

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, October 21, 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), Forest Bell, Shantaw Bloise-Murphy, Abby De Molina

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: Anne Kuszpa (Housing Nantucket), Brett Piercy (EBP Consulting) Sean Smith (Worcester Polytechnic Institute), Jacob Boyle (Worcester Polytechnic Institute), Caleb Corpuz (Worcester Polytechnic Institute), Elias Hanford (Worcester Polytechnic Institute)

I. Call to Order

There was not a quorum at 12:30pm. The meeting was called to order at 1:00 PM.

II. Approval of Amended Agenda – ACTION

Penny Dey made a MOTION to approve the amended agenda of moving item 7 up to accommodate the consultant's time restraints, as recommended by staff. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Shantaw Bloise-Murphy – Aye
4. Brian Sullivan – Aye

Abby De Molina joined at 1:04 PM

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

There were no public comments.

IV. Approval of Minutes of October 14, 2025 – REVIEW/ACTION

Forest Bell made a MOTION to approve the minutes of October 14, 2025, at 12:30 PM. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Shantaw Bloise-Murphy – Aye
4. Brian Sullivan – Aye
5. Abby De Molina – Aye

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

Anne Kuszpa introduced Brett Piercy. Ms. Piercy presented a brief overview of the Housing Needs Assessment.

Abby De Molina left the meeting at 1:30 PM.

Members of the Affordable Housing Trust asked Ms. Piercy clarifying questions about the report and its findings. They spoke about the housing challenges Nantucket is facing.

VI. Announcements

Dylan Metsch-Ampel made 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.
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.

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

Sean Smith, Jacob Boyle, Caleb Corpuz, and Elias Hanford introduced themselves.

They spoke about their research examining avenues for adaptive re-use in second and third stories of commercial spaces for year-round housing. They are here through December, and their work will include inventorying and evaluating existing space, engaging with stakeholders, and researching precedent in similar communities.

**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**

Kristie Ferrantella updated the Affordable Housing Trust that the Planning Staff's recommendation is that the letter be to the Nantucket Planning and Economic Development Commission (NP&EDC) from the County Commissioners and the Affordable Housing Trust. The NP&EDC will then send the letter to EOHLC as part of a packet of letters from Nantucket.

Ms. Dey made a MOTION to approve the letter as written and authorize the Chair to sign on behalf of the Affordable Housing Trust. Forest Bell seconded the motion.

Roll call of those participating:

- 1.Penny Dey – Aye
- 2.Forest Bell – Aye
- 3.Shantaw Bloise-Murphy – Aye
- 4.Brian Sullivan – Aye

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.

Ms. Ferrantella took the Affordable Housing Trust through a review of the properties owned by the Trust. A brief discussion followed. Forest Bell made a MOTION that We, hereby determine that certain property located at Unit C, 8 Thirty Acres Lane, Nantucket, more particularly described in Deed to the Town of Nantucket Affordable Housing Trust Fund (NAHT) recorded with Nantucket Registry of Deeds in Book 1997, Page 83, currently owned by NAHT for affordable housing purposes, is hereby declared surplus; and further vote to authorize the disposition of said property pursuant to G.L. c. 30B, § 16 and to issue a Request for Proposals on such terms and conditions and for such consideration as we shall determine. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating:

- 1.Penny Dey – Aye
- 2.Forest Bell – Aye
- 3.Shantaw Bloise-Murphy – Aye
- 4.Brian Sullivan – Aye

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.

Shantaw Bloise-Murphy made a MOTION that We, hereby determine that certain property located at 14 Somerset Lane, Nantucket, more particularly described in Deed to the Town of Nantucket Affordable Housing Trust Fund (NAHT) recorded with Nantucket Registry of Deeds in Book 1913, Page 12, currently owned by NAHT for affordable housing purposes, is hereby declared surplus; and further vote to authorize the disposition of said property pursuant to G.L. c. 30B, § 16 and to issue a Request for Proposals on such terms and conditions and for such consideration as we shall determine. Forest Bell seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Forest Bell – Aye
3. Shantaw Bloise-Murphy – Aye
4. Brian Sullivan – Aye

X. Monthly Staff Update – DISCUSSION

Ms. Ferrantella said that in the interest of time, the Trust can review the Staff Update in the meeting packets. Staff are happy to answer any questions, but the update is similar to the update provided at the last meeting ahead of Staff's Select Board update.

Ms. Dey asked when the Richmond Development units will count toward the Town's Subsidized Housing Inventory List. Ms. Ferrantella said that the Meadows I development will count in 2025, creating a year of Safe Harbor through 2026.

XI. Board Comments

Mr. Sullivan thanked everyone for their patience at the start of the meeting as the quorum assembled.

XII. Other Business

Next Meeting(s):

- 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

Penny Dey 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. Forest Bell seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Forest Bell – Aye
3. Shantaw Bloise-Murphy – Aye
4. Brian Sullivan – Aye

The meeting adjourned at 2:13 PM.