



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

2026 APR 03 AM 10:12
NANTUCKET TOWN CLERK
Posting Number: T 248

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, April 7, 2026, at 12:30 PM
Location / Address	Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554 and REMOTE PARTICIPATION <i>via</i> ZOOM (<i>See Below</i>)
Signature of Chair or Authorized Person	Caroline Ferguson Administrative Specialist

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE
OPEN MEETING LAW STATUTE, NO MEETING MAY BE
HELD!**

AGENDA FOR TUESDAY, APRIL 7, 2026

THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN GOVERNMENT'S YOUTUBE CHANNEL AT

The meeting will be aired at a later time on the Town Government's YouTube Channel at
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUH1xA>

ZOOM LINK TO VIRTUALLY ATTEND MEETING:

<https://us06web.zoom.us/j/88512774722?pwd=YsZ87vv2QcVHed0yXawgDlwcFUc5kz.1>

Meeting ID: 885 1277 4722

Passcode: 673357

- I. ***CALL TO ORDER***
- II. ***AFFORDABLE HOUSING TRUST ACCEPTANCE OF AGENDA***
- III. ***ANNOUNCEMENTS***

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.
2. The Nantucket Affordable Housing Trust is now accepting nominations for the 2026 Dr. Howard Dickler Citizen Award, which honors a community member who demonstrates exceptional voluntary leadership and advocacy in support of affordable housing on Nantucket. Nominations may be submitted to Housing@nantucket-ma.gov through April 10, 2026. Learn more at: <https://nantucket-ma.gov/3621/Dr-Howard-Dickler-Citizen-Award>.
3. The Town of Nantucket has been awarded \$175,000 through the Commonwealth's Seasonal Communities Grant Program to support ongoing affordable housing initiatives. The funding will help renovate existing homes, prepare vacant sites for

development, and strengthen the Affordable Housing Trust to expand year-round housing opportunities.

IV. *UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS*

V. *PUBLIC COMMENT**

VI. *NEW BUSINESS***

VII. *APPROVAL OF MINUTES*

1. Approval of Minutes of March 3, 2026, at 12:30 PM, March 16, 2026, at 4:00 PM, and March 17, 2026, at 12:30 PM

VIII. *APPROVAL OF CONTRACTS*

1. Review and Execution of Community Preservation Committee Grant Agreement for FY '27

IX. *CLOSING COST ASSISTANCE PROGRAM (CCAP) APPLICATIONS*

1. CCAP Application: 10 Evergreen Way - Harper Kissell
2. CCAP Application: 7B Waitt Drive - Aderene Grizzle

X. *Staff Reports*

1. Review of Housing-Related Annual Town Meeting Warrant Articles
2. Review of Affordable Housing Trust Membership
3. Monthly Departmental Report

XI. *YEAR-ROUND DEED RESTRICTION PILOT PROGRAM*

1. Year-Round Deed Restriction Program Update - Rounds I and II

XII. *HOUSING DEPARTMENT REQUESTS*

1. Housing Production Plan Update from Barrett Planning Group LLC
2. Approval and Execution of Acceptance of the Deed and Settlement Statement and any other related closing documents by the Affordable Housing Trust for the property at 158 Madaket Road, and to authorize the Chair, or his designee, to execute any and all documents related thereto.

XIII. *BOARD COMMENTS*

1. Committee Reports
 - i. Select Board
 - ii. Nantucket Housing Authority
 - iii. Nantucket Planning & Economic Development Commission

XIV. OTHER BUSINESS

1. Next Meeting(s):

- i. Tuesday, April 21, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
- ii. Special Meeting: Tuesday, April 28, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*

XV. EXECUTIVE SESSION PURSUANT TO MGL C. 30A § 21(A)

- 1. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 158 Madaket Road 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.

XVI. ADJOURNMENT

****Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.***

*****New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting***

