

From: [Megan Trudel](#)
To: [Mariya Basheva](#)
Cc: [Denice Kronau](#); [Andrew Vorce](#); [Leslie Snell](#); [Nat Lowell](#)
Subject: NP&EDC Letter RE Articles of Planning Concern
Date: Tuesday, February 15, 2022 12:09:08 PM
Attachments: [FinCom Letter from the NPEDC RE Articles of Planning Concern.pdf](#)
[image001.png](#)

Good Morning Mariya,

See attached letter addressed to the FinCom regarding the NP&EDC's recommendations for articles of Planning Concern.

Best,

Megan Trudel

Town of Nantucket
PLUS-Land Use Specialist
2 Fairgrounds Rd, Nantucket MA 02554
Phone (508) 325-7587 ext. 7053



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NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



February 15, 2022

Nantucket Planning and Economic Development Commission
Nathaniel Lowell, Chair
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Town of Nantucket 2022 ATM Warrant Articles of Planning Concern

Dear Chair Kronau and Members of the Finance Committee,

The Nantucket Planning and Economic Development Commission, at its February 8, 2022 meeting, identified and discussed warrant articles of planning concern. Below is a summary of the articles the Commission identified to be of planning concern and their recommendations:

Articles the Commission had a majority vote to support:

- Articles 16-18 – (Appropriations for public infrastructure)
- Article 19 – (RE Acquisition/Appropriation: 10/12 Washington Street)
- Articles 20/37 – (Appropriation: Affordable Housing Capital Expenditures) & (Appropriation: Community Preservation Trust for Affordable Housing Trust Fund)
- Article 39 – (Bylaw: Short-term Rental Regulations)
- Article 40 – (Bylaw Amendment: Finances/Creation of New Revolving Account- Short-term Rental Registration Program)
- Article 41 – (Short-term Rental Revolving Account: Spending Limits for FY 2023)
- Article 42 – (Zoning Bylaw Amendment: Short Term Rentals) -*Planning Board sponsored*
- Article 65 – (Bylaw Amendment: Committees/Agricultural Commission)
- Article 67 – (Bylaw Amendment: Streets and Sidewalks)
- Article 73 – (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)
- Article 75 – (Bylaw Amendment: Board of Sewer Commissions/Town Sewer District Map Change – 15 Milestone Crossing)
- Article 76 – (Home Rule Petition: Community Housing Bank Real Estate Transfer Fee)
- Article 77 – (Home Rule Petition: An Act Amending the Nantucket Sewer Act (Chapter 396 of the Acts of 2008))
- Articles 85/86 – (RE Acquisition & Conveyance, Coastal Access – Eel Point Ways)
- Articles 87/88 – (RE Acquisition & Conveyance, Paper Streets - Red Barn/Sheep Pond Area)
- Articles 89/90 – (RE Acquisition & Conveyance, Parcel of Land off Surfside Road)
- Articles 91/92 – (RE Acquisition & Conveyance, 31 Easy Street)
- Articles 93/94 – (RE Acquisition & Conveyance, 50 Alter Rock Road)

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- Article 95 – (Home Rule Petition: RE Conveyance, Portion of Ames Avenue)
- Articles 96/97 – (RE Acquisition & Conveyance, Tom Nevers Coastal Access, Dorset Road)
- Articles 98/99 – (RE Acquisition & Conveyance, West Chester and Weweeder)
- Article 101 – (RE Disposition: Long-term Lease Authorization/Shooting Range Facility)

Articles the Commissions had a majority vote **not** to support:

- Article 43 – (Zoning Bylaw Amendment: Protective Rights Short-Term Rentals) **citizen sponsored*
- Article 84 – (Rescind Article 77 of the 2018 Annual Town Meeting)

Articles the Commission had a majority vote to recommend a different action:

- Article 15 – (Appropriation School Department: -Athletic Fields)– Defer to the School Committee for a recommendation.
- Article 74 – (Bylaw Amendment: Board of Sewer Commissioners/ Town Sewer District Map Change - 44 Skyline Drive) – Defer until there is more information about the future development potential and an affordable housing partnership.
- Article 79 – (Home Rule Petition: An Act Prohibiting the Application of Fertilizer in the Town of Nantucket) – there has been recent discussion about the NP&EDC’s authority to authorize more stringent regulations. The Commission intends to discuss this issue further at the March meeting.
- Article 81 – (Home Rule Petition: Amend the Nantucket Planning and Economic Development Commission Special Act) – the NP&EDC was not able to complete their discussion with the article proponent at the scheduled meeting because she departed before the Commission was finished. Therefore, the Commission was unable to discuss the potential for alternative solutions with the proponent. The Commission recommends that the Finance Committee should not support the article in its existing form and refer to the NP&EDC for further review.

Thank you for your consideration.

Sincerely,

Nathaniel Lowell, Chair
Nantucket Planning and Economic Development Commission

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

From: [Megan Trudel](#)
To: [Mariya Basheva](#)
Cc: [Denice Kronau](#); [Andrew Vorce](#); [Leslie Snell](#); [John Trudel](#)
Subject: Planning Board Letter RE Article 81
Date: Tuesday, February 15, 2022 12:09:29 PM
Attachments: [FinCom Letter RE Article 81.pdf](#)
[image001.png](#)

Good Morning Mariya,

See attached letter addressed to the FinCom regarding the Planning Board's discussion on Article 81.

On a separate note, Leslie is finalizing the Planning Board motions and comments and will have those to you shortly!

Best,

Megan Trudel

Town of Nantucket

PLUS-Land Use Specialist

2 Fairgrounds Rd, Nantucket MA 02554

Phone (508) 325-7587 ext. 7053



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Nantucket Planning Board

February 15, 2022

Nantucket Planning Board
John Trudel, Chair
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Town of Nantucket 2022 ATM Warrant Article 81: Home Rule Petition: Amend the Nantucket Planning and Economic Development Commission Special Act

Dear Chair Kronau and Members of the Finance Committee,

The Planning Board, at its February 14, 2022 meeting, discussed the above referenced Citizen's Warrant Article. In a 4-1 vote, the Board voted to support the Nantucket Planning and Economic Development Commission's position on the article by requesting that the Finance Committee not support the article in its existing form and to refer to the Commission for further review.

Sincerely,

John Trudel, Chair
Nantucket Planning Board

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554