



## 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 JUL 02 AM 10:39  
NANTUCKET TOWN CLERK  
Posting Number:T 476

|                                         |                                                           |
|-----------------------------------------|-----------------------------------------------------------|
| Committee/Board/s                       | Affordable Housing Trust                                  |
| Day, Date, and Time                     | Tuesday, July 7, 2026, at 12:30 PM                        |
| Location / Address                      | REMOTE PARTICIPATION <i>via</i> ZOOM ( <i>See Below</i> ) |
| Signature of Chair or Authorized Person | Caroline Ferguson<br>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, JULY 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-sgxAlfdoxteLNzRAUHIxA>

#### ***ZOOM LINK TO VIRTUALLY ATTEND MEETING:***

<https://us06web.zoom.us/j/88512774722?pwd=YsZ87w2QcVHed0yXawgDlwcFUc5kz.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.
- IV. ***PUBLIC COMMENT\****
- V. ***NEW BUSINESS\*\****
- VI. ***APPROVAL OF MINUTES***
  1. Approval of Minutes of June 16, 2026, at 12:30 PM
- VII. ***HOUSING DEPARTMENT REQUESTS***

1. Request for Approval of Third Amendment to Declaration of Trust of Town of Nantucket Affordable Housing Trust Fund, Pursuant to Vote on Article 66 of 2026 Annual Town Meeting.
2. Approval and execution of Mortgage Discharge for the Mortgage from Andrew Mulcahy at 1 Webster Road to the Town of Nantucket Affordable Housing Trust Fund (the "Trust") dated May 11, 2020, recorded with the Nantucket Registry of Deeds in Book 1746 Page 232 as part of the Closing Cost Assistance Program (CCAP).
3. Vote to approve of and execute the following documents for the withdrawal from registration of the property at 158 Madaket Road: (1) Notice of Withdrawal from Registration; and (2) Affidavit; and authorize the Chair or Vice-Chair of the Board of Trustees to execute on behalf of the Board of Trustees.
4. Review and Approve Contract with SMRT, Inc for Building Assessment of 14 Somerset Road.

**VIII. STAFF REPORT**

1. Monthly Departmental Report

**IX. BOARD COMMENTS**

1. Committee Reports
  - i. Select Board
  - ii. Nantucket Housing Authority
  - iii. Nantucket Planning and Economic Development Commission (NP&EDC)

**X. OTHER BUSINESS**

1. Next Meeting(s):
  - i. Tuesday, August 4, 2026, at 12:30 PM - *Zoom Only*
  - ii. Proposed: Tuesday, September 15, 2026, at 12:30 PM - *Zoom Only*

**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 June 16, 2026.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 7 Dooley 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8A Thirty Acres Lane 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.

4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 135-137 Orange Street 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.

## XII. 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*