

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS

Minutes of Public meeting 10 A.M., SATURDAY, January 14, 2023 via Zoom

1. Attending members: Kathy Baird, Gary Beller, Bill Gardner, Don Greene, Peter Halle, Peter Kahn and Bill Sherman. Member absent: Lou Bassano. A quorum was present. Also present were guests Gene Briskman, Ralph Kuncl, Donna Martino Steve Perelman, and Pamela Suan.
2. At approximately 10:05 AM the Chair Peter Halle convened the meeting and read the Virtual Meeting Script.
3. The Agenda approval for today's meeting was moved and seconded and passed unanimously.
4. Approval of the minutes from the December 3 meeting was moved and seconded. It passed unanimously.
5. There was a brief welcome to new members, those in the process of being appointed along with a discussion about the status of the swearing-in process which is now required to be in-person.
6. STRWG – Peter Kahn and Kathy updated the ACNVT on their general impressions during public input meeting on 12 December, both noting a nearly universal feeling that: 1) there is no problem definition yet in place, 2) STRs have been traditional for many years, 3) STRs are needed by many year round and seasonal homeowners to afford to keep their homes, 4) noise and nuisance issues are few but 5) there was also a general concern about a potential invasion of corporate-owned STR-only homes but defining those was difficult to articulate. There was no general support by the public for the ACK-Now positions. Peter noted the next meeting on January 31 where key data questions will be finalized and suggested this list be circulated with ACNVT members for feedback at our next ACNVT meetings (see link below). Kathy noted the recent ZBA decision ruled that the Copley Group ownership of an STR-only property still did not violate existing zoning since its use was 100% residential. Kathy also expressed concern that noise and nuisance issues do not appear to be enforced now (this was the primary concern of neighbors to the ZBA) and they need to be enforced to back up the new STR regulations. Kathy also noted the ZBA had ruled against Pacaso-type fractional ownership models, equating them with timeshares which are illegal in residential zones. Gary clarified that the Board of Health stated enforcement will be light during the first year of STR regulation with a focus on compliance and Peter noted the priority of police activity is also a consideration.
7. Ralph asked if public input considered a bright dividing line as included in Citizen Warrant Article 13 and Peter K. indicated it was not part of the public meeting discussion. Kathy provided additional clarifications on

how that article would affect STR availability along with an additional tax that could be levied on multiple property owners.

8. A lengthy discussion ensued on a potential motion for ACNVT to recommend the status quo (opposition to all citizens STR zoning Articles (13, 19, 20 and 21) in favor of the STRWG proposals at the planned Special Town meeting in the fall. The discussion resulted in deferring the decision to our next meeting and a recommended circulation of a 1999 NY Times article reflecting overcrowding issues that are decades old (see link below).
9. Affirmation of the ACNVT mission and charter were discussed.
10. There was discussion of Articles 1 and 6 regarding a possible change to the Form of Government in Nantucket, citing examples of how other towns are operating. Based on town counsel comments, it was agreed to consider Article 1 which was more likely to be legally viable and invite its author, Curtis Barnes, to speak to us about it and the role of non-voting taxpayers, at our next meeting. Kathy offered to circulate the link for an open Select Board meeting where representatives from other MA towns shared their experiences in moving from annual town meeting to other forms of government (See below for link).
11. Peter H. led a discussion of Citizen Warrant Article 9 regarding a change to the existing noise bylaw, decreasing the distance at which pool and A/C noise is measured from 40 to 30 feet. ACNVT members decided not to take a position at this time but members are free to share their opinions as private citizens.
12. Next ACNVT meeting will be scheduled for Saturday, January 28, 2023 at 10am.
13. Motion to adjourn was seconded and passed unanimously at 11:58 am.

Respectfully submitted,

Kathy Baird, Secretary

Attachments (3)

(1) – Link to Key Data Questions per item 6 above

[Key Data Questions Revised](#)

(2) – Link to 1999 NY Times article regarding Nantucket's impending demise per item 8 above

[Nantucket Worries That Its Past Is Being Renovated Away](#)

(3) – Link to Nantucket YouTube video per item 10 above, starting at 1:14.00

[Town Government Alternatives Select Board 11162022](#)

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website. <https://www.youtube.com/watch?v=TO7iqMDypZ0>