

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, April 7, 2026

Hybrid Meeting; 131 Pleasant Street Trailer A with Participation 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

Member(s) of the Board present: Brian Sullivan and Brooke Mohr. Penny Dey, Forest Bell, Mary Mack, Shantaw Bloise-Murphy, and Abby De Molina joined remotely.

Staff members present were Dylan Metsch-Ampel (Deputy Housing Director), and Caroline Ferguson (Administrative Specialist). Kristie Ferrantella (Housing Director), Brian Turbitt (Finance Director), Vicki Marsh (Town Counsel), and Keelin Ciccariello (Town Counsel) joined remotely.

Speaker(s) present were Megan Trudel (Deputy Planning Director), Judi Barrett (Barrett Planning LLC), and Tony Duong (Barrett Planning LLC), all remote participation.

All votes were taken by roll call.

I. CALL TO ORDER

Chair Sullivan called the meeting to order at 12:33 pm.

II. ACCEPTANCE OF AGENDA

Brooke Mohr made a MOTION to approve the agenda. Mary Mack seconded the motion; by roll call vote: Forest Bell - Aye; Penny Dey - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

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

There was no public comment at the previous meeting(s).

V. PUBLIC COMMENT

There was no public comment.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES

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

Ms. Mack made a MOTION to approve the minutes of March 3, March 16, and March 17, 2026. Ms. Mohr seconded the motion; by roll call vote: Brooke Mohr - Aye; Mary Mack - Aye; Forest Bell - Aye; Penny Dey - Aye; Brian Sullivan - Aye; Shantaw Bloise-Murphy so voted.

VIII. APPROVAL OF CONTRACTS

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

Ms. Ferrantella reviewed the Grant Agreement with the Trust.

Ms. Mohr made a MOTION to execute the Grant Agreement for FY '27. Vice-Chair Dey seconded the motion; by roll call vote: Penny Dey - Aye; Mary Mack - Aye; Forest Bell - Aye; Shantaw Bloise-Murphy - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

IX. CLOSING COST ASSISTANCE PROGRAM (CCAP) APPLICATIONS

1. CCAP Application: 10 Evergreen Way - Harper Kissell

Mr. Metsch-Ampel introduced the application and applicant.

Ms. Mohr made a MOTION to award up to \$15,000.00 to Harper Kissell for the purchase of the property at 10 Evergreen Way with any unused funds to be returned to the Trust after closing. Vice-Chair Dey seconded the motion; by roll call vote Mary Mack - Aye; Forest Bell - Aye; Penny Dey - Aye; Shantaw Bloise-Murphy - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

Abby De Molina joined the meeting at 12:39 PM.

2. CCAP Application: 7B Waitt Drive - Aderene Grizzle

Mr. Metsch-Ampel introduced the application and applicant.

Vice-Chair Dey made a motion to award up to \$15,000.00 to Aderene Grizzle for the purchase of the property at 7B Waitt Drive with any unused funds to be returned to the Trust after closing. Ms. Mohr seconded the motion; by roll call vote Mary Mack - Aye; Forest Bell - Aye; Penny Dey - Aye; Shantaw Bloise-Murphy - Aye; Abby De Molina - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

X. Staff Reports

1. Review of Housing-Related Annual Town Meeting Warrant Articles

Ms. Trudel, the Deputy Director of Planning and Land Use Services (PLUS), provided an overview of PLUS and Planning Board driven Annual Town Meeting 2026 Warrant Articles that are pertinent to housing and the Affordable Housing Trust.

2. Review of Affordable Housing Trust Membership

Ms. Ferrantella walked the Trust through the current status of the board members, including which seats are up for reappointment this year. Conversation followed regarding the appointment process and timeline.

3. Monthly Departmental Report

Mr. Metsch-Ampel delivered the monthly department report to the Trust.

XI. YEAR-ROUND DEED RESTRICTION PILOT PROGRAM

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

Ms. Ferrantella shared an update regarding Rounds I and II of the Year-Round Deed Restriction Pilot Program. One application is moving forward from Round I. There were two applications in Round II. One of these applications is moving forward, the other did not have all the required materials. Due to procurement law, Staff could not reach out to the applicant.

Discussion followed regarding the challenges of procurement law, and how it impacted the pilot program.

Ms. Ferrantella explained that there were challenges, but staff learned a lot from the pilot program including how complex the process is and potential improvements for success in the future.

XII. HOUSING DEPARTMENT REQUESTS

1. Housing Production Plan Update from Barrett Planning Group LLC

Tony Duong and Judi Barret shared a monthly update on the progress of the Housing Production Plan, including the initial draft of the Housing Needs Assessment chapter. Discussion followed.

Abby De Molina left at 1:31PM

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.

Ms. Marsh reviewed the documents and process with the Trust.

Vice-Chair Dey said she is going to abstain from this vote because she has chosen to recuse herself from this project as a member of the Nantucket Land Trust Board.

Ms. Mohr makes a MOTION for the 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. Forest Bell seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Shantaw Bloise-Murphy - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; Penny Dey - abstain; so voted.

XIII. BOARD COMMENTS

1. Committee Reports

Mr. Metsch-Ampel and Ms. Ferrantella clarified that the committee reports are meant to be an opportunity for Trust members to share updates from their work on other Boards and Committees.

i. Select Board

No report.

ii. Nantucket Housing Authority

No report.

iii. Nantucket Planning & Economic Development Commission

No report.

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 - Zoom only

XVI. ADJOURNMENT

Ms. Mohr made a MOTION to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purpose of:

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.

Ms. Dey seconded the motion; by roll call vote: Forest Bell - Aye; Penny Dey - Aye; Shantaw Bloise-Murphy - Aye; Mary Mack - Aye; Brooke Mohr - Aye; and Brian Sullivan - Aye; so, voted.

The meeting adjourned at 2:02 pm.