



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 SEP 05 PM 02:19
NANTUCKET TOWN CLERK
Posting Number:T 738

Committee/Board/s | Advisory Committee of Non-Voting Taxpayers

Day, Date, and Time | Saturday September 13, 2025 at 10 a.m.

Location / Address | IN PERSON AT THE MEETING TRAILER AT 131 PLEASANT STREET AND REMOTELY VIA ZOOM; the meeting will be aired at a later time on the Town's Government TV YouTube Channel
<https://www.youtube.com/@nantucketgov/videos>

Signature of Chair or Authorized Person | Kathy Baird, Secretary

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/82556116556>

Meeting ID: 825 5611 6556

Call to Order

This meeting is being audio and video recorded - read statement for Remote Zoom Meeting

Membership count for quorum

Approval of Agenda for today's meeting, if quorum present

Approval of draft minutes for meeting of August 23, if quorum present

Guest Speaker – Rachael Freeman – Executive Director, Nantucket Land Bank ([2024 Land Bank Annual Report](#) and [Land Bank Enabling Legislation](#))

Update on Town Council Study Committee (Donna Martino/Pam Suan)

Discussion of Noise Bylaw Proposal

Discussion of potential ACNVT Positioning on STR Proposals & Status Update ([8/21 Draft of Town Sponsored STR Articles](#))

Discussion of other Key Issues of Concern for Nonvoting Taxpayers that should be addressed by ACNVT

Report from the PR Committee

Confirm Meeting Schedule/Invitees for Future Guest Speakers

Public Comment*

New Business**: Any unanticipated items

Adjournment

***Public Comment:** please see Public Comment Policy which can be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy--Adopted-by-the-Select-Board-on-February-12-2025-PDF>.

****New 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.

List of Potential Funding Mechanisms for Coastal Resilience Projects

- Needs to be a constant sustainable fee like the Land Bank fee
- Component of a stabilization fund
- Increase beach sticker price and a percent goes into a coastal resilience fund and/or have a box for applicants to check to donate money for coastal resiliency
- Betterments
- Create a resilience fund with the Community Foundation
- Leverage private-public partnerships and make it easier/streamlined
- Explore increasing embarkation fee and/or allocate fees for coastal resilience projects
- Explore increasing tax by small % to fund coastal resilience projects
- Explore selling excess sand and use \$ for coastal resilience projects
- Explore how to use Ch.91 license fees and fines for coastal resilience projects
- Shift beach fund allocations so more money can be used for resilience projects/dune/beach nourishment

Proposed Noise Bylaw Amendments

[Select Board Agenda Packet from 8/20/2025 Meeting \(pages 65-72\)](#)

Recent Draft of Potential Town-Sponsored STR Warrant Articles

ARTICLE __

(Zoning and General Bylaw Amendments: Short-Term Rentals)

To see if the Town will vote to amend Sections 139 (Zoning Bylaw) and 123 (Short-Term Rental General Bylaw) 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*):

A. Amend the Zoning Bylaw as follows:

1. Add the following definitions to §139-2 Definitions and Word Usage (It is the intent of this bylaw that the defined terms contained herein shall have the same meaning as set forth in Massachusetts General Laws c. 64G):

HOSTED STAY

An overnight stay whereby a Short-Term renter occupies a portion of a dwelling unit where the Owner or Operator is present. An owner or Operator is considered present when the Owner or Operator is on the premises except during the daytime and/or work hours.

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.

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.

2. Amend § 139-7A (Use Chart) by inserting Short-Term Rental between Tertiary Dwelling and Apartment Building in the Use column and inserting the designation Y in all district columns except the Commercial Industrial (CI) District, where the designation N shall be inserted.
3. Insert the following footnote in the Use Chart under Short-Term Rental:
Except for Hosted Stays, a Dwelling Unit may not be used as a Short-Term Rental for more than a total of 70-days in any calendar year. In order to qualify for the Y use designation in the Use Chart, a Short-Term Rental must be operated in compliance with all applicable provisions of §123 of the Town Code.

B. Amend the General Bylaws as follows:

1. Add the following new section to §123- 3L:
Short-Term Rentals located on Lots in whole or in part within the Residential Old Historic (ROH), the Sconset Old Historic (SOH), the Residential-10 (R-10), and the Sconset Residential-10 (SR-10) Zoning Districts as set forth in §139 of the Town Code shall be subject to the following limitations: (1) seven changes in occupancy between June 15 and September 15; and (2) the minimum stay between June 15 and September 15 shall be seven days.

Or take any other action relative thereto.

(Select Board for Planning Board)

Quantum of Vote for passage of this Article is 2/3