



# Town of Nantucket Finance Committee

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Committee Members:** Denice Kronau (Chair), Stephen Maury (Vice-chair), Joseph T. Grause Jr., Peter McEachern, Joanna Roche, Peter Schaeffer, Chris Glowacki, Jill Vieth, George Harrington

## MINUTES

**Monday, February 14, 2022**

Called to order at 4:02 pm by Ms. Kronau

Staff in attendance: Brian Turbitt, Director of Finance; Rich Sears, Deputy Director of Finance; Mariya Basheva, Financial Analyst; Terry Norton, Town Minutes Taker

Attending Members: Kronau, Maury, Grause, Schaeffer, Glowacki, Vieth, Harrington

Absent Members: MacEachern, Roche

Late Arrivals: Harrington, 4:14 pm; Grause, 4:21 pm

Early Departures: Harrington, 4:41 pm

Documents used: Draft minutes as listed; Warrant Articles for 2022 Annual Town Meeting.

Adoption of agenda.

Motion **Motion to Approve.** (made by: Vieth) (seconded)

Roll-call Vote Carried 5-0//Glowacki, Vieth, Maury, Schaeffer, and Kronau-aye

### I. ANNOUNCEMENTS

### II. PUBLIC COMMENT

1. None

### III. APPROVAL OF PRIOR MEETING MINUTES

1. February 8, 2022

Motion **Motion to Approve.** (made by: Schaeffer) (seconded)

Roll-call Vote Carried 5-0//Glowacki, Vieth, Maury, Schaeffer, and Kronau-aye

### IV. REVIEW AND DISCUSSION OF WARRANT ARTICLES FOR 2020 ANNUAL TOWN MEETING (ATM)

1. Article 19 (Real Estate Acquisition/Appropriation: 10-12 Washington Street)

Speakers Ken Beaugrand, Real Estate Specialist

Discussion **Beaugrand** – Select Board has reviewed this and approved the acquisition. Town Counsel has reviewed all documentation. Staff recommends a positive motion.

**Schaeffer** – Asked the original objective of ReMain.

**Beaugrand** – It was bought with a view of making it a bus terminal and facilitate getting away from the reliance on cars.

2. Article 76 (Home Rule Petition: Community Housing Bank Real Estate Transfer Fee)

Speakers Ken Beaugrand, Real Estate Specialist

Discussion **Beaugrand** – This is to allow the Town to own increase the price range for affordable housing but not the fees.

3. Article 85 (Real Estate Acquisition: Coastal Access - Eel Point Ways)

4. Article 86 (Real Estate Conveyance: Coastal Access - Eel Point Ways)

Speakers Ken Beaugrand, Town Real Estate Specialist

Discussion **Beaugrand** – These are for several ways to provide coastal access for the public. This is recorded land. Staff recommend is for positive motions.

5. Article 87 (Real Estate Acquisition: Paper Streets – Red Barn and Sheep Pond Roads Area)
6. Article 88 (Real Estate Conveyance: Paper Streets – Red Barn and Sheep Pond Roads Area)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – These deal with Sheep Pond Road erosion by creating access ways. We will create easements on Nantucket Conservation Foundation (NCF) land for resident access. Asking for a positive motion.  
**Kronau** – Asked what the marked area over by Proprietors way is for.  
**Beaugrand** – That shouldn't be on the map.
7. Article 89 (Real Estate Acquisition: Parcel of Land off Surfside Road)
8. Article 90 (Real Estate Conveyance: Parcel of Land off Surfside Road)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – This is to ensure no abutters are landlocked. Asking for a positive motion with abutters paying all the costs.
9. Article 91 (Real Estate Acquisition: 31 Easy Street)
10. Article 92 (Real Estate Conveyance: 31 Easy Street)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – This is to improve transportation and sidewalk access in the area. Each party is contributing \$1m as well as sharing costs; Town portion would be a depth inclusion. Staff is recommending a positive motion.  
**Glowacki** – Asked who ends up owning this; does the Town have to be involved  
**Beaugrand** – The Town will own the street and sidewalk but no more.  
Motion **Motion to Approve Articles 19-92.** (made by: Glowacki) (seconded)  
Roll-call Vote Carried 6-0//Glowacki, Vieth, Maury, Schaeffer, Harrington, and Kronau-aye
11. Article 93 (Real Estate Conveyance: 50 Altar Rock Road)
12. Article 94 (Home Rule Petition: Real Estate Conveyance – 50 Altar Rock Road to Nantucket Conservation Foundation, Inc.)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – This parcel can only be used for this type of transaction. The NCF, who would be better stewards, would like to own all the access to Altar Rock. Recommend a positive motion.
13. Article 95 (Home Rule Petition: Real Estate Conveyance – A Portion of Ames Avenue)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – Explained the complicated transaction. Recommend positive motion.
14. Article 96 (Real Estate Acquisition: Tom Nevers Coastal Access - Dorset Road)
15. Article 97 (Real Estate Conveyance: Tom Nevers Coastal Access - Dorset Road)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – Land Bank owns the land closest to the ocean with an easement. The conveyance will facilitate public access to the ocean-side property by means of a public road. We have not heard any objections from abutters. Recommend a positive motion.
16. Article 98 (Real Estate Acquisition: West Chester Street)
17. Article 99 (Real Estate Conveyance: West Chester Street and Weweeder Avenue)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – The section of West Chester goes from Crooked Lane to Wannacomet just pass Billy Cassidy's old house; this would allow the Land Bank to open use of their trails. The other part is Weweeder at the bottom of the Airport to clear up title land under the runway. The Land Bank would pay for any survey costs. Recommend a positive motion.  
**Glowacki** – Confirmed that section of West Chester Road is not passable at this time but that it will become passable.

18. Article 100 (Real Estate Disposition: Utility Easement/Shadbush Road)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Libby Gibson, Town Manager  
Discussion **Beaugrand** – He didn't look at this.  
**Gibson** – This is for the Marine Department storage building. National Grid requires an easement to do the electrical service.
19. Article 101 (Real Estate Disposition: Long-term Lease Authorization/Shooting Range Facility)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – We've made a amendment to the request for proposal (RFP) and got permission to file a conservation easement; we have an opinion from the State that doesn't we don't have to file for the easement until the RFP is accepted and building completed. Recommend a positive motion with changes as to be approved by the Select Board.  
**Kronau** – Asked if Select Board changes the article would impact a positive motion made today.  
**Beaugrand** – No; they aren't changing the nature of the warrant, just the definition of what's in the RFP.
20. Article 102 (Real Estate Acquisition: Proprietors Road – Off Tripp Drive/South Shore Road)
21. Article 103 (Real Estate Conveyance: Proprietors Road – Off Tripp Drive/South Shore Road)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** - There is no public interest in maintaining the road; the abutter would pay the survey and Town Counsel costs. This is recorded land. He recommends a positive motion.
22. Article 104 (Real Estate Acquisition: Two (2) 12-foot Wide Ways – Nobadeer Way)
23. Article 105 (Real Estate Conveyance: Two (2) 12-foot Wide Ways – Nobadeer Way)  
Speakers Ken Beaugrand, Town Real Estate Specialist  
Discussion **Beaugrand** – Completion of the transaction is subject to the abutters paying all the costs. This is recorded land. Recommend positive motion.  
**Kronau** – Confirmed there are 12 abutters who will receive small additions to their lots.  
Motion **Motion to Adopt Articles 93-105.** (made by: Vieth) (seconded)  
Roll-call Vote Carried 7-0//Glowacki, Vieth, Grause, Harrington, Maury, Schaeffer, and Kronau-aye

## V. COMMITTEE REPORTS

1. None

## VI. NEXT MEETING DATE/ADJOURNMENT

Date: Tuesday, February 15, 2022; 4:00 p.m.; Planning Board recommendations

## VII. OTHER BUSINESS

1. Discussion about reactions to Planning Board motions concerning short-term rentals
2. Adjournment:

Motion **Motion to Adjourn at 4:44pm.** (made by: Schaeffer) (seconded)

Roll-call Vote Carried 6-0//Glowacki, Schaeffer, Vieth, Maury, Glowacki, and Kronau-aye

Submitted by:

Terry L. Norton