



## 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**

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NANTUCKET TOWN CLERK  
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Committee/Board/s	<b>AFFORDABLE HOUSING TRUST</b>
Day, Date, and Time	<b>TUESDAY, FEBRUARY 2, 2021 1:00PM</b>
Location / Address	<b>REMOTE PARTICIPATION VIA ZOOM (See Below)</b> Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached). <b>THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT <a href="https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA">https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA</a></b>
Signature of Chair or Authorized Person	<b>ELEANOR W. ANTONIETTI LAND USE SPECIALIST</b>
<b>WARNING:</b>	<b>IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!</b>

### **SPECIAL MEETING AGENDA FOR 02-02-2021**

**(Subject to change)**  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**JOIN ZOOM MEETING:**

**Link:** <https://zoom.us/j/96130933270?pwd=bVhKbmZSUWtrYXdxd0VyQndSRGo3UT09>

**Meeting ID:** 961 3093 3270

**Passcode:** 070962

**Purpose:** To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to [eantonietti@nantucket.ma.gov](mailto:eantonietti@nantucket.ma.gov). Please email to request a paper copy and you will be given a time to retrieve from a Drop Box outside the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM. Access to the Planning Office is not permitted until Governor Baker's order is lifted to allow the office to be open to the public.

**Trust Members:** Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Allyson Mitchell, Dave Iverson

PLEASE LIST BELOW THE TOPICS THE CHAIR  
REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

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- I. **CONVENE in Open Session via Zoom**
- II. **APPROVAL of Agenda**
- III. **APPROVAL of the Minutes**
  - January 14, 2021
  - January 19, 2021
- IV. **Mortgage for CCAP Application – post closing**
  - 17 Clarendon Street - post closing
    - Approve subordination of the mortgage from David R. Gray to the Nantucket Affordable Housing Trust Fund, registered as Document No. 164438 in favor of the mortgage from David R. Gray to The Cape Cod Five Cents Savings Bank, registered as Document No. 168147
    - Authorize the Chair to sign documents related to subordination on behalf of Trust
- V. **2021 Town Meeting Warrant Articles – Guidance**
- VI. **Presentation of Citizen’s Warrant Article – Arthur I. Reade, sponsor**
  - *Affordable and Year-round Housing Stabilization Fund*
- VII. **Housing Production Plan – UPDATE**
  - Housing Survey available on the Town website – Affordable Housing Trust webpage: <https://nantucket-ma.gov/184/Affordable-Housing-Trust>
  - Open until February 12<sup>th</sup>, 2021
- VIII. **Housing Bank Bill - UPDATE**
- IX. **Financial Discussion**
- X. **Other Business**
  - **Next Meetings**
    - Special February meeting: Tuesday, February 8, 2021 at 1:00pm
    - Regular February meeting: Tuesday, February 16, 2021 at 1:00 pm
- XI. **PUBLIC COMMENT** (for items not otherwise on the agenda)
- XII. **BOARD COMMENTS**

**XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)**

- Purpose 6: To consider 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.

**XIV. Adjourn**

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OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

**WHEREAS**, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

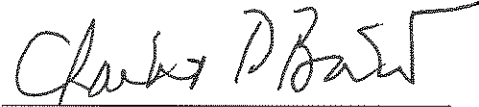
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts