

## **ADVISORY COMMITTEE OF NON-VOTING TAXPAYERS**

### **Minutes of Public meeting 10:00 am, Saturday, September 13, 2025**

1. Attending members: Kathy Baird, Gary Beller, Gene Briskman, Michael Cody, Patti Deuster, Lynn Filipski, Don Green, Peter Halle, Peter Kahn, Donna Martino, Steve Perelman, Pam Suan. Members absent: Lou Bassano, Bill Gardner, Scott Ulm
2. Chair Peter Halle convened the meeting at 10:00 am and read the Virtual Meeting Script, confirming a quorum was present.
3. The Agenda for today's meeting was moved for approval, seconded and passed unanimously.
4. Approval of the minutes from the August 23, 2025 meeting was moved, seconded and passed unanimously.
5. Peter H. introduced our guest speaker Rachael Freeman (Executive Director of the Land Bank) who provided a [detailed presentation](#) of the mission, scope on ongoing initiatives of the Nantucket Land Bank.
6. Donna Martino provided an update on the Town Council Study Group (TCSC), reporting that there had been no new activity.
7. Lynn reported that the [Sconset Civic Association Proposed Draft Noise Bylaw](#) (starting on Page 65) is being considered by the Select Board as a town-sponsored article at the May 2026 ATM.
8. Kathy provided an overview of the activities surrounding town and citizen-sponsored conversations regarding the the development of Short Term Rental (STR) zoning and general bylaw articles. Peter H. led a discussion of ACNVT's on-going concern about potential violations of the dormant commerce clause in the US Constitution. Since ACNVT was founded when the town began to discount property taxes for year round property owners, Peter H. voiced additional concerns about understanding the potential property tax impacts due to a reduced revenues if STRs are further restricted and/or the Judge's ruling is allowed to stand. Questions were also raised about the impact of a 70 or 49 day rental restriction on town revenues and local businesses, and Peter noted it may be wise for us to submit a letter to the town to ask those questions to support our future considerations/support on the topic.
9. Peter H initiated a discussion about the recent town's Affordable Housing Trust request to ACNVT to support the .5% property transfer tax on properties sold for more than \$2M to support affordable housing on the island. Although the date for testimony has passed, it was suggested that MA residents could write to their state representatives to state their opinion.
10. The next ACNVT meeting will be Zoom-only at 10am Saturday, 10/11 with no speaker planned. Future speaker options include DPW Director Drew Patnode or the sponsors of STR warrant articles, should a Special Town Meeting (STM) be called.
11. Motion to adjourn was seconded and passed unanimously at 12:04pm.

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website at [ACNVT Meeting recording for August 23, 2025](#).

Respectfully submitted,  
Kathy Baird, Secretary