

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Minutes of meeting 10 A.M., SATURDAY, July 16, 2016, at
4 Fairgrounds Road

1. Attending: Lou Bassano, Gary Beller, David Brown, Don Green, Peter Halle, Susan Matloff, Bill Sherman, Jay Strauss, and Anthony Walsh, and guests Town Manager Libby Gibson and Town Housing Consultant Tucker Holland. Members absent: Howard Blitman and Peter Kahn.
2. ACNVT Chair Jay Strauss opened the meeting at 10:00 a.m., noting that a quorum was present and, without objection, stated that the proposed agenda for the meeting was adopted. He then invited any corrections to the 8/15/15, 9/5/15 and 6/25/16 minutes. Hearing none, he declared the minutes approved. Gary Beller, newest member of ACNVT, was welcomed.
3. After a brief introduction, Town Manager Libby Gibson led off with a summary review of issues facing the Town. A Special Town Meeting is proposed for October 17, 2016. The BOS is expected to set its agenda by mid-August, including choice of Sherburne Commons as site of a re-located Our Island Home. (Disposition of the present waterfront site may be considered by an ad hoc committee.)
4. The STM will vote on the \$70 – 80M sewerage of Madaket, Warren's Landing, and Somerset, perhaps also on whether betterments are to be charged to benefitted property owners. Some still argue for upgraded septic systems as an alternative to bring down Total Minimum Daily Loading, a measure of nitrogen flow toward Madaket harbor, to comply with State law.
5. Further needed appropriations for the new fire station and for the elementary school upgrade could be voted at the STM or on the November 8th ballot. A draw on free cash with State approval or State grant money may help with fire station cost.
6. Other articles could appear on the STM warrant depending on citizen petitions.
7. The Town has many clean water issues and projects, also roads and bike path projects including a Milk Street bike path to Mt. Vernon, Bartlett Road bike path upgrade underway, paving of First Way with sidewalk, and in Surfside the Boulevard with bike path. If funding is boosted to meet bid, the Boulevard will be paved in the coming off-season and next season should see inclusion of Lovers

Lane, Okorwaw and Monohansett --- an alternative way to the airport.

8. The Town parking lot off Washington Street needs optimizing, likely started in the fall. Hopefully sidewalks from Straight Wharf to Easy Street would be upgraded, also widened on the Stop & Shop side.
9. To enhance Town emergency services, advanced life support capability is sought.
10. Toward developing the Strategic Plan of the BOS, hiring a consultant in the next few months is likely. Water quality is one focus.
11. Collective bargaining with the Town's seven unions hopefully will be brought to a good conclusion by 6/30/17.
12. On the Town's 6 Fairgrounds Road site, Town employee affordable housing, both seasonal and year-round, is envisioned. An RFQ in the fall will further the planning process.
13. In general, real estate taxes are payable on affordable housing although the underlying land may be exempt under State law. The Nantucket Housing Authority as a Massachusetts entity is exempt but pays a 'pilot' amount in lieu of real estate tax. The Housing Authority maintains a 'pool' of qualified applicants for affordable housing.
14. According to Mr Pascan of Richmond Great Point, affordable housing units planned for its development off Old South Road should bring the island's affordable housing units to 7.5%, short of the 10% target.
15. Based on the Town's Home Rule Petition, 2016 ATM Article 82, House bill H.4317 is currently in the Municipalities and Regional Government Committee. [Per the 7/21/16 I&M, the bill was favorably voted out and has gone to the House Committee on Steering, Policy and Scheduling. If not passed in this legislative session, it will be refiled in the next session.]
16. H.4317 calls for ½% fee payable by sellers on real estate sales over \$2M. Lou Bassano expressed support for the purpose but thought payment by buyer (as with the Land Bank fee) better and on sales below \$2m as well. Tucker Holland explained that H.4317 was drafted to overcome legislator objections to prior HRPs in 2005 and later. Proceeds of the fee are to be administered by the Nantucket Housing Trust and are expected to be ~\$1.25M based on past 10 year averages.

17. Upon motion by Don Green, seconded and passed by 4 to 3 vote, Sue Matloff abstaining, a letter to the BOS is to be written in support of H.4317 for further funding of affordable housing.
18. Lou questioned support of 2016 ATM Article 78 HRP to authorize the BOS to set the residential exemption up to 30%. He asked what comparable towns on the Cape have done with this issue.
19. On the HRP to get authorization from the State for transfer of Land Bank land to the schools, Lou spoke in favor.
20. ACNVT member David Brown, who also is President of the Nantucket Community Association, reminded members of the Ninth annual Summer Forum jointly sponsored by ACNVT and NCA. The Summer Forum is set for Monday, July 25, from 9:30 to 11:00 a.m. in the Great Room of the Atheneum. Gary Beller reported sending notice of the Forum to some 400 members of the Westmoor Club.
21. Tucker Holland was invited to join our August 20 meeting to deepen our understanding of affordable housing issues. He accepted. Commended as our guest at the next ACNVT meeting (July 30) was Allen Reinhard, Chair of the Land Bank and of a number of Town committees and former selectman.
22. Chair Jay Strauss set the next ACNVT meeting for July 30, 2016.
23. The meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Bill Sherman, Secretary

Draft minutes e-distributed 7/24/16. Minutes adopted 7/30/16, posted 8/1/16 and hard copy submitted to Town Clerk 8/2/16