



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 OCT 08 PM 01:45
NANTUCKET TOWN CLERK
Posting Number:T 832

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, October 14, 2025, at 12:30 PM
Location/Address	REMOTE PARTICIPATION <i>via</i> ZOOM (<i>See Below</i>) The meeting will be aired at a later time on the Town Government's YouTube Channel at https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIXA
Signature of Chair or Authorized Person	Dylan Metsch-Ampel Deputy Housing Director

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 FOR TUESDAY, OCTOBER 14, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/83737487449?pwd=2PizibgalyMR4pOsQfYIbrAYB7H9aM.1>

Meeting ID: 837 3748 7449

Passcode: 812726

Listed below are the topics the chair reasonably anticipates and will be discussed at the meeting.

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Public Comments *for items not on the agenda.*
- IV. Approval of Minutes of September 5, 2025, at 12:30pm; September 15, 2025, at 12:30pm; September 30, 2025 at 4:00pm – REVIEW/ACTION
- V. Announcement(s)
 1. The Year-Round Deed Restriction Pilot Program is now open! The Town of Nantucket

Affordable Housing Trust launched the Year-Round Deed Restriction Pilot Program on Wednesday, September 17, 2025. The program offers financial incentives to preserve or create year-round housing. Eligible homeowners, property owners, and homebuyers may now apply. More details and the application can be found [here](#) or at <https://nantucket-ma.gov/3253/Year-Round-Deed-Restriction-Pilot-Program>.

2. On Friday, September 26, the Executive Office of Housing and Livable Communities (EOHLC) released the draft of the Seasonal Communities Regulations for Public Comment. They are accepting Public Comment through 11:59pm on Friday, October 31, 2025. Public Comment should be submitted electronically to EOHLCRegulationComments@mass.gov with the subject line “Comments on 760 CMR 76.” You can read more [here](#) or at <https://www.mass.gov/doc/92625-notice-of-public-comment-for-proposed-regulation-760-cmr-7600-seasonal-communities/download>.
3. The Joint Committee on Housing is hearing testimony on H.441 & S.967 *An Act relative to housing in seasonal communities* and H.4410 & S.966 *An Act relative to funding housing and mitigating investor real estate in seasonal communities*. Staff are coordinating both oral testimony for the 15th and the submission of written testimony in support of the legislation.

VI. Habitat for Humanity Nantucket Waitt Drive – UPDATE/DISCUSSION

VII. Review and Endorse comments of Seasonal Communities Regulations to present to the Nantucket Planning & Economic Development Commission – DISCUSSION

VIII. Select Board Quarterly Report – REVIEW

IX. Board Comments

1. Recap of the joint meeting with the Select Board, Planning Board, and Board of Health held on Tuesday, September 30, 2025.

X. Other Business

Next Meetings:

- Tuesday, October 21, 2025, at 12:30 pm
- Tuesday, November 4, 2025, at 12:30 pm

XI. Executive Session PURSUANT TO MGL C. 30A § 21(A)

1. Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from September 5, 2025; September 15, 2025.

2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property

AHT Meeting on October 14, 2025, at 12:30 PM

Regarding 18, 18A, 20, 22, 24, and 26 Sparks Avenue where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares; Votes May be Taken.

XII. Adjournment