

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, October 14, 2025

Remote Meeting via Zoom – 12:30 PM

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr

Attending Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Abby De Molina, Forest Bell, Brooke Mohr, Mary Mack

Staff in Attendance: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Caroline Ferguson (Administrative Specialist), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel)

Speakers in Attendance: Gerry Keneally (Habitat for Humanity Nantucket), Gennifer Costanzo (Habitat for Humanity Nantucket)

I. Call to Order

The meeting was called to order at 12:35 PM.

II. Approval of Agenda – ACTION

Mary Mack made a MOTION to approve the agenda. Abby De Molina seconded the motion.

Roll call of those participating:

1. Mary Mack – Aye
2. Abby De Molina – Aye
3. Forest Bell – Aye
4. Brian Sullivan – Aye

III. Public Comment *for items not listed on the agenda.*

There were no public comments.

IV. Approval of Minutes of September 5, 2025, at 12:30pm; September 15, 2025, at 12:30 PM – REVIEW/ACTION

Forest Bell made a MOTION to approve the minutes of September 5, 2025, at 12:30 PM, September 15, 2025, at 12:30 PM, and September 30, 2025, at 4:00 PM. Mary Mack seconded the motion.

Roll call of those participating:

1. Mary Mack – Aye
2. Forest Bell – Aye
3. Abby De Molina – Aye
4. Penny Dey – Abstain

5. Brian Sullivan – Aye

V. Announcements

Dylan Metsch-Ampel read the following announcements:

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.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. 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 – REVIEW/ACTION

Gerry Keneally reported that the six Waitt Drive homes are almost complete. Two families moved into their units two months ago. The houses on the side closest to the Municipal Dorm should be completed within two weeks. The Duplex will be the last one completed.

The construction costs are \$370 per square foot for the homes. For the duplex, the cost is \$510 per square foot.

Habitat has received \$4,000,000 from the Affordable Housing Trust and an additional \$360,000 from the Community Preservation Committee. Mr. Keneally shared that they have utilized about \$3 million so far.

Paving the site was delayed, but they anticipate it being completed by the coming month. There will be twelve parking spaces on site, none of which will be street parking.

Gennifer Costanzo shared that Habitat for Humanity Nantucket has completed twenty-two homes with the help of the Affordable Housing Trust. The tenants represent the diversity of the island’s population.

Ms. Costanzo expressed appreciation for efficient and timely reimbursements by the Housing Department.

VII. Select Board Seasonal Communities Letter – UPDATE

Kristie Ferrantella presented the draft of the Seasonal Communities regulations comments for review. The letter is going in front of the County Commissioners on October 22 for their review and endorsement, before being sent to the NPEDC for their final review and execution.

Penny Dey said that the deadline to submit the comments is October 31 and she would like more time to review the draft and provide feedback. Ms. Ferrantella said that will work, but the draft has to go in front of the County Commissioners on the 22nd because that is their last meeting before the deadline. The draft will be presented to them as a draft pending comments from the Affordable Housing Trust.

The Board and staff discussed the comments in the letter, and the legal mechanisms that would be required to implement them.

VIII. Select Board Quarterly Report – REVIEW

Brooke Mohr joined the meeting at 1:06 PM.

Ms. Ferrantella presented to the Affordable Housing Trust the contents of the Affordable Housing Trust's quarterly report (July – September 2025) to the Select Board.

Brian Sullivan expressed his appreciation to the staff.

IX. Board Comments

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

Brian Sullivan provided a brief update and recap regarding the joint meeting on September 30th. Dylan Metsch-Ampel noted that the public can access the meeting minutes and view the recording on the Town's YouTube channel.

Ms. Ferrantella shared that staff are waiting on follow-up materials from Judi Barrett and her team, and then next steps will follow from there.

The Board expressed interest in including the Land Bank next time.

Ms. Dey provided a recap on the Nantucket Land Trust's trip to Martha's Vineyard to meet with housing officials there. Ms. Dey and Mr. Metsch-Ampel were part of the trip. They spoke about the productivity of the meetings, and the potential collaborations that may come out of it.

X. Other Business

Next Meeting(s):

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

The Board discussed potentially canceling the November 4 meeting unless something time sensitive came up.

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 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

XII. Adjournment

Brook Mohr made a MOTION to close the open session, to move to executive session, not to return to open session for the purpose of considering the purchase, exchange, lease, or value of real property, where an open meeting may have a detrimental effect on the negotiating position of the public body. Mary Mack seconded the motion.

Roll call of those participating:

1. Abby De Molina – Aye
2. Mary Mack – Aye
3. Forest Bell – Aye
4. Brooke Mohr – Aye
5. Penny Dey – Aye
6. Brian Sullivan – Aye

The meeting adjourned at 1:20 PM.