

Nantucket Planning Board DRAFT Minutes
****Joint Meeting with the Nantucket Select Board****
Remote Participation via Zoom Webinar
March 10, 2022 @ 4:00 PM.

Board Members: John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell, “Fritz” McClure (ABESENT) and Barry Rector

Alternates: Stephen Welch and Campbell Sutton

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Meg Trudel (Land Use Planner) and Catherine Ancero (Administrative Specialist)

Meeting Recording Can be Viewed Using the Link Below:
<https://www.youtube.com/watch?v=8sd9XCJu5qg>

I. Call to order:

Select Board Chair Bridges called the meeting to order at 4:02PM.

Roll call of those participating:

Matt Fee *Aye*

Melissa Murphy *Aye (left meeting at 4:25PM)*

Dawn Holdgate *Aye*

Kristie Ferranella *(Joined at 4:15PM)*

Chair Jason Bridges *Aye*

Finance Committee Chair Kronau called the meeting to order at 4:03PM.

Roll Call of those participating:

Joe Grause *Aye*

Christopher Glowacki *Aye*

Joanna Roche *Aye*

Chair Denise Kranau *Aye*

Planning Board Chair John Trudel called the meeting to order at 4:05PM.

Board members:

Vice- Chair David Iverson *Aye*

Barry Rector *Aye*

Nat Lowell *Aye*

Chair John Trudel *Aye (left meeting at 4:25PM)*

II. Discussion:

The purpose of this meeting is to have the opportunity for the Select Board to ask questions of the motions that the Planning Board and Finance Committee made. Planning Board Chair Trudel and Select Board Mrs. Holdgate stated that they will be recusing from any of the short-term rental discussions. Finance Committee Joe Grause questioned whether either the Administration or the Select Board prepared a sales pitch for the Town Voters at Town Meeting for the Our Island Home design article. Town Manager Libby Gibson stated that they are working on the narrative with the video. Different proposal than it was the last time, not purchasing any land and different operational model. Town Manager Mrs. Gibson stated that the fifty million is based on a slightly elevated estimate from two years ago when we had a study done that the Board

requested to see what it would take to construct a new facility. Have not revisited with any kind of firm that does today's dollars cost estimates but based on other projects and what's going on in the economy today we think that 50 is a decent estimate. Town Manager Mrs. Gibson stated that there are going to be objections to a move, the Board voted in August of 2021 after looking at a variety of sites and examining this issue in detail over the past five, ten, fifteen, twenty years that this is the best scenario to put forward. Brenda Johnson is the outreach person for this project and she's been meeting with a variety of groups including the Senior Center, Rotary, and the Town Association. Finance Committee Mr. Grause stated that he supports the project however we as the Town don't always project the benefits and communicate as well as we could. Select Board Mr. Fee supports the relocation to Sherburne Commons. Select Board Mr. Fee expressed his concern about the Town's ability to operate the Our Island Home. Select Board Mr. Fee also expressed that they should be negotiating the union changes we need prior and to include housing for the employees. Select Board Mr. Fee has severe concerns about the Town's ability to operate the hospital. The demand is shifting, and asked Finance how deeply did they delve into any of those issues. Finance Committee Ms. Kronau stated that they didn't do a referendum on whether there should be our island home or not. The voters made that quite clear. We looked at it as a funding that's needed to do a design provided the Town wants to stay in the Our Island Home business. Finance Committee Ms. Kronau suggest that the Our Island Home Work Group look at this and if at some point the leadership of the Town wants to take a revisit whether we should be in the nursing home business then that's something that would have to be brought up in a completely different way. Select Board Mrs. Murphy who is a member of the "Working Group" stated that she heard Mr. Fee's concerns and the community has asked for a nursing home and these preliminary expenses are really to get the ball rolling. The labor and housing issues are being addressed in other of the Town government. The Affordable Housing Trust who provides down payment assistance programs and closing costs are also looking into a potential program for down payment assistance program and maybe various other kinds of incentives or problems that we have through Town government for Town employees that are all being explored. Planning Board Mr. Lowell stated that Finance Committee Mr. Grause is right that the Voters need to know and know what we are doing. Planning Board Mr. Lowell stated that reusing the property at the current Our Island Home for parking and future meeting space makes the overall concept of the moving Our Island Home much easier to understand by reusing the existing land for a better purpose. Finance Committee Mr. Schaffer spoke for the need of housing. Town Manager Ms. Gibson not sure where people are getting the idea that housing is not part of this, they are certainly looking to see if housing can be accommodated at the site, the Town's lease with Sherburne Commons. Select Board Mrs. Murphy recused herself for Board to move forward to have a discussion for the short-term rental. Planning Board Chair Trudel recused himself as well. Planning Board Chair Trudel commended all the Board, Committee members and staff for their time and service. Finance Committee Chris Glowacki and Select Board Dawn Holdgate from Select Board recused. Finance Committee Chair Ms. Kronau stated that she watched all the Planning Board deliberations on Article 42. Finance Committee Chair Ms. Kronau feels that it seems appropriate why the Planning Board is moving forward when its partnered up with Article 39 to get the data that is needing to get the discussion in a positive way to eliminate some risk for the Town. Finance Committee Chair Ms. Kronau stated that we want to have short-term rentals to be able to have the community stay the thriving community it is financially and economically and at the same time not become a ghost Town. Select Board Mr. Fee is concern that about gathering data second, in an ideal world we'd gather data first and base the decisions made from the data that has been gathered. Select Board Mr. Fee expressed concern that commercialization is a serious threat to the year-round economy and to the residents here on island. Select Board Mr. Fee suggest making a motion that they put on hold and get the data information first before moving forward. Select Board Mr. Fee feels that they are not understanding the ramifications of this fully. Finance Committee Joanne Roche feels that short-term rental is a problem and that Article 39 will be able to be the regulating piece that will make the dent in the problem right. Finance Committee Ms. Roche stated that we need to figure out how to regulate them to have the least amount of impact on the island and the most benefit to the island's residents. Select Board Kristie Ferrantella stated that there is really no way to stop unless you make Nantucket unattractive for people. Select Board Ms. Ferrantella said that people are going to want to come and invest on property. Select Board Mrs. Ferrantella feels that not putting these articles

forward is not the right approach. Planning Board Mr. Rector feels that data will be the saving grace. Planning Board Deputy Director Mrs. Snell stated that Article 42 will essentially codify the allowance of short-term rentals and any dwelling unit anywhere on the island. Apartment buildings and workforce housing and places that we do not want to encourage short-term rentals and that currently does not exist right now. In Article 43 is much more limiting and it would require a large segment of the short-term rental owners to have to go to the Zoning Board of Appeals and the Zoning Board of Appeals process is time consuming. Article 43 would allow short-term rentals as an accessory uses residents would be allowed to use their primary residence as a short-term rental by right but non-residents would have to prove that it's an accessory use and would require relief through the Zoning Board of Appeals. Town Manager Gibson mention that Andrew, herself, Roberto and Town Council were in charge with putting together an outline of what potential regulations could contain under if Article 39 is adopted. They are working on that and it will be in the Select Board packet next Wednesday. Select Board Chair Bridges asked if that is also if Article 42 gets adopted or not. Town Manager Mrs. Gibson stated just for Article 39. Finance Committee Chair Ms. Kronau told Select Board Chair Bridges that the Finance Committee motioned to support Planning Board motion for Article 43. Finance Committee Ms. Roche suggested that it is not too late to make a technical amendment suggesting to maybe consider putting additional funds for some of the things that was discussed about at the workshop so that we can advance Coastal Resilience Plan recommendation seeing that everyone is in this meeting.

III. Adjournment:

Select Board: Mrs. Ferrantella moved to adjourn the Select Board meeting at 5:08PM. The motion was duly seconded by Mrs. Holdgate and the motion carried unanimously.

Roll Call Vote:

Chair Bridges *Aye*

Mr. Fee *Aye*

Mrs. Ferrantella *Aye*

Mrs. Holdgate *Aye*

Planning Board: Mr. Lowell moved to adjourn the Planning Board meeting at 5:10PM. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Roll Call Vote:

Mr. Lowell – *Aye*

Mr. Rector *Aye*

Acting Chair Iverson *Aye*

Submitted by:

Catherine Ancero