



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 17 AM 09:43
NANTUCKET TOWN CLERK
Posting Number:T 858

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, October 21, 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	Caroline Ferguson, Administrative Specialist
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 21, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/81778732347?pwd=8F5fYPWFFaa3qFTkkXCyr0N6P9MFCb.1>

Meeting ID: 817 7873 2347

Passcode: 203412

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

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- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Public Comments *for items not on the agenda.*
 - IV. Approval of Minutes of October 14, 2025, at 12:30pm – 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 heard testimony on Wednesday, October 15, 2025, for H.4411 & 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*. The Joint Committee is accepting written testimony on these bills through Friday, December 5, 2025.
4. The Affordable Housing Trust quarterly update to the Select Board will be on October 22, 2025, at 5:30pm. The Select Board meeting is in the Public Safety Facility Community Room located at 4 Fairgrounds Road, with remote participation via Zoom

VI. Worcester Polytechnic Institute (WPI) Student Research – Unlocking Housing Potential: Adaptive Reuse of Second-Story Space in Downtown Nantucket – DISCUSSION

VII. 2025 Housing Needs Assessment Presentation by Housing Nantucket and EBP – DISCUSSION

VIII. Review Comments of Seasonal Communities Draft Regulations and Execute a Joint Letter between the County Commissioners and the Affordable Housing Trust to the Executive Office of Housing and Livable Communities (EOHLC)– DISCUSSION/ACTION

IX. Review Portfolio of Trust-Owned Properties

- a. Discussion and Vote to Approve of the Disposition of Property located at Unit C, 8 Thirty Acres Lane and the Issuance of a Request for Proposals for the Disposition of Said Property.

AHT Meeting on October 21, 2025, at 12:30 PM

- b. Discussion and Vote to Approve of the Disposition of Property at 14 Somerset Road and the Issuance of a Request for Proposals for the Disposition of Said Property.**

X. Monthly Staff Update – DISCUSSION

XI. Board Comments

XII. Other Business

Next Meetings:

- Tuesday, November 4, 2025, at 12:30 pm (remote)
- Tuesday, November 18, 2025, at 12:30 pm (hybrid)

XIII. 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 October 14, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 12 Honeysuckle Drive 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 1 Toombs Court 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.

XIV. Adjournment