed. Notwithstanding the foregoing, whenever there is a conveyance of real property interests and a conveyance of

personality related thereto at or about the same time, the allocations of payments between real estate and personality agreed to by the purchaser and seller shall not determine the amount of the fee due pursuant to this section; instead, the Town may require payment of the fee referred to in real property interests so conveyed as determined by the Town.

SECTION 3. At any time within seven days following the issuance of the certificate of payment of the fee imposed by section two, the seller or his legal representative may return said certificate to the Town or its designee for cancellation, together with an affidavit signed under oath or under the pains and penalties of perjury that the transfer, with respect to which such certificate was issued, has not been consummated, and thereupon the fee paid with respect to such transfer shall be forthwith returned to the seller or his legal representative.

SECTION 4. The following transfers of real property interests shall be exempt from the fee established by section 10. Except as otherwise provided, the seller shall have the burden of proof that any transfer is exempt under this section and any otherwise exempt transfer shall not be exempt in the event that such transfer (by itself or as part of a series of transfers) was made for the primary purpose of evading the fee imposed by section 10.

(a) Transfers to the government of the United States, the commonwealth, and any of their instrumentalities, agencies or subdivisions, including but not limited to transfers to the Town of Nantucket, the County of Nantucket.

(b) Transfers which, without additional consideration, confirm, correct, modify or supplement a transfer previously made.

(c) Transfers made as gifts without consideration. In any proceedings to determine the amount of any fee due hereunder, it shall be presumed that any transfer for consideration of less than fair market value of the real property interest transferred was made as a gift without consideration to the extent of the difference between the fair market value of the real property interest transferred and the amount of consideration claimed by the seller to have been paid or transferred, if the purchaser shall have been at the time of transfer the spouse, the lineal descendant, or the lineal ancestor of the seller, by blood or adoption, and otherwise it shall be presumed that consideration was paid in an amount equal to the fair market value of the real property interest transferred, at the time of transfer.

(d) Transfer to the trustees of a trust in exchange for a beneficial interest received by the purchaser in such trust; distributions by the trustees of a trust to the beneficiaries of such trust.

(e) Transfers by operation of law without actual consideration, including but not limited to transfers occurring by virtue of the death or bankruptcy of the owner of a real property interest.

(f) Transfers made in partition of land and improvements thereto, under chapter two hundred and forty-one of the General Laws.

(g) Transfers to any charitable organization as defined in clause Third of section five of chapter fifty-nine of the General Laws, or any religious organization, provided that the real property interest so transferred will be held by the charitable or religious organization solely for its public charitable or religious purposes.

(h) Transfers to a mortgagee in foreclosure of the mortgage held by such mortgagee, and transfers of the property subject to a mortgage to the mortgagee in consideration of the forbearance of the mortgagee from foreclosing said mortgage.

(i) Transfers made to a corporation or partnership or limited liability company at the time of its formation, pursuant to which transfer no gain or loss is recognized under the provisions of section three hundred and fifty-one or seven hundred and twenty-one of the Internal Revenue Code of 1986, as amended; provided, however, that such transfer shall be exempt only in the event that (1) with respect to a corporation, the transferor retains an interest in the newly formed corporation which is equivalent to the interest the transferor held prior to the transfer, or (2) with respect to a partnership or limited liability company, the transferor retains after such formation rights in capital interests and profit interests within such partnership or limited liability company which are equivalent to the interest the transferor held prior to the transfer.

(j) Transfers made to a stockholder of a corporation in liquidation or partial liquidation of the corporation, and transfers made to a partner of a partnership or to a member of a limited liability company in dissolution or partial dissolution of the partnership or limited liability company; but the transfer shall be exempt only if (i) with respect to a corporation, the transferee receives property (including real property interests and other property received) which is the same fraction of the total property of the transferor corporation as the fraction of the corporation's stock owned by the transferee prior to the transfer or (ii) with respect to a partnership or limited liability company, the transferee receives property (including real property interests and other property received) which is the same fraction of the property of the partnership or limited liability company as the fraction of the capital and profit interests in the transferor formerly owned by the transferee.

(k) Transfers consisting of the division of marital assets under the provisions of section thirty-four of chapter two hundred and eight of the General Laws or other provisions of law.

(l) Transfers of property consisting in part of real property interests situated in Nantucket County and in part of other property interests, to the extent that the property transferred consists of property other than real property situated in Nantucket County; provided that the purchaser shall furnish the Town with such information as it shall require or request in support of the claim of exemption and manner of allocation of the consideration for such transfers.

(m) The first \$2 million of the sale price of any transfer or series of transfers of real property interests in a single transaction. Said exemption may be adjusted as determined annually by the affirmative vote of two-thirds of voters at an annual or special town meeting.

(n) Transfers of minority interests in corporations, trusts, partnerships or limited liability companies which are publicly traded, which trades are not part of a series of transfers which together constitute a transfer of control of a corporation, trust, partnership or limited liability company.

SECTION 5. (a) The Town treasurer shall keep a full and accurate account stating when, from or to whom, and on what account money has been paid or received relative to the activities of the Trust Fund and the Housing Fund. Said account shall be subject

to examination by the director of accounts or his agent pursuant to section forty-four of chapter thirty-five of the General Laws.

(b) Schedules of beneficiaries of trusts, list of stockholders of corporations and lists of partnerships filed with the Trust Fund for the purpose of determining or fixing the amount of the fee imposed under section ten or for the purpose of determining the existence of any exemption under section twelve shall not be public records for the purposes of section ten of chapter sixty-six of the General Laws.

SECTION 6. A seller who fails to pay all or any portion of the fee established by section two on or before the time when the same is due shall be liable for the following additional payments in addition to said fee:

(a) Interest: The seller shall pay interest on the unpaid amount of the fee to be calculated from the time of transfer at a rate equal to fourteen per cent per annum.

(b) Penalties: Any person who, without fraud or willful intent to defeat or evade a fee imposed by this chapter, fails to pay all or a portion of the fee within thirty days after the time of transfer, shall pay a penalty equal to five per cent of the outstanding fee as determined by the Town for each month or portion thereof thereafter that the fee is not paid in full; provided, however, that in no event shall the amount of any penalty imposed hereunder exceed twenty-five per cent of the unpaid fee due at the time of transfer. Whenever the Town determines that all or a portion of a fee due under this chapter was unpaid due to fraud with intent to defeat or evade the fee imposed by this chapter, a penalty equal to the amount of said fee as determined by the Town shall be paid by the seller in addition to said fee.

SECTION 7. (a) The Town shall notify the purchaser and the seller by registered or certified mail of any failure to discharge in full the amount of the fee due under this Act and any penalty or interest assessed. The Town shall grant a hearing on the matter of the imposition of said fee, or of any penalty or interest assessed, if a petition requesting such hearing is received by the Town within thirty days after the mailing of said notice. The Town shall notify the purchaser and the seller in writing by registered or certified mail of its determination concerning the deficiency, penalty or interest within fifteen days after said hearing. Any party aggrieved by a determination of the Town concerning a deficiency, penalty or interest may, after payment of said deficiency, appeal to the district or superior court within three months after the mailing of notification of the determination of the Town. Upon the failure to timely petition for a hearing, or appeal to said courts, within the time limits hereby established, the purchaser and seller shall be bound by the terms of the notification, assessment or determination, as the case may be, and shall be barred from contesting the fee, and any interest and penalty, as determined by the Town. All decisions of said courts shall be appealable. Every notice to be given under this section by the Town shall be effective if mailed by certified or registered mail to the purchaser or the seller at the address stated in a recorded or registered instrument by virtue of which the purchaser holds any interest in land, the transfer of which gives rise to the fee which is the subject of such notice; and if no such address is stated or if such transfer is not evidenced by an instrument recorded or registered in the public records in Nantucket County, such notice shall be effective when so mailed to the purchaser or seller in care of any person appearing of record to have a

fee interest in such land, at the address of such person as set forth in an instrument recorded or registered in Nantucket County.

(b) All fees, penalties and interest required to be paid pursuant to this chapter shall constitute a personal debt of the seller and may be recovered in an action of contract or in any other appropriate action, suit or proceeding brought by the Town; said action, suit or proceeding shall be subject to the provisions of chapter two hundred and sixty of the General Laws.

(c) If any seller liable to pay the fee established by this act neglects or refuses to pay the same, the amount, including any interest and penalty thereon, shall be a lien in favor of the Town upon all property and rights to property, whether real or personal, belonging to either such purchaser or such seller. Said lien shall arise at the time of transfer and shall continue until the liability for such amount is satisfied. Said lien shall in any event terminate not later than six years following the time of transfer. Said lien shall not be valid as against any mortgagee, pledgee, purchaser or judgment creditor unless notice thereof has been filed by the Town (i) with respect to real property or fixtures, in the registry of deeds for Nantucket County, or (ii) with respect to personal property, in the office in which a security or financing statement or notice with respect to the property would be filed in order to perfect a nonpossessory security interest belonging to the person named in the relevant notice, subject to the same limitations as set forth in section fifty of chapter sixty-two C of the General Laws.

(d) Sellers applying for an exemption under subsections (a) through (n) of section four shall be required at the time of application for exemption to execute an agreement legally binding on sellers and separately legally binding upon any Legal Representative of the sellers (1) assuming complete liability for any fee, plus interest and penalties if any, waived on account of an allowed exemption subsequently determined to have been invalid, and (2) submitting to the jurisdiction of the trial court of the commonwealth sitting in Nantucket County. Fees, plus interest and penalties if any, shall be calculated as of the date of the initial property transfer. Execution of the above-described agreement shall not be required of any mortgagee, pledge, purchaser or judgment creditor unless notice of the agreement has been recorded or filed by the Town.

In any case where there has been a refusal or neglect to pay any fee, interest or penalties imposed by this act, whether or not levy has been made, the Town, in addition to other modes of relief, may direct a civil action to be filed in a district or superior court of the commonwealth to enforce the lien of the Town under this section with respect to such liability or to subject any property of whatever nature, of the delinquent, or in which he has any right, title or interest, to the payment of such liability.

The Town may issue a waiver or release of any lien imposed by this section. Such waiver or release shall be conclusive evidence that the lien upon the property covered by the waiver or release is extinguished.

SECTION 8. The fee described in section 2 shall be of a ten-year duration from the date this act shall take effect. This fee may continue for five-year periods by a majority vote at a Town Meeting authorizing the fee. The fee described by section 2 may be (1) decreased, or (2) eliminated by two-thirds vote of Town Meeting. In the event that Town Meeting votes to eliminate the fee, the balance of any fees previously collected shall be transferred to the Town of Nantucket and held by the treasurer in a separate account, and shall first be used to satisfy any outstanding liabilities or obligations incurred by the

Town of Nantucket or the Affordable Housing Trust as a result of imposition of the fee, and the remainder may be expended without further appropriation by the Select Board for affordable housing purposes. In the event that the liabilities and obligations of the Town of Nantucket or the Affordable Housing Trust exceed the amounts transferred to the Town, the fee shall remain in full force and effect until such liabilities and obligations have been satisfied.

SECTION 9. The provisions of this act are severable, and if any provision hereof, including without limitation any exemption from the fee imposed hereby, shall be held invalid in any circumstances such invalidity shall not affect any other provisions or circumstances. This act shall be construed in all respects so as to meet all constitutional requirements. In carrying out the purposes and provisions of this act, all steps shall be taken which are necessary to meet constitutional requirements whether or not such steps are required by statute.

SECTION 10. If the Town has determined that a fee is due by asserting the application of the evasion of fee doctrine described in section 2 then the seller shall have the burden of demonstrating by clear and convincing evidence as determined by the Town that the transfer, or series of transfers, possessed both: (i) a valid, good faith business purpose other than avoidance of the fee set forth in section 2 and (ii) economic substance apart from the asserted fee avoidance benefit. In all such cases, the transferee shall also have the burden of demonstrating by clear and convincing evidence as determined by the Town that the asserted non-fee-avoidance business purpose is commensurate with the amount of the fee pursuant to section 2 to be thereby avoided.

SECTION 11. Pursuant to state enabling legislation pending with the General Court for the adoption of an act providing cities and towns the option to support affordable housing with a fee on certain real estate transactions, the legislative body of a city or town by a majority vote may adopt said act upon the passage of said act by the Senate and the House of Representatives of the General Court, and furthermore, a favorable majority vote of this Article by this Town Meeting is also deemed to be a vote by Town Meeting to adopt said act providing cities and towns the option to support affordable housing with a fee on certain real estate transactions, provided the provisions contained herein are consistent with the provisions of said act.

SECTION 12. This act shall take effect ninety (90) days following the date of passage.

(Select Board)

NOTE: Versions of the above home rule petition have been approved as Article 82 of the 2016 Annual Town Meeting, Article 88 of the 2017 Annual Town Meeting, Article 70 of the 2018 Annual Town Meeting, Article 79 of the 2019 Annual Town Meeting, Article 76 of the 2022 Annual Town Meeting and Article 79 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

ARTICLE 82

(Home Rule Petition: An Act Amending the Charter of the Town of Nantucket to Implement Certain Recommendations of the Town Government Study Committee)

____ To see if the Town will vote to request its representatives in the General Court to introduce special legislation, the text of which is set forth below, amending the charter for the Town of Nantucket, and to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation in order to secure passage *(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)*:

Article II, Section 2.2 – Town Moderator

The Moderator shall be elected for a term of one year ~~three years~~ and shall have all the powers and duties given to moderators under the Constitution and the laws of the Commonwealth, and such additional powers and duties as are authorized by this Charter.

Article II, Section 2.4 – Clerk of the Meeting

The Town Clerk shall serve as Clerk of the Town Meeting. In advance of each Town Meeting, the Town Clerk shall by written notice to the Moderator appoint an Alternate Clerk of the Meeting who shall, during such Town Meeting, serve in the event of absence or disability of the Clerk of the Meeting. If an Alternate Clerk of the Meeting is not appointed or is unable so to serve, the Moderator shall appoint a clerk, who shall be a registered voter of the town.

Article II, Section 2.5 – Town Meeting Warrant

(b) The Select Board shall publish notice of the issuance of the warrant of each town meeting in a newspaper of general circulation within the town promptly after the issuance of the warrant and make a copy of the warrant available on the town website. After such publication, the Finance Committee shall hold a public hearing on each article and vote its recommendations. For articles that do not call for the Town to raise and appropriate, transfer or borrow sums of money, the Finance Committee may choose to make no recommendation.

(c) The Select Board shall publish the warrant with the recommendations of the Finance Committee by mailing a copy of such warrant to the address or postal box of each registered voter at least seven ~~fourteen~~ days prior to the Town Meeting.

(d) Notwithstanding any general or special law to the contrary, the Select Board shall insert in the warrant for the annual meeting all subjects the insertion of has been requested of them in writing by fifty or more registered voters of the town and in the

Commented [LG7]: Hoping this will have been signed by Gov by 1/22 - otherwise it'll stay in

warrant for every special town meeting all subjects the insertion of which has been requested of them in writing by one hundred registered voters.

Article II, Section 2.6 – Rights of Nonresident Property Owners

One spokesperson for the Town's nonresident property owners shall be allowed to speak at any annual or special Town Meeting on matters before the Meeting but only at such times during a Meeting as the Moderator may allow and in accordance with the rules of order. The Moderator, in his or her sole discretion, may permit additional nonresident property owners to speak at any annual or special Town Meeting on matters before the Meeting.

Article IV, Section 4.2 – Town Manager

...

(d) In particular, the Town Manager:

...

(14) shall approve and sign warrants for payment before such warrants are submitted to the Select Board; and

Article IV, Section 4.3 – Town Manager Appointments

The Town Manager:

(a) shall appoint the department heads of all Town Administration departments (other than any elected heads), subject to resolution of disapproval pursuant to Section 3.4(a)(4) by the Select Board;

...

Article V, Section 5.4 – Recall of Elected Officials

...

(c) If, within 21 days after the certification date, such recall petition forms signed by at least 20% of registered voters, as established by the Town Clerk as of March 1st of the previous year, with Town residence address shown are returned to the Town Clerk, the Clerk shall, within 14 days, certify the signatures of registered voters, to determine sufficiency of the petition.

(d) If sufficient the Town Clerk shall thereupon submit the petition with date of its certification to the Select Board which shall forthwith give written notice thereof to the officer sought to be recalled. If the officer does not resign within 75 days, the Select Board shall not less than 75 days after such certification date order a recall election to be held concurrently with the next annual election for Town officers not less than 75 days after such certification date. The recall election, once ordered, shall proceed, even

if the office becomes vacant, in the same manner as for an annual Town election.

(e) The officer sought to be removed may seek renomination, may serve until expiration of the current term of office unless and until a successor is sooner elected, and may not be put twice to the recall process in the same term.

(f) Recall election ballots shall first submit the question:

For the recall of (name and title of officer)

Against the recall of (name and title of officer)

Article VI, Section 6.6—Time of Taking Effect

This Charter shall take effect on July first next following ratification by the voters of the Town. All Town officers, boards, councils, commissions and committees shall continue to perform their duties until re-appointed or re-elected or until successors to their respective positions are fully appointed or elected or until their duties have been transferred and assumed by another.

Any person holding a Town office or employment under the Town shall continue to retain such office or such employment and shall continue to perform the duties of the office or of the employment until such time as provisions shall have been made in accordance with this Charter for the performance of such duties by another person or agency. No person in the permanent, full time service or employment of the Town shall forfeit pay grade or time in service by reason solely of the adoption of this Charter. All such persons, unless removed in accordance with this Charter, shall be retained in an employment capacity as similar to their former employment capacity as is feasible.

SECTION 2. Continuance of the Charter Commission.

The Town and County Charter Commission elected April 4, 1995 pursuant to Chapter 328 of the Acts of 1992 shall continue to exist until thirty days after the enactment of this Act and any act that it may recommend in furtherance of a merger of the Town and County of Nantucket, provided that it shall submit a final report of its recommendations as to such a merger by December 31, 1998 and provided further that in no event shall such Commission continue beyond April 4, 2000.

SECTION 3. Ratification by the Voters.

On the official ballot to be used by the Town of Nantucket at the next annual election for Town officers at least two months after enactment of this Act by the General Court, the question shall be placed substantially as follows:

"Shall an act passed, by the General Court in the year 1996 entitled 'An Act providing for a Charter for the Town of Nantucket' be accepted?"

A summary of the Charter to be prepared by the Town and County Charter Commission shall accompany the ballot question described herein.

If the majority of the votes cast in answer to such question is in the affirmative, this Act shall take full effect but not otherwise.

Ratified April 8, 1997

The form of the Special Act shall be as follows:

AN ACT AMENDING THE CHARTER FOR THE TOWN OF NANTUCKET

SECTION 1. Section 2.2 of article II of the charter of the town of Nantucket, as established by chapter 289 of the acts of 1996, as amended, which is on file in the office of the archivist of the commonwealth, as provided in section 12 of chapter 43B of the General Laws, is hereby amended by striking out the words “one year” and inserting in place thereof the following words:— three years.

SECTION 2. Section 2.4 of said article II of said charter is hereby amended by inserting after the words “Moderator shall appoint a clerk” the following words:—, who shall be a registered voter of the town.

SECTION 3. Subsection (b) of section 2.5 of said article II of said charter is hereby amended by inserting after the words “after the issuance of the warrant” the following words:— and make a copy of the warrant available on the town website.

SECTION 4. Subsection (c) of said section 2.5 of said article II of said charter is hereby amended by striking out the word “seven” and inserting in place thereof the following word:— fourteen.

SECTION 5. Said section 2.5 of said article II of said charter is hereby amended by inserting after subsection (c) the following new subsection:— (d) Notwithstanding any general or special law to the contrary, the Select Board shall insert in the warrant for the annual meeting all subjects the insertion of which has been requested of them in writing by fifty or more registered voters of the town and in the warrant for every special town meeting all subjects the insertion of which has been requested of them in writing by one hundred registered voters.

SECTION 6. Section 2.6 of said article II of said charter is hereby amended by inserting at the end of said section the following words:— The Moderator, in his or her sole discretion, may permit additional nonresident property owners to speak at any annual or special Town Meeting on matters before the Meeting.

SECTION 7. Paragraph (14) of subsection (d) of section 4.2 of article IV of said charter is hereby amended by striking out the words “before such warrants are submitted to the Select Board” and by inserting after the words “shall approve” the following words:— and sign.

SECTION 8. Subsection (a) of section 4.3 of said article IV of said charter is hereby amended by inserting after the words “shall appoint the” the following word:— department.

SECTION 9. Subsection (c) of section 5.4 of article V of said charter is hereby amended by inserting after the words “at least 20% of registered voters” the following words: “, as established by the Town Clerk as of March 1st of the previous year.”

SECTION 10. Subsection (d) of said section 5.4 of said article V of said charter is hereby amended by striking out the numeral “7” after the words “does not resign within” and inserting in place thereof the following numeral: “5.”

SECTION 11. Said subsection (d) of said section 5.4 of said article V of said charter is hereby further amended by striking out the words “not less than 75 days after such certification date” and inserting after the words “the Select Board shall” the following words: “not less than 75 days after such certification date.”

SECTION 12. Subsection (f) of said section 5.4 of said article V of said charter is hereby amended by inserting after the words “For the recall of (name)” the following words: “and title.”

SECTION 13. Said subsection (f) of said section 5.4 of said article V of said charter is hereby further amended by inserting after the words “Against the recall of (name)” the following words: “and title.”

SECTION 14. Article VI of said charter is hereby amended by striking out Section 6.6 in its entirety.

Or to take any other action related thereto.

(Select Board)

NOTE: This home rule petition was approved as Article 78 of the 2022 Annual Town Meeting, Article 85 of the 2023 Annual Town Meeting and Article 82 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

ARTICLE 83

(Home Rule Petition: An Act Regulating the Application of Nutrient Management and Fertilizer in the Town of Nantucket)

To see if the Town will vote to request its representatives to the General Court to introduce legislation as set forth below; and, that the General Court, with the approval of the Select Board, make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of the legislation in order to secure its passage, as follows:

AN ACT RELATIVE TO THE REGULATION OF NUTRIENT MANAGEMENT AND FERTILIZER IN THE TOWN NANTUCKET

Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. Notwithstanding the provisions of sections 9 and 10 of chapter 262 of the Acts of 2012 or any other general or special law, the deadline for the adoption of any rule, regulation, or by-law relative to nutrient management and fertilizer guidelines adopted in the Town of Nantucket under chapter 561 of the acts of 1973, shall be extended for a period of two years after the effective date of this act. Such rule, regulation or bylaw shall not be less restrictive than regulations adopted by the department of agricultural resources under section 1 of chapter 262 and shall be done in conjunction with the University of Massachusetts Amherst Extension to ensure any regulations relative to plant nutrients are consistent with the program's published information, educational materials and other public outreach programs relative to nutrient management and fertilizer guidelines.

Section 2. The act shall take effect upon passage.

Or to take any other action related thereto.

(Select Board)

NOTE: This home rule petition was approved as Article 86 of the 2023 Annual Town Meeting and Article 83 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

ARTICLE 86

(Home Rule Petition: Issuance of Pension Obligation Bonds and Notes)

To see if the Town will vote to request its representatives in the General Court to introduce special legislation as set forth below; and, that the General Court, with the approval of the Select Board, make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of the legislation in order to secure its passage, as follows:

AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO ISSUE PENSION OBLIGATION BONDS OR NOTES

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. The town of Nantucket may issue, at one time or from time to time, bonds or notes for the purpose of funding the portion of the unfunded pension liability of the Barnstable County retirement association allocable to the town of Nantucket, Nantucket County and the Nantucket Islands Land Bank. The proceeds of any such issuance, other than amounts to be applied to issuance costs and expenses, shall be paid by the town of Nantucket to the Barnstable County retirement association, shall be allocated solely to reduce the unfunded pension liability allocable to the town of Nantucket, Nantucket County and the Nantucket Islands Land Bank to which the bonds or notes

relate, shall be invested in any investments which are permitted under chapter 32 of the General Laws and shall otherwise be held and expended on behalf of the town by the Barnstable County retirement association in accordance with law. The terms of any such bonds or notes shall not exceed 30 years from the date of issuance and the amount of any such bonds or notes shall be outside the limit of indebtedness prescribed in section 10 of chapter 44 of the General Laws. Upon the authorization of the issuance of pension obligation bonds by the town, the town shall submit the vote and a plan demonstrating how the town will finance and allocate the debt service associated with the bonds or notes to the executive office for administration and finance, and no bonds or notes authorized to be issued by this act shall be issued until the secretary for administration and finance has approved the plan and the issuance of such bonds or notes. Except as otherwise provided in this act, such bonds or notes shall be subject to said chapter 44.

SECTION 2. The aggregate principal amount of the bonds or notes issued during any calendar year under authority of this act shall not be greater than the amount sufficient to extinguish the unfunded pension liability of the Barnstable County retirement association allocable to the town of Nantucket, Nantucket County and the Nantucket Islands Land Bank as of a particular date as determined in accordance with this section, plus an amount to provide for issuance costs and other expenses necessary or incidental thereto. The Barnstable County retirement association shall first determine the amount sufficient to extinguish the unfunded pension liability of the town of Nantucket, Nantucket County and the Nantucket Islands Land Bank in accordance with the report of a nationally recognized independent consulting firm, which may be the consulting actuary generally retained by the Barnstable County retirement association, and which amount shall be approved by the public employee retirement administration commission. The report shall also set forth the present value savings to the town reasonably expected to be achieved as a result of the issuance of such bonds or notes.

SECTION 3. The maturities of such bonds or notes shall be scheduled so that the annual combined payments of principal and interest for each issue shall be as nearly equal as practicable in the opinion of the town Treasurer, in any manner that shall provide for a more rapid amortization of principal, or in accordance with any other manner consistent with the town's approved funding schedule, as the secretary for administration and finance shall approve. In granting the approval, the secretary may require the establishment of a reserve to be created from a portion of the amount of the annual savings used to calculate the present value savings. Any such reserve shall be held and controlled by the town and shall be separate from any other reserve or fund of the town allowed or required by statute. The secretary shall establish a method to calculate both the required amount of annual contribution to the reserve and the minimum value to be maintained in the reserve and shall prescribe conditions for expenditure from the reserve, including its use if necessary to prevent or limit any future unfunded actuarial pension liability, and the conditions under which all or a portion of the funds in the reserve may be available for unrestricted purposes in which case such funds or portions thereof shall be transferred to the town treasury. Any funds in the reserve shall be trust funds within the meaning of section 54 of chapter 44 of the General Laws and, except as otherwise provided in this act, shall be subject to the provisions of said section 54.

SECTION 4. If the unfunded pension liability to be funded with the proceeds of an issue of bonds or notes issued under this act relates in part to employees of Nantucket County or the Nantucket Islands Land Bank, each of such entities shall be responsible for reimbursing the town of Nantucket for such proportion of the annual debt service expense paid by the town of Nantucket for bonds or notes issued hereunder as is equal to the proportion of the total unfunded pension liability to be funded with the proceeds of the bonds or notes as relates to each of such entities. Notwithstanding any general or special law to the contrary, the Public Employee Retirement Administration Commission shall increase the annual amount to be certified under section 22 of the General Laws as the amount necessary to be paid by Nantucket County and the Nantucket County Land Bank as its proportionate share of the annual debt service expense as determined herein. The town of Nantucket shall have the same legal rights and authority as the retirement board of the Barnstable County retirement association to collect any amount so assessed to Nantucket County or the Nantucket Islands Land Bank.

SECTION 5. Notwithstanding chapter 70 of the General Laws or any other general or special law to the contrary, the portion of the annual debt service paid by the town of Nantucket for bonds or notes issued under this act applicable to school department personnel who are members of the Barnstable County retirement association shall be included in the computation of net school spending for the purposes of said chapter 70 or any other law.

SECTION 6. This act shall take effect upon its passage.

Or to take any other action related thereto.

(Select Board)

NOTE: This home rule petition was approved as Article 95 of the 2021 Annual Town Meeting, Article 89 of the 2023 Annual Town Meeting and Article 86 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

ARTICLE 89

(Home Rule Petition: Conveyance of School Street from County to Town)

To see if the Town will vote to authorize the Select Board to petition the General Court to enact a special act to authorize the transfer and conveyance of all or portions of School Street situated in the Town of Nantucket and the County of Nantucket owned by the County of Nantucket held for highway purposes as described in more detail below and as shown on a map entitled "Conveyance of School Street from County to Town" dated January, 2024 and filed with the Office of the Town Clerk, to the Select Board for purposes of conveyance described below on any terms and conditions the Select Board deem appropriate, which may include the reservation of any easements and restrictions in regard to the property, provided, however, that the General Court may with the approval of the Select Board, make constructive changes in language as may be

necessary or advisable towards perfecting the intent of this legislation in order to secure passage:

AN ACT AUTHORIZING THE COUNTY OF NANTUCKET TO CONVEY SCHOOL STREET SITUATED IN THE TOWN AND COUNTY OF NANTUCKET FOR PURPOSES OF CONVEYANCE TO THE TOWN OF NANTUCKET

Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. The County of Nantucket is hereby authorized to convey School Street, as shown on a plan of land entitled "Plan of Taking for Nantucket County Commissioners School Street in Nantucket (Surfside) MA.," dated May 26, 1981, prepared by John J. Shugrue, Inc., recorded with Nantucket County Registry of Deeds in Plan Book 12-C-1, owned by the County of Nantucket to the Town of Nantucket for purposes of conveyance.

Any such disposition shall be on such terms and conditions as the Select Board deem appropriate, which may include the reservation of restrictions and easements, all as shown on a map on file with the Office of the Town Clerk.

Section 2. The provisions of Chapter 30B of the Massachusetts General Laws and any rights of first refusal in the Commonwealth under the provisions of Section 14 of Chapter 34 of the Massachusetts General laws shall not be applicable to any conveyance authorized hereunder.

Section 3. This act shall take effect upon its passage.

Or to take any other action related thereto.

NOTE: This home rule petition was approved as Article 89 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

(Select Board)

ARTICLE 90

(Home Rule Petition: Real Estate Conveyances from Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust, Inc.)

To see if the Town will vote to authorize the Select Board to petition the General Court to enact special legislation consistent with the requirements of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts to authorize the transfer and conveyance of a certain parcel of land situated at 35 Grove Lane in the Town of Nantucket owned by the Town of Nantucket under the care, custody, control and management of the Conservation Commission for open space and conservation purposes as described in more detail below and as shown on a map filed with the Office

of the Town Clerk, to the Select Board for purposes of conveyance described below on any terms and conditions the Select Board deem appropriate, which may include the reservation of any easements and restrictions in regard to the property, and further to authorize the transfer and conveyance of certain parcels of land owned by the Inhabitants of the Town of Nantucket held for open space, conservation or passive recreational purposes, which may include the reservation of any easements or restrictions with regard to the properties, provided, however, that the General Court may with the approval of the Select Board, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage:

AN ACT AUTHORIZING THE TOWN OF NANTUCKET CONSERVATION COMMISSION TO CONVEY A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN FOR PURPOSES OF CONVEYANCE TO THE TOWN OF NANTUCKET UNDER THE CARE, CUSTODY, MANAGEMENT AND CONTROL OF THE SELECT BOARD AND THE TOWN OF NANTUCKET TO CONVEY CERTAIN LAND IN THE TOWN OF NANTUCKET HELD FOR OPEN SPACE, PASSIVE RECREATION OR CONSERVATION PURPOSES TO THE NANTUCKET ISLANDS LAND BANK FOR THE PURPOSES PURSUANT TO ITS LEGISLATION AND/OR TO THE SCONSET TRUST, INC. FOR OPEN SPACE, CONSERVATION AND PASSIVE RECREATION PURPOSES

Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding any provisions of any general or special law to the contrary, the Town of Nantucket acting by and through its Conservation Commission, is hereby authorized to convey a certain parcel of land situated at 35 Grove Lane, as shown on a plan of land recorded with the Nantucket County Registry of Deeds in Plan File 8A of land entitled "Plan of Taking for Nantucket County Commissioners School Street in Nantucket (Surfside) MA.," dated May 26, 1981, prepared by John J. Shugrue, Inc., recorded with Nantucket County Registry of Deeds in Plan Book 12-C-1, owned by the Town of Nantucket pursuant to a Deed recorded with the Nantucket County Registry of Deeds in Book 164, Page 228, to the Town of Nantucket acting by and through its Select Board for purposes of conveyance.

Section 2. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding any provisions of any general or special law to the contrary, the Town of Nantucket may transfer, sell, convey or otherwise dispose of all or portions of certain parcels of land situated in the Town of Nantucket to the Nantucket Islands Land Bank for the purposes pursuant to its enabling legislation and/or to the Sconset Trust, Inc. for open space, conservation and passive recreation purposes, and described as follows:

- Tax Assessor's Map 74 as Parcel 71, Low Beach Road (portion of former railroad bed)

- Unnamed way bounded by the eastern sideline of Low Beach Road to the Atlantic Ocean and bounded by 2 Low Beach Road, shown on Tax Assessor's Map 74 as Parcel 74 and 6 Low Beach Road, shown on Tax Assessor's Map 74 as Parcel 76, Siasconset
- Hawthorne Avenue (between Ocean Avenue and the Atlantic Ocean)
- 35 Grove Lane, shown on Tax Assessor's Map 71 as Parcel 342

Any such disposition shall be on such terms and conditions as the Select Board deem appropriate, which may include the reservation of restrictions and easements, all as shown on a map filed with the Office of the Town Clerk.

Section 3. This act shall take effect upon its passage.

Or to take any other action related thereto.

NOTE: This home rule petition was approved as Article 90 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

(Select Board)

ARTICLE 91

(Home Rule Petition: An Act Amending the Charter of the County of Nantucket)

To see if the Town will vote to request its representatives in the General Court to introduce special legislation, the text of which is set forth below, amending the Nantucket County Charter by striking out, in every instance in which they appear, the words "Board of Selectmen" and inserting in place thereof the words "Select Board," and to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation in order to secure passage:

AN ACT MAKING THE CHARTER OF THE COUNTY OF NANTUCKET GENDER NEUTRAL

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The first sentence of section 2.2 of article II of the charter of the county of Nantucket is hereby amended by striking out the word "Selectmen," and inserting in place thereof, in each instance, the following words:- select board members.

SECTION 2. Section 2.2 of said article II of said charter is hereby further amended by adding the following clause:-

The select board shall have the full role of and all of the powers and authority of a board of selectmen under any general or special law and its members and officers shall

have the full role of and all of the powers and authority of the members and officers of a board of selectmen under any general or special law.

SECTION 3. The first paragraph of section 2.3 of said article II of said charter is hereby amended by striking out the words "Board of Selectmen," in each instance in which they appear, and inserting in place thereof, in each instance, the following words:- select board.

SECTION 4. Subsection (d) of section 2.8 of said article II of said charter is hereby amended by striking out the words "Board of Selectmen" and inserting in place thereof the following words:- select board.

SECTION 5. This act shall take effect upon its passage.

Or take any other action related thereto.

NOTE: This home rule petition was approved as Article 91 of the 2023 Annual Town Meeting and Article 91 of the 2024 Annual Town Meeting. Home rule petitions currently pending before the legislature, which are not acted upon by December 31, 2024, may expire unless renewed by a confirmatory town meeting vote.

(Select Board)

ARTICLE

(Real Estate Acquisition: Parcels Abutting Tom Nevers Road And Real Estate Conveyance: Tom Nevers Road and Parcels Abutting Tom Nevers Road)

To see if the Town will vote to authorize the Select Board to acquire by gift or purchase for roadway and bicycle path purposes certain parcels of land abutting Tom Nevers Road, in the Town and County of Nantucket, shown on Layout Sheets 1-9 entitled "The Commonwealth of Massachusetts Plan of Road in the Town of Nantucket, Nantucket County Laid Out as a Highway by the Department of Public Works dated October 30, 1956 and filed with the Nantucket Registry District of the Land Court as Parcel Nos. 1, 2, 33, 37, 40-59 inclusive, 61-71 inclusive, and Parcels D-2-F and Parcel D-3-F, and Parcels 32A, Parcel 39A and Parcel 60B, more particularly described in Certificate of Title No. 4240 filed with said Registry District of the Land Court; and further to authorize the Select Board to convey or otherwise dispose of the fee title in Tom Nevers Road as shown on the above-referenced Layout Plan and on Land Court Plan No. 5004-L filed with said Registry District of the Land Court and the above-described parcels of land abutting Tom Nevers Road to the County of Nantucket for roadway and bicycle path purposes, such conveyance to be on such terms and conditions as the Select Board deem appropriate.

All as shown on a map filed with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Disposition: Long-term Lease of Portions of 48 Sparks Avenue and Access and Utility Easements)

To see if the Town will vote to authorize the Select Board to lease for a term not to exceed ninety-nine (99) years to the Nantucket Education Trust, Inc. a portion of 48 Sparks Avenue, Nantucket, located on a portion of Town-owned property located on Town Assessor's Map 55 as Parcel 242, containing 40,010± square feet, and shown as "Proposed Lease Lot" on a plan entitled "Lease Plan, 48 Sparks Avenue & Cow Pond Lane, Nantucket, Massachusetts, Assessor's Map 55, Parcel 242," dated December 30, 2024, prepared by Site Design Engineering, LLC," a copy of which is on file with the Office of the Town Clerk, for year-round housing for Nantucket Public Schools staff and to grant non-exclusive rights in the Access Areas, shown on said Plan as "Proposed Access Area 1" containing 1,154± square feet, "Proposed Access Area 2" containing 1,729± square feet, "Proposed Access Area 3" containing 405± square feet, and "Proposed Access Area 4" containing 6,402± square feet for access and utility purposes located over portions of the Town-owned property at 48 Sparks Avenue and 8 Cow Pond Lane, all as shown on said Lease Plan," the lease and easements being on such terms and conditions as the Select Board deems appropriate, and the reservation of any easements or restrictions in regard to the subject property.

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Disposition: Utility Easement - Portion of 10 Nobadeer Farm Road/Airport Housing)

To see if the Town will vote to authorize the Select Board in its capacity and also acting through its Airport Commission to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high voltage electrical current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across, and upon certain portions of a parcel of Town-owned land at 10 Nobadeer Farm Road f/k/a 10 Sun Island Road and being Land described in deed dated January 23, 1980 and recorded as Document No. 22105, Certificate of Title No. 9094, being a portion of Lot 66 on Land Court Plan 26984-U, filed with the Nantucket Registry District for the Land Court, and designated by the Town of Nantucket Tax Assessor's office as Map 69, Parcel 3.1; as more particularly shown on an Easement Sketch Plan dated November 3, 2023 prepared for: Nantucket Airport Commission and filed with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Nantucket Memorial Airport Commission)

ARTICLE

(Real Estate Disposition: Utility Easements/Airport)

To see if the Town will vote to authorize the Select Board in its capacity and also acting through its Airport Commission to convey perpetual non-exclusive easements to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across, and upon certain portions of three (3) parcels of Town-owned land at 14 Airport Road being (i) Land described in deed dated June 12, 1941, recorded as Document No. 3850, Certificate of Title No. 2503, shown as Lot D5 on Land Court Plan 14342-C, filed with the Nantucket Registry District for the Land Court, and designated by the Town of Nantucket Tax Assessor's office as Map 78, Lot 1; (ii) Land described in Order of Taking dated September 8, 1941, recorded with Nantucket County Registry of Deeds in Book 109, Page 409, and designated by the Town of Nantucket Tax Assessor's office as Map 78, Lot 17; and (iii) Land described in Order of Taking dated March 11, 1958, recorded with Nantucket Registry of Deeds in Book 117, Page 551, and designated by the Town of Nantucket Tax Assessor's office as Map 79, Lot 12; all as more particularly shown on an Easement Sketch Plan dated July 1, 2024 prepared for: Nantucket Memorial Airport and filed with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Nantucket Memorial Airport Commission)

ARTICLE

(Real Estate Disposition: Utility Easement/16 Broad Street)

To see if the Town will vote to authorize the Select Board to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across and upon a certain portion of Town-owned land known as 16 Broad Street, Assessor's Map 42.4.2, Parcel 30, shown on a sketch entitled "National Grid, 16 Broad St Nantucket, MA, Sketch to Accompany Easement for: the proposed install of (1) 3 phase switchgear module, and (2) sections of concrete encased conduit on private property; WR 30854670, Scale: NTS, Drawn By: AM, Date: 11/19/24"; said easement area being shown on a plan filed with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Disposition: Utility Easement/Waite Drive)

Commented [LG8]: Tracy - is this the South Ramp parcels? Or?

Commented [LG9R8]: CAN WE INCLUDE ANY ACTUAL STREET ADDRESSES

To see if the Town will vote to authorize the Select Board to convey a perpetual non-exclusive easement to Nantucket Electric Company/National Grid for such purposes to access, install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an underground electric distribution system in, through, under, over, across and upon a certain portions of Town-owned land shown as Lot 26, Lot 27, Lot 94 and Lot 95B, and a certain portion of the public way named Waitt Drive on a Plan of Land recorded with the Nantucket County Registry of Deeds as Plan No. 2024-13, and shown on a sketch entitled "National Grid, Inst. UG Primary conductors, Inst. 300kva padmounted XFMR, 19 Waitt Dr, Nantucket, Mass, 02554, Date: 12/3/2024, Designer: VAZQUEZJ, WR 30929294"; said easement area being shown on a plan filed with the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Disposition: Long-term Lease/7 Amelia Drive)

To see if the Town will vote to authorize the Select Board and the Affordable Housing Trust to enter into a Long-term Lease for a term not to exceed ninety-nine (99) years for the Property located at 7 Amelia Drive, Nantucket, shown as a portion of Town Assessor's Map 67, Parcel 434, containing 7,756± square feet, and being Lot 26 on a plan entitled "Lot and Road Way Layout Plan Road A South and Amelia Drive, Nantucket, MA, dated May 22, 2023," a copy of which is recorded as Plan No. 2023-27, and owned by the Town of Nantucket by Deed recorded in Book 1704, Page 245 at the Nantucket Registry of Deeds on such terms and conditions as the Select Board deems appropriate.

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE

(Real Estate Acquisition: 3, 5, 7 and 8 South Shore Road)

To see if the town will vote to authorize the Town of Nantucket, acting through its Select Board, to acquire by purchase, gift or eminent domain, the land at 3, 5, 7, and 9 South Shore Road (Nantucket Assessors Map 67, Parcels 336, 336.9, 336.8, and 336.7), being 13 acres more or less, for the purposes of locating the new replacement Town-owned and town-operated nursing home Our Island Home; and for the purpose of locating a town developed affordable housing facility of 40 affordable units which the present private sector property owner has asserted that it is unable to build; and for the further purpose of locating two (2) athletic school playing fields; and finally to set aside land for open space and walking trails;

Commented [LG10]: Needs legal review

and to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of money for the purposes of this acquisition, and to meet this appropriation that the Treasurer of the Town, with the approval of the Select Board be authorized to borrow, provided however, that any borrowing appropriation shall not take effect unless or until a debt exclusion ballot question is voted pursuant to Proposition Two and One Half,

or to take any other action related thereto.

(Meghan Glowacki, et al)

**ARTICLE
(Signs; Satellite Dishes; Rooflines Proposal)**

To see if the Town will vote to:

Modify "Chapter 124 Signs; Satellite Dishes; Rooflines" to strengthen, and create a more easily readable and understandable chapter and sub-text.

Note:

1. Intent of this submission is to open a path for the Nantucket Historic District Commission to, itself and through its Organizational Focus Committee, directly address the matters outlined above, with the following assistance.

2. Proponents of this submission seek adoption and support by applicable Town Leadership as follows: Their review and, as may be necessary, modification of to-be-provided language (supplied by the initial proponent), within the established timeline for Town-sponsored articles to be presented to 2025 ATM for vote; and, their submission of the same for a 2025 ATM vote.

(Stephen Welch, et al)

**ARTICLE
(Ground Cover Allowance Proposal)**

To see if the Town will vote to:

Allow a modest increase in the allowable ground coverage on lots and modification of lot setback requirements, on a case-by-case basis, and with protections in place for community goals to support relocation and re-use of prior existing, third-party residential structures that may otherwise be carted to the dump.

Note:

1. Intent of this submission is to kick-start discussion and action leading to a path for re-use of structures on lots that would (due to ground cover and/or setback requirements) otherwise be precluded from any allowance for re-use structures of a certain size or configuration. This, in exchange for relatively minuscule additional residential density (scattered organically) around the island.

2. An organized process, referencing established review and approval processes (e.g., by waiver, variance, special permit, or site plan review--by an existing regulatory

authority) requiring relevant documentation (such as at minimum site plans and architectural drawings) is anticipated and encouraged.

3. Proponents of this submission seek adoption and support by applicable Town Leadership as follows: Their review and, as may be necessary, modification of to-be-provided language (supplied by the initial proponent), within the established timeline for Town-sponsored articles to be presented to 2025 ATM for vote; and, their submission of the same for a 2025 ATM vote.

4. Not worst case, proponents intend to open discussion of the topic to 2025 ATM.

(Stephen Welch, et al)

ARTICLE 111

(Appropriation: Stabilization Fund)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of the Stabilization Fund in accordance with Chapter 40 section 5B of the Massachusetts General Laws, from which appropriations may be made by a two-thirds vote of an Annual or Special Town Meeting for any purpose for which a municipality may borrow money or for any other lawful purpose; said sum not to exceed ten percent (10%) of the Fiscal Year 2025 tax levy.

Or to take any other action related thereto.

(Select Board)

ARTICLE 112

(Appropriation: Free Cash)

To see what sum the Town will vote to transfer from Free Cash in the treasury to meet the appropriations for the current and/or ensuing Fiscal Year and to authorize the Assessors to use in the fixing the tax rate, pass any vote, or take any other action related thereto.

(Select Board)

To act upon and transact any business relative to the foregoing subjects which may, then and there, come before said meeting.

In addition, you are directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs to go to the Nantucket High School at 10 Surfside Road in said Nantucket, on

***TUESDAY, THE TWENTIETH DAY OF MAY 2025
BETWEEN THE HOURS OF 7:00 AM and 8:00 PM***

for the following purpose:

To cast their votes in the Annual Town Election for the election of candidates for the following offices:

Moderator	One for a term of one year
Town Clerk	One for a term of three years
Select Board	Two for terms of three years
School Committee	One for a term of three years
Historic District Commission	Two for terms of three years
Nantucket Islands Land Bank Commission	One for a term of five years
Harbor and Shellfish Advisory Board	Three for terms of three years
Nantucket Housing Authority	One for a term of five years
Planning Board	One for a term of one year
Planning Board	One for a term of five years
Nantucket Board of Water Commissioners	One for a term of three years

And, to cast their vote as "YES" or "NO" on the following ballot questions:

1. Debt Exclusion: Supplemental Funding for Public Works Facility Design Improvements

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bonds issued for the purpose of making design improvements to the Department of Public Works facility at 1 Shadbush Road and/or 188 Madaket Road including the costs of professional services for design, permitting, engineering, and other related professional services, and any other costs incidental and related thereto?

2. Debt Exclusion: Our Island Home

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so called, the amounts required to pay for the bonds issued to construct a new Our Island Home facility located at 40 Sherburne Commons Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

3. Debt Exclusion: Supplemental Appropriation for Tom Nevers Bike Path

Shall the Town of Nantucket be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to make various improvements for the construction of a bike path on Tom Nevers Road including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

4. Debt Exclusion for Town Employee Housing Design, Owners Project Manager and Construction Costs

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so called, the amounts required to pay for the bonds issued to construct town employee housing at Waitt Drive, including the cost of Design Services, Owner's Project Manager services, the cost of professional services such as permitting, engineering, construction and any other costs incidental and related thereto?

5. Capital Outlay Exclusion

Shall the Town of Nantucket be allowed to assess an additional \$1,556,000 in real estate and personal property taxes for the following purposes in the amounts as follows for the fiscal year beginning July 1, 2025?

Department	Purpose	Amount
DPW - Central Fleet	Replacement of (2) Assessor's Office Vehicles	\$100,000
DPW - Central Fleet	Ford E-Transit Van Purchase	\$73,000
DPW - Central Fleet	Front-end Loader Replacement	\$282,000
DPW - Central Fleet	10-Wheel Dump Truck Replacement	\$375,000
DPW - Parks	Natural Grass Maintenance Equipment Replacement	\$96,000
Fire Department	Fire Prevention Vehicle Replacement	\$80,000
School Department	Security Camera System Replacement	\$550,000
Total Capital Exclusion		\$1,556,000

6. Non-Binding Public Opinion Advisory Ballot Question

Shall the Town of Nantucket direct the Town Council Study Committee to propose a Charter Revision in the form of a Home Rule Petition to be voted on at a future Town Meeting which would create a Town Council/Town Manager Form of Government, a fair and concise summary of which is set forth below?

The Town Council Study Committee, appointed by the Select Board in response to the vote taken under Article 81 of the 2023 Annual Town Meeting, is proposing consideration of a new charter establishing a Town Council/Town Manager form of government to replace the current Town Manager/Select Board/Town Meeting form of government. The proposed Town Council would serve as the legislative body of the Town and be composed of 9 members, elected at large, for three-year rotating terms, who would be compensated at a rate to be determined by local bylaw. As contemplated, the proposal makes no change to the currently elected multiple member bodies within the Town (except that the Select Board would be abolished.) It would provide for the

Town Manager to appoint all other multiple-member bodies, subject to the disapproval of the Town Council, and appoint Town employees within Town Administration as defined by the Town Charter. The proposal would provide several avenues for public access and participation in government, including public comment at Town Council meetings, citizen petitions for proposal of local laws by initiative and referendum for repealing local laws, as well as for recall of Town Councilors. Approval of this non-binding question would be the first step in moving forward with the process for adoption of a new Charter, provided, however, that the proposal as described above is not final, and that in order to formally revise the Charter there will likely be three additional steps: approval at a Town Meeting, approval by the General Court, and acceptance by the voters of the Town at an election.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting and election aforesaid.

Given under our hands this of January in the year Two Thousand Twenty-five.

Brooke Mohr, Chair

Matthew G. Fee, Vice Chair

Thomas Dixon

Dawn E. Hill Holdgate

Malcolm MacNab

SELECT BOARD OF NANTUCKET, MA

Pursuant to Chapter 39, section 10 of the General Laws of the Commonwealth and the Warrant of January ##, 2025 I have notified and warned the inhabitants of the Town of Nantucket qualified to vote in Town affairs to appear at the times and place and for the purposes within mentioned by posting said notification on _____ at the Stop & Shop on Pleasant Street, the Town and County Building at 16 Broad Street; and upon the Bulletin Boards at the corner of Main and Federal Streets, and Siasconset Square.

Sworn to under pains and penalties of perjury,

Constable

Chapter 58. Car Rental Agencies, Registration of

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 5-17-1988 by Art. 109, approved 9-28-1988.⁽¹⁾ Amendments noted where applicable.]

GENERAL REFERENCES

Moped rental agencies — See Ch. 57, Art. III.

[1]

Editor's Note: The home rule petition was approved by the General Legislature 7-24-1989, Ch. 266 of the Acts of 1989.

§ 58-1. Definitions.

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

BATTERY ELECTRIC VEHICLE

A motor vehicle propelled by a motor powered by electrical energy from rechargeable batteries or other source onboard the vehicle.

[Added 4-4-2011 ATM by Art. 77, approved 7-26-2011]

MOTOR VEHICLE

The same meaning as defined in the General Laws.

RENTAL AGENCY

A person, business or corporation engaged in the Town of Nantucket in the business of renting, leasing or keeping for rent any motor vehicle ~~from or in a fixed location operating in a commercially zoned location—~~or through a Peer-to-Peer Car sharing or other internet based operation. Renting one personal vehicle per Nantucket address shall not be considered a “rental agency” under this section. (See Peer-to-peer car sharing definition)

[Amended 4-15-2003 ATM by Art. 65, approved 6-30-2003]

RENTAL or LEASE

To grant or make available the use, possession or enjoyment of a motor vehicle for an agreed period of time in exchange for an agreed payment, whether or not such transaction is a separate agreement in itself or is part of a broader agreement between the parties thereto.

[Amended 4-15-2003 ATM by Art. 65, approved 6-30-2003]

PEER-TO-PEER CAR SHARING

The authorized use of a vehicle by an individual other than the vehicle's owner through a peer-to-peer car sharing program. “Peer-to-Peer Car Sharing” does not mean rental car or rental activity as defined in General Laws Chapter 90, §32E1/2. The Select Board may adopt regulations further governing Peer-to-Peer Car Sharing in accordance with §2-1 of the Town Code.

§ 58-2. License required to rent or lease vehicles; sticker required on rental vehicles.

[Amended 6-25-2020 ATM by Art. 70, approved 10-27-2020]

No person, business or corporation shall engage in the business of renting, leasing or keeping for rent or lease any motor vehicle without first being licensed annually by the Select Board to do so. It shall be unlawful for any motor vehicle to be rented, leased or made available for rental or lease in the Town of Nantucket without such motor vehicle displaying a rental sticker affixed to the rear bumper pursuant to this chapter. Each sticker shall recite the registration number of the vehicle to which it is affixed. A license pursuant to this section and Chapter 58 shall not be required for peer-to-peer car sharing.

§ 58-3. Annual fee; issuance of licenses and stickers.

[Amended 4-14-1997 ATM by Art. 54^m; 4-14-1997 ATM by Art. 55, approved 8-5-1997; 4-13-1998 ATM by Art. 54, approved 7-31-1998; 4-10-2000 ATM by Art. 53, approved 8-2-2000; 4-15-2003 ATM by Art. 65, approved 6-30-2003; 4-12-2004 ATM by Art. 53, approved 9-3-2004]

A.

Each application for a rental agency license shall be accompanied by a nonrefundable application fee as established by the Select Board. The application shall include **a current registration certificate** for each motor vehicle available or to be available for lease for the year in which the license is to be valid. **Each vehicle issued a medallion must be available for inspection by the Town.** Licenses for rental agencies shall be issued on a calendar-year basis and shall be issued after payment of an annual fee per rental motor vehicle **to be established by the Select Board from time to time**; provided, however, that no payment of such fee shall be required for a motor vehicle upon which an excise has been assessed, levied and paid to the Town of Nantucket under the provisions of Chapter 60A of the General Laws. The Select Board shall issue a license to each approved applicant, which shall be posted in a conspicuous manner at the place of business.

B. .

The total number of motor vehicles available for lease on the island of Nantucket shall not exceed 700 for calendar year 2026. **Thereafter the distribution of up to 50 additional medallions over the 700 limit may be issued at the discretion of the Select Board.** The Select Board **may** issue each rental agency one rental vehicle medallion (RVM) for each motor vehicle listed in its **annual** application. Each RVM constitutes the **nonexpiring** right to **rent lease** one motor vehicle **for the calendar year.** **No rental agency shall hold RVMs that are not issued by the Select Board to specific motor vehicles.**

~~C.~~

~~Upon issuance of the license, the Select Board shall provide one annual rental sticker for each motor vehicle listed in the approved application, which shall be affixed by the licensee to the left rear bumper of each motor vehicle so listed. Each sticker shall recite the registration number of the vehicle to which it is affixed.~~

C.

RVM's are **non-transferable.** Should a rental agency surrender its RVM rights to the Select Board, or should the Select Board possess surplus RVM's from any other cause, these RVM's may be retained by the Town and/or may be re-issued at a fee to be established from time to time by the Select Board. Any RVM's not obtained by any rental agency by the end of any calendar year shall be considered surplus as of January first and may be retired **or re-issued** by the Town at that time. **The Select Board may, by regulation in accordance with §2-1 of the Town Code, determine a process by which unused or surplus medallions are distributed.**

[1]

Editor's Note: In accordance with MGL c. 40, § 32, these changes became effective by reason of failure of the Attorney General to act.

Commented [BR1]: This subsection C is repetitive of what would be in Section 58-2.

§ 58-3.1. Licensee to pay fees.

[Added 4-10-1995 ATM by Art. 60, approved 5-22-1995]

No license pursuant to this chapter shall be issued unless or until the applicant shall have paid to the Town all lease or rental transaction surcharges established by MGL c. 90, § 20E(i).

§ 58-4. Nontransferability.

The motor vehicle rental license shall not be transferable between locations of business premises. Individual motor vehicle stickers shall not be transferable between different motor vehicles or agencies, unless approved by the Select Board

§ 58-5. Violations and penalties.

[Amended 4-14-2005 ATM by Art. 56, approved 8-5-2005]

Violations of this chapter shall be punishable by a fine of \$300, each day being considered a separate offense.

§ 58-6. Vehicles with controls for disabled.

[Added 4-10-2000 ATM by Art. 52, approved 8-2-2000; amended 4-15-2003 ATM by Art. 65, approved 6-30-2003]

Any rental motor vehicle equipped with controls for the disabled and used by a disabled person shall not be required to have a rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

§ 58-7. Electric vehicles.

[Added 4-4-2011 ATM by Art. 77, approved 7-26-2011; 6-25-2020 ATM by Art. 70, approved 10-27-2020]

The Select Board may develop an exemption for up to 10 battery electric vehicles from the rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

Article IV ~ Bicycle Right of Way

[Adopted 6-5-2021 ATM by Art. 76, approved 10-7-2021] **NEEDS TO BE UPDATED**

§ 57-13 Authority and purpose.

§ 57-14 Right of way for users of multi-use/shared use paths.

§ 57-15 Severability.

§ 57-13 Authority and purpose.

This article is enacted in accordance with MGL c. 40, § 22, to promote public safety by establishing certain rules and regulations concerning the use of the Town's roadways by bicycles and motor vehicles.

§ 57-14 Right of way for users of multi-use/shared use paths.

A. At any location at which a multi-use/shared path intersects with or is crossed by a public or private way or driveway with the exception of major intersections to be determined by the Town of Nantucket, bicyclists, pedestrians and other users of the paths shall have the right of way, and any person operating a motor vehicle shall stop and yield to such bicyclist, pedestrian or other user.

B. At any location at which a multi-use/shared path intersects with or is crossed by a public or private way with the exception of major intersections to be determined by the Town of Nantucket, the Town shall install informative path-crossing signs and separate stop signs facing the motor vehicle approach to the intersection so that drivers of motor vehicles are warned to use all caution necessary and to yield the right of way to any bicyclist, pedestrians or other users of the path.

For purposes of paragraphs A and B in §57-14, a major intersection shall be considered to be the intersection between a main road, e.g., the Milestone Road, or secondary road that bears as much vehicular traffic as a main road, and a multi-use path.

C. The speed limit of bicycle, e-bike, or any device being operated on multi-use/shared use paths/walkway paths, shall not exceed 20 mph. When a user of such a device is within ten (10) feet of a pedestrian or other cyclist, the rider shall reduce speed and pass with caution and not in excess of 5 mph more than the pedestrian.

D. Before overtaking a pedestrian or cyclist from behind, a rider shall signal their presence by voice, bell, or bike horn to alert the pedestrian or cyclist.

-DEFINITIONS:

- "Electric bicycle", a bicycle or tricycle equipped with fully operable pedals and an electric motor of 750 watts or less that meets the requirements of a class 1 electric bicycle or a class 2 electric bicycle.
- "Class 1: Pedal Assist": An electric bicycle or tricycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.
- "Class 2: Throttle on Demand": An electric bicycle or tricycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.
- "Class 3: Speed Pedelec": The electric drive system on the e-bike is activated by pedaling which ceases to provide assistance once the e-bike reaches 28 mph.
- "E-Cargo Bikes": motorized bikes, which can come in any class listed above, that are designed to carry heavy loads, including additional people, or goods.

Commented [BR1]: Not yet included in the General Laws but likely to be in the future.

§ 57-15 Severability.

The provisions of this bylaw are severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

Commented [BR2]: Chief Kasper noted that e-bikes do not require that the user be 16 years old, they do not get registered with the RMV, and operators do not require a driver's license. Electric and motorized bicycles are already largely governed by the MGL.

Chapter 98. Motorized Passenger Devices

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 4-12-2004 by Art. 54, approved 9-3-2004. Amendments noted where applicable.]

GENERAL REFERENCES

Motor vehicles on beaches — See Ch. 56.

Bicycles and mopeds — See Ch. 57.

Parking — See Ch. 103.

Abandoned vehicles — See Ch. 104.

§ 98-1. Prohibited absent express written permission.

No person shall operate a ~~motorized scooter~~, motorized skateboard, Segway, Kei-class mini trucks and vans, or all-terrain vehicles or other similar device (hereinafter referred to as "personal motorized passenger devices") on any Town-owned or -controlled public way, sidewalk, park, playground or beach without the express written permission to do so from the Town official(s) or officer having jurisdiction over the use of said Town property or their respective designee (hereinafter referred to as the "authorizing official"). The following vehicles shall be exempt from the provisions of this chapter:

A.

Vehicles or motorized passenger devices licensed or registered by the Commonwealth of Massachusetts as motor vehicles or otherwise to the extent authorized by the Commonwealth or the United States for such operation;

B.

Vehicles or motorized passenger devices licensed or used by the federal government or any federal agency, instrumentality or entity, including the United States Postal Service, performing a service to the public;

C.

Personal motorized passenger devices used by handicapped persons;

D.

Personal motorized passenger devices used by public safety personnel, including police officers;

E.

Landscaping equipment;

F.

Golf carts.

§ 98-2. Conditions on grant of written permission.

A.

Any grant of written permission to use a personal motorized passenger device issued by the authorizing official shall include the following conditions/restrictions: no personal motorized passenger device shall be operated:

(1)

Without being equipped with a braking system;

(2)

Without the rider wearing a helmet;

(3)

In a careless or reckless manner as to endanger the safety of any person or the property of any person; and

(4)

Without complying with applicable federal, state and local laws and regulations.

B.

The authorizing official is further authorized to impose such other restrictions and limitations as deemed appropriate or necessary to protect the public safety, interest and welfare. All persons using Town property pursuant to a grant of permission shall comply with the restrictions and limitations referenced herein or imposed pursuant hereto.

§ 98-3. Enforcement and penalties.

In addition to any other enforcement or penalty allowed under state law or Town bylaw, violation of this chapter may be enforced by non-criminal disposition, by any police officer or traffic director in the manner provided by MGL c. 40, § 21D, and Chapter 1, Article I of this Code.

TOWN OF NANTUCKET

Strategic Plan



Updated:

October 2024

A Note from Brooke Mohr

Dear Community Members:

It is a pleasure to serve the Nantucket community as the Chair of the Select Board, working to create positive impacts for everyone who visits, works, and lives on our Island. Our Strategic Plan has provided direction to Town Administration since its initial adoption in 2018. Each year, the Select Board evaluates and enhances the plan, reflecting on the Town's progress in each Focus Area and identifying new initiatives to respond to current and anticipated challenges and drive our future success together.

The strategic planning process builds on work completed in previous years and identifies the ongoing initiatives essential for shaping the Town's work in 2025 and beyond. Since 2018, some of the activities associated with the Strategic Plan have become operationalized; although the Town will continue to work on these activities, they now represent well-resourced, everyday programs of the Town. To continue the planning process, the Select Board met in October 2024 to review progress over the last year, consider our priorities, and determine where to focus our energy and resources in the coming years.

The Town's Strategic Plan is guided by principles of sustainability and includes five Focus Areas: Housing, Transportation, Environmental Leadership, Efficient Town Operations, and Healthy and Vibrant Community. These Focus Areas each have associated goals, which provide more specific direction for achieving the Town's aspirations.

This year, Town staff deepened their own connection to the Strategic Plan by articulating a mission statement and values: "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 values include customer service, compassion, integrity, accountability, and stewardship.

As we make progress each year, our goals have become increasingly integrated into the daily operations of Town government. We have so much to celebrate as we establish a solid foundation to guide Nantucket's future. I encourage you to join me in recognizing and celebrating the Strategic Plan's positive contributions to our Island community.

Sincerely,

Brooke Mohr
Select Board Chair



THE NANTUCKET STRATEGIC PLAN IS GUIDED BY PRINCIPLES OF SUSTAINABILITY.

The Town of Nantucket is committed to sustainability, emphasizing historic preservation, equity and inclusion, natural resources, hazard mitigation, solid waste management, energy, public health, and education. In our municipal operations, we are dedicated to incorporating practices that ensure a balanced and resilient approach to meet the needs of current residents and visitors without compromising our ability to care for future generations.

TOWN OF NANTUCKET

Mission Statement

“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 ORGANIZATIONAL
Values

-  **Customer Service**
-  **Compassion**
-  **Integrity**
-  **Accountability**
-  **Stewardship**

STRATEGIC FOCUS
Areas



Housing



Transportation



**Environmental
Leadership**



**Efficient and
Effective Town
Operations**



**Healthy
and Vibrant
Community**



HOUSING

ASPIRATIONAL STATEMENT

Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs. Year-round housing is achievable for those who work on the Island, especially municipal employees. The various tiers of affordable and attainable housing make year-round living comfortable, stable, and inclusive. Our seasonal workforce is able to find safe and secure housing. Homes on Nantucket are well-constructed, energy efficient, and integrated into the character of the Island.

GOALS

- Prioritize the housing needs of the Town and school employees, including unit development, maintenance, and management.
- Evaluate the potential for a coordinated housing effort for public employees across municipal operations.
- Explore incentives to encourage year-round rentals.
- Achieve and maintain Safe Harbor status under Massachusetts Chapter 40b to maintain local control over affordable and attainable housing initiatives.
- Through various approaches, affordable and attainable homeownership opportunities for the year-round community will be promoted, which will meet housing needs at all income levels and lessen the burdens of government.

INITIATIVES UNDERWAY

- Employee housing focus group
- Seasonal communities' designation
- Waitt Drive seasonal dormitory
- Municipal preference at Wiggles and Gooseberry
- "Lease to locals" program - \$450k grant
- Request for Proposals for trust-owned parcels
- Safe Harbor designation for the last two years and the next two years
- Safe Harbor Strategic Plan (2027)
- Year-round deed restriction pilot
- Grants to Habitat for Humanity and the Richmond Properties

COMPLETED

- Rental Property Manager hired



TRANSPORTATION

ASPIRATIONAL STATEMENT

Nantucket has no traffic lights. Year-round transportation includes accessible, affordable, and reliable multi-modal options, that respect the historical setting of our community and limits reliance on single occupancy vehicles and private transportation. The Town has improved safety and mobility, incorporating more sustainable emerging technologies without accommodating a car centric culture. Pedestrians and bicyclists feel safe as they traverse along paths and walkways as they navigate the transportation network. Our community embraces the use of technology to improve parking turnover in our vibrant Old Historic District and made year-round access a pleasant experience.

GOALS

- Create a complete network of sidewalks/multi-use pathways (MUPs) that would allow people living in the mid-island and downtown core to access a full range of services without needing a car.
- Shift the commuter mode of choice from driving alone and promote the use of other modes of transportation and their safe interaction with one another.
- Continue to evaluate the downtown parking management system based on demand management principles that achieve (or are measured by) 85% occupancy of public parking spaces.

INITIATIVES UNDERWAY

- | | |
|--|--|
| • FY25 funded roadway works | • Milestone improvements |
| • Surfside '25 project | • Sidewalks review |
| • Newtown Road project | • Encourage cycling and walking |
| • Milestone and Polpis project | • Parking management system |
| • Sparks Avenue project | • Bicycle rack inventory |
| • Tom Nevers project | • Fare-free NRTA |
| • Wauwinet Road project | • Disincentivizing transport by personal vehicle |
| • Pleasant and Williams project on streets | |
| • Pleasant Street corner project | |

WORKING TOWARD

- Sidewalks review

EMERGING

- Ensure that bike path/roadway signage are aligned with Town bylaws
- Work with the New England Development to engage in the enforcement of the downtown parking lot
- Look at expanding the parking district





ENVIRONMENTAL LEADERSHIP

ASPIRATIONAL STATEMENT

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 stewardship of the land, air, and water and work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.

GOALS

- Provide data-driven recommendations on island-wide solid waste management, guided by principles of sustainability and flexible enough to adapt to emerging technologies.
- Implement the island-wide, long-term water quality management plan, which addresses ponds, harbors, stormwater, and wastewater with specific ways/methods to measure improvement.
- Incorporate the recommendations of the Coastal Resiliency Plan in conjunction with other capital planning.

INITIATIVES UNDERWAY

- | | |
|---|---|
| <ul style="list-style-type: none">• Solid waste request for response tech review• Sandborn Head contract on the landfill• Food Waste pilot project complete• Harbor and groundwater studies underway• Sesachacha Pond management study• Additional water quality testing sites | <ul style="list-style-type: none">• Sesachacha Pond opening• First harmful algae bloom sampling season• Coastal resiliency funds tracking system• Coastal resiliency “filter”• Master and Safe Harbor planning updates• Nantucket Island Resorts, USCG, and civil league efforts |
|---|---|

WORKING TOWARD

- Frac tank replacement
- Benthic biodiversity study



EFFICIENT AND EFFECTIVE TOWN OPERATIONS

ASPIRATIONAL STATEMENT

The Town of Nantucket reflects the community value of fiscal responsibility in its operations. Governance is collaborative; and representation on Boards, Committees, and Commissions is reflective of the diversity of our community. Town facilities and offices incorporate modern technology and are efficient in design, energy use, and location. The Town is committed to planning for a resilient and sustainable community and maintaining and improving municipal infrastructure and assets. Town employees provide vital municipal services that are valued by residents and visitors and are engaged members of our community.

GOALS

- Support the experience of the municipal workforce, including a central municipal facility, a Department of Public Works (DPW) facility, and employee housing.
- Continue to evaluate total compensation to support recruitment and retention efforts.
- Continue to make strategic investments in municipal facilities in alignment with the Facilities Master Plan.
- Continue investing in technology and cybersecurity.
- Increase diversity of the municipal Board, Commission, and Committee members and streamline onboarding and orientation processes.

INITIATIVES UNDERWAY

- | | |
|---|---|
| • Working towards new DPW facilities | • New Our Island Home Facility |
| • Recruitment and retention program | • Information technology and cybersecurity awareness |
| • Evaluating total compensation | • Operationalization of diversity, equity and inclusion efforts |
| • Streamlining onboarding and orientation | |

EMERGING

- Meet with the Planning Board and Select Board to ensure alignment between the Master Plan and Strategic Plan
- Understand the communications strategy to ensure efficient engagement
- Provide resources to ensure a robust community engagement effort is a part of the Master Plan Update



HEALTHY AND VIBRANT COMMUNITY

ASPIRATIONAL STATEMENT

Nantucket is a vibrant and inclusive community committed to the health and well-being of its residents and visitors, where the process of policy making seeks to balance the diverse needs of the entire community. The local economy provides job opportunities and the Old Historic District is vibrant year-round. The economic vitality of the Island is bolstered by seasonal residents and visitors. Everyone enjoys public access to our beaches, waterways and conservation land. The Island maintains its strong rural identity and well-preserved historic character.

GOALS

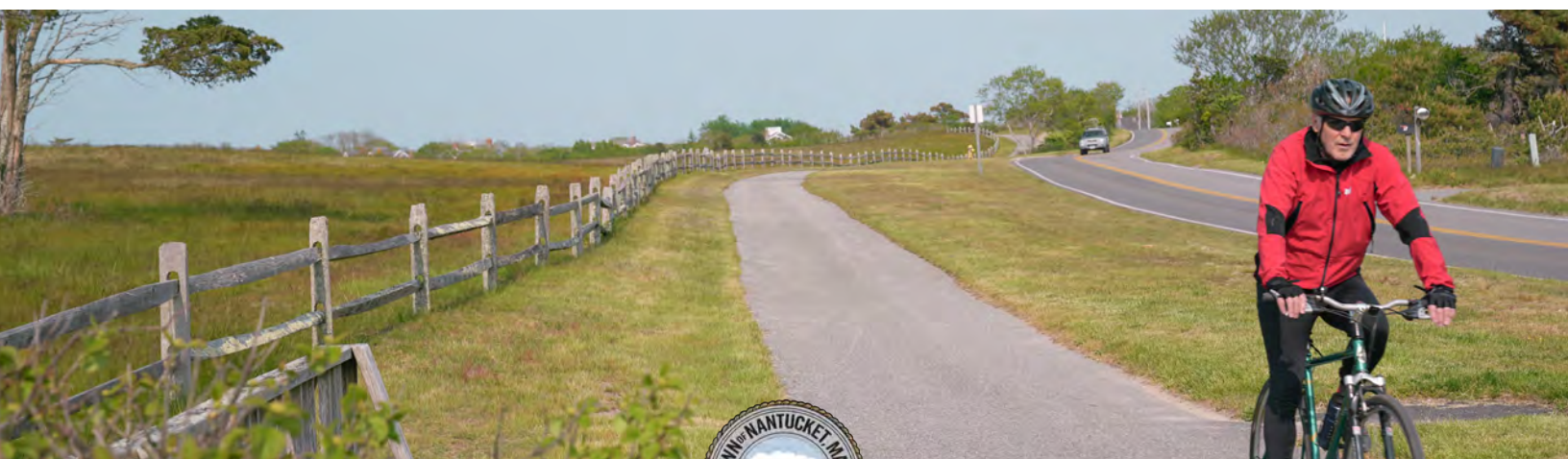
- Develop a comprehensive plan to address and ensure equity throughout Town policies and procedures.
- Evaluate partnership opportunities that promote healthy, active living and provide facilities, programs, and support for vulnerable populations.
- Assess the Town's human Service Systems.
- Fund and conduct a community needs assessment and build a collaborative model with the private sector to meet identified needs.

INITIATIVES UNDERWAY

- Community needs assessment
- Partnerships to promote healthy communities
- Continuing to advance the goals as they are described. Making progress by assembling the framework for an enhanced solid waste processing program.
- Work on covering changes in the Water Quality Program, including adjusting staffing levels necessary to assist with fieldwork and improve efficiency.
- Working on updating the Coastal Resiliency Plan.
- Working with consultants to update the Town's Master Plan.
- Working to be resilient per the Coastal Resiliency Plan.

COMPLETED

- Review of the Health and Human Services Contract Review Committee process



Town of Nantucket

Select Board Strategic Plan Workshop

Held October 22, 2024

Summary

The Town of Nantucket, MA, held a Strategic Plan Workshop on Tuesday, October 22, 2024. Raftelis planned and facilitated the retreat.

Introductions and Expectations

The retreat began with the Select Board members introducing themselves and then sharing their expectations for the workshop.

Select Board members shared:

- Excitement and enthusiasm about the importance of advancing community goals.
- Interest in better aligning the strategic plan with Town departments.
- Interest in aligning agencies in the Town to the strategic plan.
- Renewed commitment to working through the strategic plan after overcoming challenges this past summer, including Vineyard Wind and Right Whales.
- Interest in reprioritizing goals.

Focus Recap and What's on Our Plate

The Focus Area leaders shared an overview of work underway in the five areas and identified emerging issues they saw on the horizon.

HOUSING

Aspirational Statement:

“Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs. Year-round housing is achievable for those who work on the island, especially municipal employees. The various tiers of affordable and attainable housing make year-round living comfortable, stable, and inclusive. Our seasonal workforce is able to find safe and secure housing. Homes on Nantucket are well-constructed, energy efficient, and integrated into the character of the island.”

Goals:

1. Prioritize the housing needs of the Town and school employees, including unit development, maintenance, and management.
2. Evaluate the potential for a coordinated housing effort for public employees across municipal operations.
3. Explore incentives to encourage year-round rentals.
4. Achieve and maintain Safe Harbor status under Chapter 40b to maintain local control over affordable and attainable housing initiatives.
5. Through various approaches, affordable and attainable homeownership opportunities for the year-round community will be promoted, which will meet housing needs at all income levels and lessen the burdens of government.

In supporting these goals, the Focus Area leader shared the following work underway:

- Working towards securing municipal and seasonal employee housing and State and Federal grants to support housing.
- Developed an employee focus group to develop guidelines and goals for housing.
- Hired a rental property manager who currently manages 40 Town owned and rented properties.
- Working with the Massachusetts Executive Office of Housing and Livable Communities to develop a new seasonal property designation.
- Collaborating with Housing Nantucket on the “Lease to Locals” program, which aims to convert unoccupied housing into year-round rentals using a year-round grant.
- They issued a request for proposals (RFP) to build on Orange Street, Bartlett Road, and Amelia Drive, creating an additional 60 rental units.
- Working toward a plan to ensure Nantucket stays in Safe Harbor. The current Safe Harbor expires in December, and we are working towards another two years of Safe Harbor.
- Securing Habitat for Humanity homes for ownership at the Sandpiper Place development.

TRANSPORTATION

Aspirational Statement:

“Nantucket has no traffic lights. Year-round transportation includes accessible, affordable, and reliable multi-modal options that respect the historical setting of our community and limits reliance on single occupancy vehicles and private transportation. The Town has improved safety and mobility, incorporating more sustainable emerging technologies without accommodating a car centric culture. Pedestrians and bicyclists feel safe as they traverse along paths and walkways as they navigate the transportation network. Our community embraced the use of technology to improve parking turnover in our vibrant Old Historic District and made year-round access a pleasant experience.”

Goals:

1. Create a complete network of sidewalks/Multi-Use Pathways (MUPs) that would allow people living in the mid-island and downtown core to access a full range of services without needing a car.
2. Shift the commuter mode of choice from driving alone and promote the use of other modes of transportation and their safe interaction with one another.
3. Continue to evaluate the downtown parking management system based on demand management principles that achieve (or are measured by) 85% occupancy of public parking spaces.

The Focus Area leader shared the following work underway in support of these goals:

- Working on the Fiscal-Year 2025 Annual Road Works plan. This includes plans for paving, bike paths, sidewalks, and cobblestones. This is nearing the end of the final design and easement plans.
- Work on Newtown Road. The reconstruction plan is completed for easement and cost.
- The Milestone Road to Polpis bike path intersection is being designed. The Massachusetts Department of Transportation oversees construction, which will begin in a few months.
- The bike paths on Sparks Avenue, Toms Way, and Wauwinet Road are being evaluated to accommodate shifting commuters.
- The Pleasant Street and sidewalk projects are beginning to develop, led by consultants.
- Working on the widening of Milestone Road to Bunker Road.
- Conducting a review of sidewalks and multiuse paths that will be completed in a few months.
- Providing facilities for biking and walking. An intern recently identified improvements for bike rack inventory.
- Acknowledgment of the success of the free ridership program and understanding how advertising and marketing played a role in increased ridership.

ENVIRONMENTAL LEADERSHIP

Aspirational Statement:

“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 stewardship of the land, air, and water and work to ensure our community is resilient and self-sufficient. Other communities look to Nantucket to learn how to care for the natural environment.”

Goals:

1. Provide data-driven recommendations on island-wide solid waste management, guided by principles of sustainability and flexible enough to adapt to emerging technologies.
2. Implement the island-wide, long-term water quality management plan, which addresses ponds, harbors, stormwater, and wastewater with specific ways/methods to measure improvement.
3. Incorporate the recommendations of the Coastal Resiliency Plan in conjunction with other capital planning.

The Focus Area leader shared the following work underway in support of these goals:

- Continuing to advance the goals as they are described. Making progress by assembling the framework for an enhanced solid waste processing program.
- Work on covering changes in the Water Quality Program, including adjusting staffing levels necessary to assist with fieldwork and improve efficiency.
- Working on updating the Coastal Resiliency Plan.
- Working with Consultants to update the Town’s Master Plan.
- Working to be resilient on the Action Plan.

EFFICIENT AND EFFECTIVE TOWN OPERATIONS

Aspirational Statement:

“The Town of Nantucket reflects the community value of fiscal responsibility in its operations. Governance is collaborative, and representation on Boards, Committees, and Commissions is reflective of the diversity of our community. Town facilities and offices incorporate modern technology and are efficient and effective in design, energy use, and location. The Town is committed to planning for a resilient and sustainable community and maintaining and improving municipal infrastructure and assets. Town employees provide vital municipal services valued by residents and visitors and are engaged members of our community.”

Goals:

1. Support the experience of the municipal workforce, including a central municipal facility, a Department of Public Works (DPW) facility, and employee housing.
2. Continue to evaluate total compensation to support recruitment and retention efforts.
3. Continue to make strategic investments in municipal facilities in alignment with the Facilities Master Plan.
4. Continue investing in technology and cybersecurity.
5. Increase diversity of the municipal Board, Commission, and Committee members and streamline onboarding and orientation processes.

The Focus Area leader shared the following work underway in support of these goals:

- Working with DPW Facilities as a part of these goals.
- We have not been able to work on diversity, equity, and inclusion (DEI) goals; however, we have issued a request for proposals (RFP) for a consulting firm to do this work and determine the next steps.
- Evaluating total compensation for recruitment and retention. We found that salary levels were repetitive with other towns and municipalities, so there is no recommendation for stronger salaries.
- We are working toward strategic investments in facilities and building a plan for building maintenance, including evaluating inventory and status and negotiating lease terms.
- We are working on building awareness of cybersecurity. Last month, we hosted events for Cybersecurity Awareness Month and shared modules about Artificial Intelligence (AI) responsibility in the workplace.
- Streamlining onboarding and orientation process to increase diversity of Boards and Committees.
- Evaluating communication strategies for sharing the strategic plan.

HEALTHY AND VIBRANT COMMUNITY

Aspirational Statement:

“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 seeks to balance the diverse needs of the entire community. The local economy provides job opportunities, and the Old Historic District is vibrant year-round. The economic vitality of the island is bolstered by seasonal residents and visitors. Everyone enjoys public access to our beaches, waterways and conservation land. The island has maintained its strong rural identity and well-preserved historic character.”

Goals:

1. Develop a comprehensive plan to address and ensure equity throughout Town policies and procedures.
2. Evaluate partnership opportunities that promote healthy, active living and provide facilities, programs, and support for vulnerable populations.
3. Assess the Town’s Human Service Systems.
4. Fund and conduct a community needs assessment and build a collaborative model with the private sector to meet identified needs.

In supporting these goals, the Focus Area leader shared the following work underway:

- During the period when the Public Health Director position was vacant, the Assistant Town Manager served as a leader in this area.
- Staff are working to ensure a strong focus on health with development goals to reflect that.
- Working on reflecting DEI in operations.
- Convening with the DEI staff group to determine recommendations, including having DEI focus more on development.
- DEI focus may be moved to an efficient and effective government Focus Area.
- Working on community needs assessment.

Connecting to the Master Plan Update

The Select Board Chair shared her interest in a partnership with the Planning Board and the Nantucket Planning and Economic Development Commission to ensure robust community engagement on the Master Plan update. The Town may be interested in a broader community engagement exercise to contribute to the conversation regarding the Master Plan and to help the community engage in a conversation about the values that cause development conversation to become conflict-laden. The Planning Board is the lead on the Master Plan update, and broadening the scope of discussion will require coordination. When development projects are under consideration, the community expresses concern about over-development and traffic. The community is split in the direction of the future, and it could be helpful to focus engagement on concrete ideas to achieve broad goals rather than being theoretical. The next steps include a joint meeting with the Chairs/Vice Chairs of the Select Board, Planning Board, and NEDC to discuss the potential for this collaboration.

Town of Nantucket Strategic Plan Survey

The Assistant Town Manager shared information on the community survey results hosted on the Town's ZenCity engagement site. The survey demonstrated strong community alignment with the Select Board's strategic plan. Below is a summary of the survey results:



- Most respondents (78-94%) found the plan's Focus Areas important, including affordable housing, transportation, environmental leadership, efficient and effective town operations, and a healthy and vibrant community.
- Affordable housing and sustainability are top priorities, with clear support for continuing efforts in these areas.
- **Affordable Housing**: 56% of respondents want the Town to prioritize affordable housing, and 89% say improving its availability on the island is important.
- **Transportation**: 65% of respondents agree that year-round transportation options are available, and 78% consider this a high priority.
- **Environmental Leadership**: 50% of respondents believe the Town prioritizes environmental sustainability, while 92% think it is important for the Town to be environmentally sustainable.

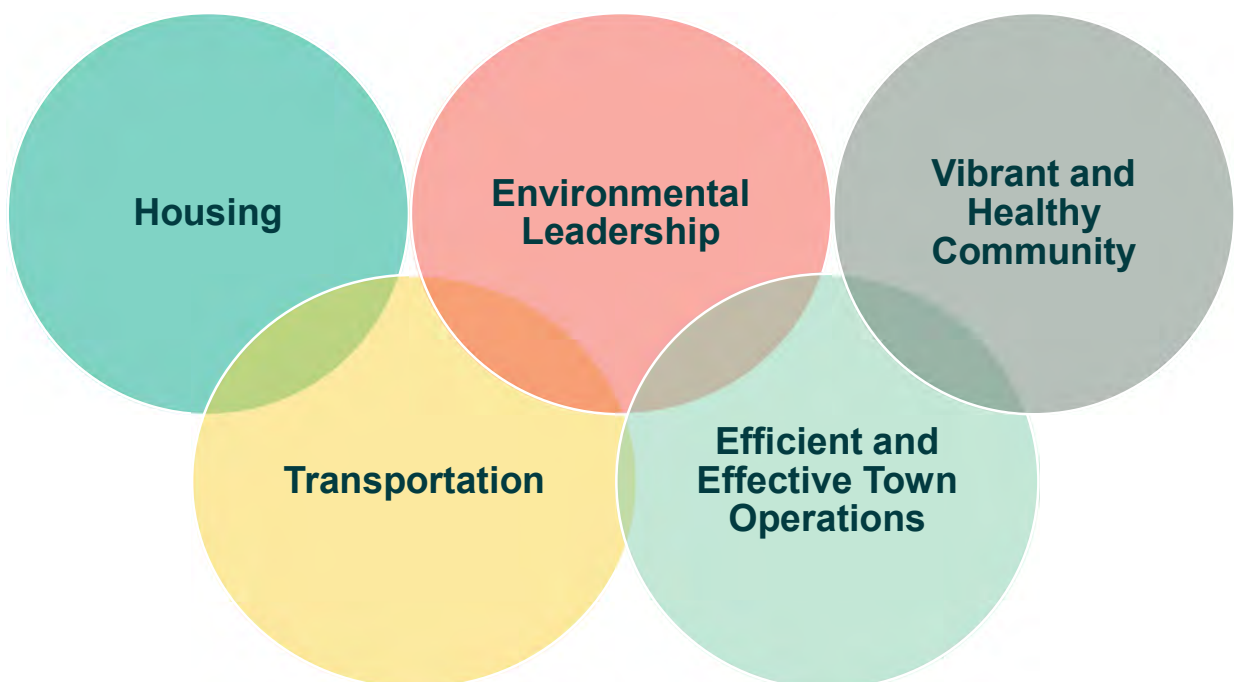
- **Efficiency and Effective Town Operations:** 63% of respondents agree that Town employees provide vital municipal services, and 94% believe Town operations must be efficient and effective.
- **Healthy and Vibrant Community:** 50% of respondents believe the Town prioritizes environmental sustainability, while 92% think it is important for the Town to be environmentally sustainable.
- When asked what the Town of Nantucket should consider when reassessing the strategic plan in 2024, 53 respondents highlighted the need to prioritize affordable housing, while 39 emphasized focusing on the voices and needs of residents over those of tourists.

The community's feedback underscores the relevance of the Town's strategic focus.

Committing to the Plan

The Board reviewed the Five Focus Areas and expressed their commitment to the framework and the principles of sustainability to guide the Nantucket Strategic Plan.

The Town of Nantucket is committed to sustainability, emphasizing historic preservation, equity and inclusion, natural resources, hazard mitigation, solid waste management, energy, public health, and education. In our municipal operations, we are dedicated to incorporating practices that ensure a balanced and resilient approach to meet the needs of current residents and visitors without compromising our ability to care for future generations.

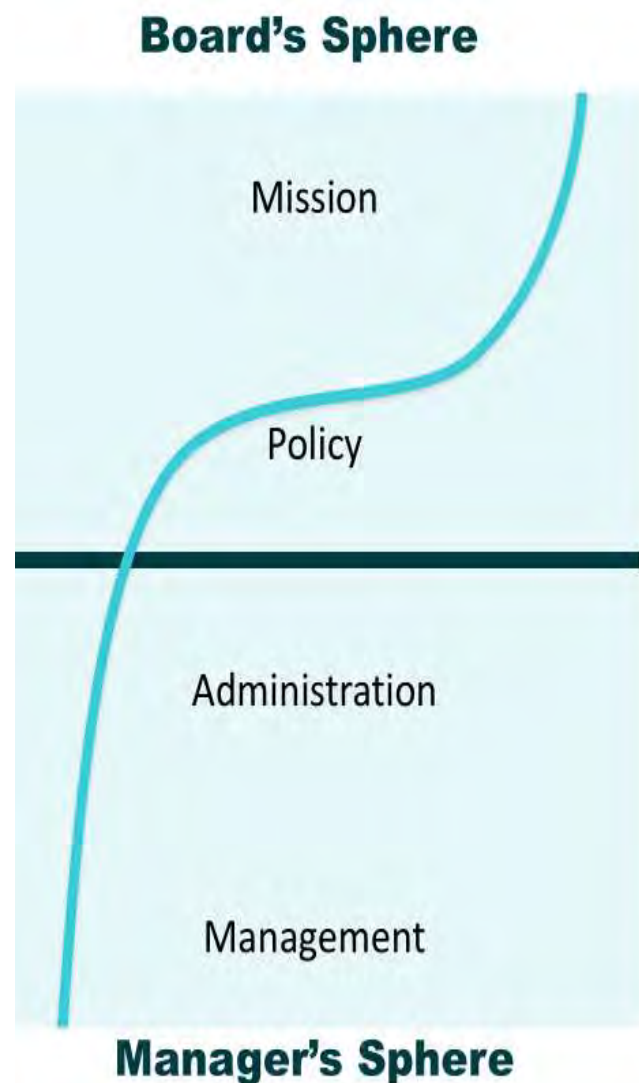


Remembering Our Roles

We reviewed basic protocols about working through Town Administration before engaging with other staff on the strategic plan and issues arising during the year. The facilitator shared the Politics/Administration Dichotomy, which is provided below.

Establish the long-term vision of the Town of Nantucket within the constraints of developing the strategic plan.

- Take Board action to establish formal positions on legislative matters, approve the budget, and adopt policies and programs to carry out statutory and contractual responsibilities.
- Make implementing decisions (e.g., approval of contracts and agreements); oversee administration.
- Suggest organizational approaches to support the Town's mission and objectives and review the organization's performance in the context of the performance appraisal.
- Advise, analyze conditions and trends, and forecast possible outcomes.
- Make recommendations on all decisions before the Board, formulate the budget, and take action to satisfy established contractual and statutory obligations.
- Establish practices and procedures and make decisions for implementing Board policy.
- Control the organization's human, material, and informational resources to support policy and administrative functions.



The Strategic Plan Framework and Employee Engagement

The Town Manager reviewed this year's work to deepen staff engagement in the strategic plan and shared their work to develop an organizational mission statement and articulate values for Town staff. This work included an employee survey and work with the Town Manager's Cabinet.

Town of Nantucket Mission Statement

"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 Organizational Values

- Customer Service
- Compassion
- Integrity
- Accountability
- Stewardship

Framework Element	Definition
Vision	Aspirational, intended to reflect what you hope will be true about the Town in the future.
Mission	The role and purpose of the Town, frequently expressed in statements about "who we are, what we do, and why we do it."
Values	Values guide behavior, whether stated or unstated, and are observed when the workforce is "at its best."
Focus Areas	The "big buckets of things that must go well" in order for the Town to be successful and achieve the Vision.
Goals	The first and highest level of activities within the strategic plan – designed to achieve the Success Statement articulated for each Focus Area.
Tactics	Specific activities or work plans that need to be completed in order to achieve the Goals.

Next Steps

We discussed the Board's and staff's roles in staying on the course the Select Board decides. This was done by reviewing the sticky notes added to the Focus Area boards, confirming work underway, confirming emerging priorities, and moving sticky notes to new areas or removing them.

The following points were confirmed as underway and emerging priorities for the Focus Areas:

Housing

Underway

- Employee housing focus group
- Seasonal communities' designation
- Waitt Drive seasonal dormitory
- Municipal preference at Wiggles and Gooseberry
- "Lease to locals" program - \$450k grant
- RFPs on trust-owned parcels
- Safe Harbor designation for the last two years and the next two years
- Safe Harbor strategic plan (2027)
- Year-round deed restriction pilot
- Grants to habitat and Richmond

Feedback

- Goals one and two are similar
- Explore zoning and policies

Completed

- Rental property manager hired

Efficient and Effective Town Operation

Underway

- DPW facility
- Recruitment and retention
- OIH
- Information technology
- Operationalize DEI

Emerging

- Meet with the Planning and Select Board to ensure alignment between the Master Plan and Strategic Plan
- Understand the community strategy to ensure efficient engagement
- Provide resources to ensure a robust community engagement effort is a part of the Master Plan Update

Out of Scope

- Assess capacity to provide enforcement of Town bylaws and regulations and understand the authority to codify and enforce regulations.

Transportation

Underway

- FY25 Road Works
- Surfside '25 project
- Newtown Road project
- Milestone and Polpis project
- Sparks Avenue project
- Tom Nevers project
- Wauwinet Road project
- Pleasant and Williams project on streets
- Pleasant Street corner project
- Milestone improvements
- Sidewalks review
- Encourage cycling and walking
- Parking management system
- Bicycle rack inventory
- Free NRTA
- Disincentivizing transport by personal vehicle

Working Toward

- Sidewalks review

Emerging

- Ensure that bike path/roadway signage are aligned with Town bylaws
- Work with the New England Development to engage in the enforcement of the downtown parking lot
- Look at expanding the parking district

Healthy and Vibrant Community

Underway

- Community needs assessment
- Partnerships to promote HUC

Completed

- Review the HHS CRC process

Out of Scope

- Operationalizing DEI (moved to Effective and Efficient Town Operation)

Environmental Leadership

Underway

- S.W. RFP tech review
- Sandborn Head contract on the landfill
- Food waste pilot complete
- Harbor and Groundwater studies underway
- Sesachacha pond management study
- Additional water quality sites
- Sesachacha pond opening (MIT-WHOI)
- First HAB sampling season
- Coastal resiliency funds tracking system
- Coastal resiliency “filter”
- Master and Safe Harbor planning updates
- NIR, USCG, and civil league efforts

Working Toward

- Frac tank replacement
- Benthic biodiversity study

Parting Thoughts – Adjourn

As the day came to a close, each participant was asked to share how they felt about the work done during the retreat/workshop. Responses included the following:

- Appreciation for the collaborative nature of working together with members of the Select Board – particularly the collegial dynamic of the team.
- Having the time to meet and talk to each other is great, but having more time for these types of meetings would be great.
- These meetings are how we exchange ideas and get to know each other. They get better every year.
- We’re making strong progress.
- Real, tangible things are getting done.
- Excited to get these things on track.
- Appreciation for the ability of the Select Board to express concerns and opinions without fear of retribution later.
- Exciting to realign and see how far we have progressed.
- These meetings are good to have and to talk about. It was a big summer for the Town, and we all managed it well.
- Onward and upward!
- We are doing a good job focusing on the mission and duties.
- Everyone agreed with resounding gratitude at the Select Board that preceded us, who helped set up this process and got us to this point.

APPENDIX A:
STAFF PRESENTATIONS

Town of Nantucket Strategic Plan Survey

Nantucket, MA

April-July 2024

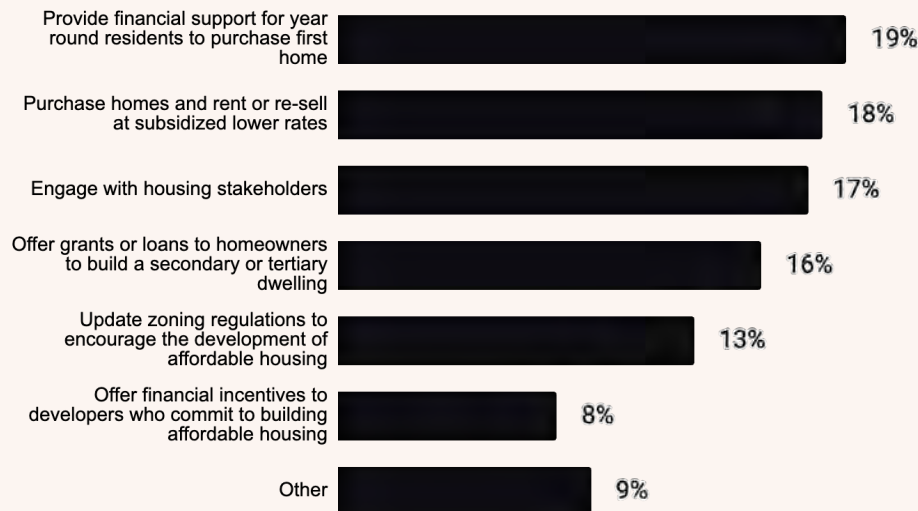


Executive Summary

The survey shows strong community alignment with the Select Board's Strategic Plan. A large majority of respondents (78-94%) view the plan's key areas—affordable housing, environmental sustainability, operational efficiency, and municipal services—as important. Affordable housing and sustainability are top priorities, with clear support for continuing efforts in these areas. The community's feedback underscores the relevance of the Town's strategic focus.

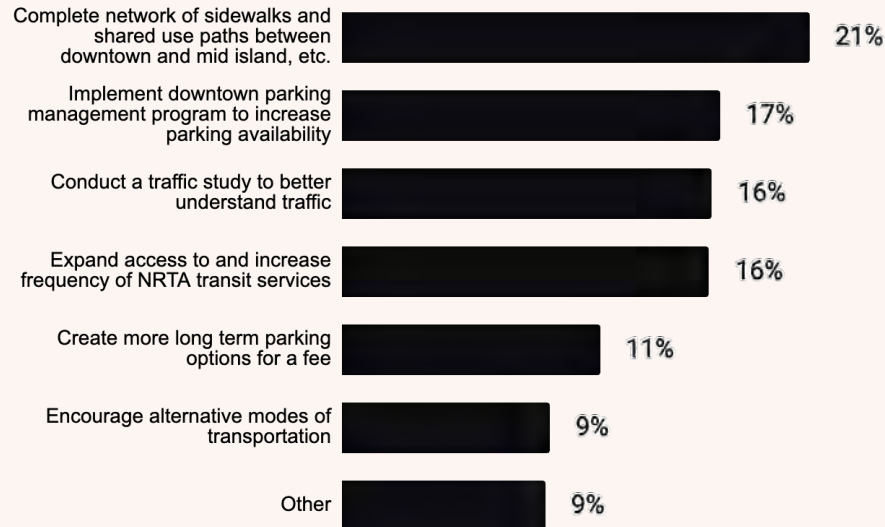
Affordable Housing: 56% of respondents want the Town to prioritize affordable housing, with 89% stating it's important to improve its availability on the island.

Which of the following do you think the Town of Nantucket should prioritize in order to improve the availability of affordable housing?



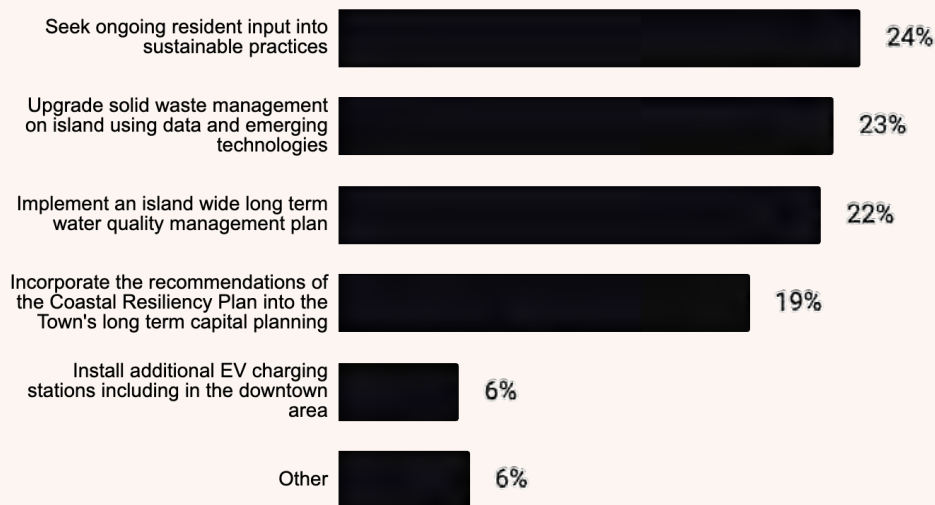
Transportation: 65% of respondents agree that year-round transportation options are available and 78% consider it a high priority for improvement.

Which of the following do you think the Town of Nantucket should prioritize in order to improve transportation?



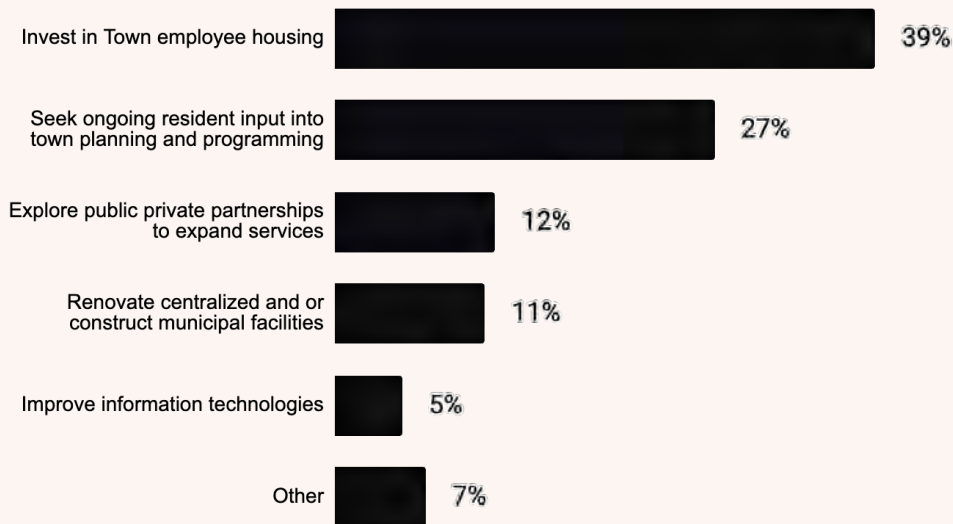
Environmental Leadership: 50% of respondents believe the Town prioritizes environmental sustainability, while 92% think it is important for the Town to be environmentally sustainable.

Which of the following do you think the Town of Nantucket should prioritize in order to become more sustainable?



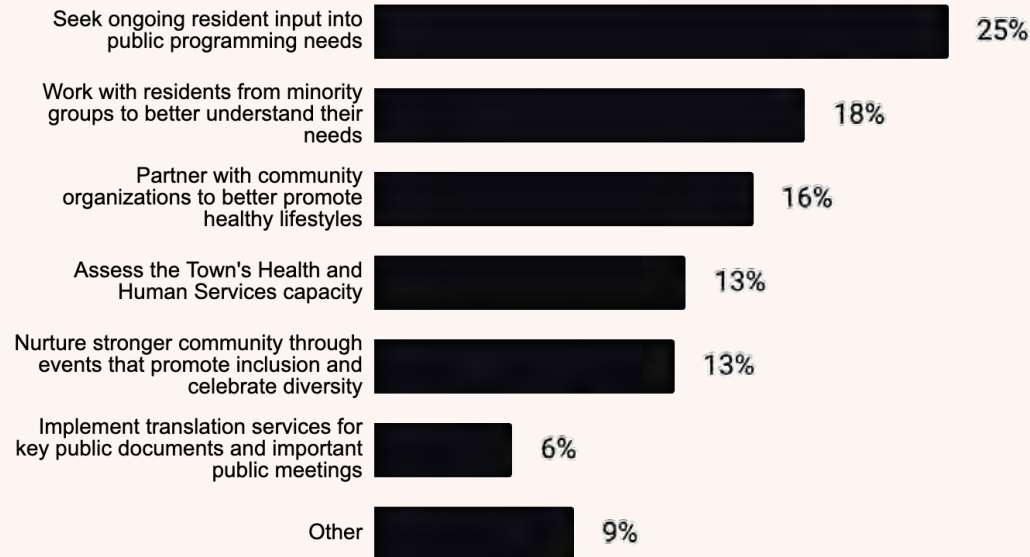
Efficiency & Effective Town Operations: 63% of respondents agree that Town employees provide vital municipal services, and 94% believe Town operations must be efficient and effective.

Which of the following do you think the Town of Nantucket should prioritize in order to make town operations most efficient?



Healthy & Vibrant Community: 50% of respondents believe the Town prioritizes environmental sustainability, while 92% think it is important for the Town to be environmentally sustainable.

Which of the following do you think the Town of Nantucket should prioritize in order to improve residents' quality of life?



When asked what the Town of Nantucket should consider when reassessing the Strategic Plan in 2024, 53 respondents highlighted the need to prioritize affordable housing, while 39 emphasized focusing on the voices and needs of residents over those of tourists.

What else would you like the Town of Nantucket to take into account when reassessing the Strategic Plan in 2024?

