



Town of Nantucket Finance Committee

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Committee Members: David Worth(Chair), Stephen Maury(Vice-chair), Clifford Williams, Joseph T. Grause Jr., Peter McEachern, Henry Sanford, Joanna Roche, Christopher Glowacki, Jean Grimmer

MINUTES

Monday, February 13, 2017

4 Fairgrounds Road, Community Room – 4:00 p.m.

Called to order at 4:00 p.m.

Staff in attendance: Brian Turbitt, Director of Finance; Julia Lindner, Financial Analyst; Terry Norton, Town Minutes Taker
Attending Members: Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
Absent Members: Worth, Williams
Late Arrivals: Grause and McEachern, 4:11 p.m.
Early Departures: None
Documents used: February 6, 2017 minutes; Real Estate Assessment Committee (REAC) recommendations; Warrant Articles for 2017 Annual Town Meeting(ATM).

I. ANNOUNCEMENTS

II. PUBLIC COMMENT

1. None

III. APPROVAL OF PRIOR MEETING MINUTES

1. February 6, 2017: Held

IV. REVIEW AND DISCUSS NEW PROPOSED FACILITY FOR OUR ISLAND HOME (OIH)

1. Article 14: Appropriation: New Facility for Our Island Home
Discussion **Maury** – This was tabled to February 21, 2017. The OIH Workgroup meeting had to be postponed. There was a site visit where he learned there are only two working showers that don't hold temperature; that to him is very shocking.

V. REVIEW & DISCUSS REAL ESTATE ARTICLES AND REAL ESTATE ASSESSMENT COMMITTEE RECOMMENDATIONS

1. Article 91 (Conveyance of Easement on 30 Surfside Road to Verizon)
2. Article 92 (Conveyance of Easement on 30 Surfside Road to Nantucket Electric)
3. Article 93 (Real Estate Acquisition: Various Easements and Miscellaneous Parcels)
4. Article 94 Real Estate Conveyance: Various "Paper" Streets and Miscellaneous Parcels)
5. Article 95 (Real Estate Acquisition: Nancy Ann Lane) Patricia Roggeveen
6. Article 96 (Real Estate Conveyance: Nancy Ann Lane) Patricia Roggeveen
7. Article 97 (Real Estate Acquisition: Mayflower Circle, Daffodil Lane) Patricia Roggeveen
8. Article 98 (Real Estate Conveyance: Mayflower Circle, Daffodil Lane) Patricia Roggeveen
9. Article 99 (Real Estate Acquisition: North Road) Steven Cohen
10. Article 100 (Real Estate Conveyance: North Road) Steven Cohen
11. Article 101 (Real Estate Acquisition: Sandwich Road) Steven Cohen
12. Article 102 (Real Estate Conveyance: Sandwich Road) Steven Cohen
13. Article 103 (Real Estate Acquisition: Scott's Way) Christopher L. Ray
14. Article 104 (Real Estate Conveyance: Scotts Way) Christopher L. Ray
15. Article 108 (Real Estate Acquisition: Paper Streets – Hollister and West Quaise Roads) Lucy Dillon
16. Article 109 (Real Estate Conveyance: Paper Streets – Hollister and West Quaise Roads) Lucy Dillon

17. Article 110 (Real Estate Acquisition: Unnamed Private Ways off Low Beach Road, Sconset) Arthur Reade, Jr.
18. Article 111 (Real Estate Conveyance: Unnamed Private Ways off Low Beach Road, Sconset) Arthur Reade, Jr.
Discussion None.

VI. REVIEW WARRANT ARTICLES FOR 2017 ANNUAL TOWN MEETING

1. Article 66 (Bylaw Amendment: Affordable Lot and Affordable Unit Requirement) Linda Holland
Sitting Maury, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
Discussion **Linda Holland**, sponsor – This article is to ensure housing for the Island workforce. In her (4:11) opinion, one cause for the housing crisis is the Island are running out of land; a lot year-round homes are being purchased and converted into summer homes. Reviewed the history and current usage of the Covenant Program; also noted the reduction of year-round residents in certain areas of the Island. The article states no subdivision are to be permitted without an affordable housing component, which would be a covenant house; subdivisions of five lots and over would have 20% of covenant homes and thus provide a definite inventory of workforce housing. The article allows for the option that if you don't want a covenant house on your site, you could provide it elsewhere. Noted that this article would be the first of its kind in the State and could meet a fair amount of opposition; she still thinks it is necessary. Pointed out that currently, much of the Island workforce is commuting on the high-speed ferries. She feels we are not going to save the Nantucket we love if we don't have the working people living here; they are the vitality of the Island.
Maury – Asked if it was her intention to make the affordability of these units created by this article under the Covenant Program; she had mentioned that but that isn't mentioned in the articles.
Holland – Her intent had been for the article to create units through the Covenant Program.
Maury – Pointed out the Covenant Program doesn't get Nantucket toward Subsidized Housing Inventory.
Grause – Confirmed that the article is for owner occupied residences, not rentals.
Holland – Yes, it is to expand the covenant inventory. If it were rented, it would still have some price control on it.
Maury – The Covenant program requires the owner live in the house 10 out of 12 months. If we make a positive recommendation, we would include the language about the Nantucket Housing meets covenant.
2. Article 67 (Bylaw Amendment: Residential Housing Size) Linda Holland
Sitting Maury, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
Discussion **Linda Holland**, sponsor – Chilmark voted this in 2013 and the Attorney General approved it (4:20) and has not been defeated in appeals. This article would limit living area not ground cover; there would have to be a new definition of living area in our bylaws. Living area gets into floor levels.
Grause – Asked the logic behind the limitation.
Holland – To limit the living area of residences and prevent the proliferation of "high rise" apartments. She believes in the Island's open space, historic character and clean environment. Pointed out that a lot of old houses are getting huge basements that emit light at night and affects the street. She believes raising the height limit to 40 feet in certain districts is the beginning of the end.
Maury – This article talks about gross living area even if it isn't visible; that means basement living space would have to be calculated.
Holland – She is concerned that basement levels could start encroaching into the water table. She hopes between now and ATM the articles will be tweaked by people in the trade. She has gotten a lot of positive public response to this article.
Discussion about the current limitations on construction.

VII. COMMITTEE REPORTS

1. OIH: **Maury** – Nothing to add at this time.
2. Fire Station: **Maury** – He believes the bids for the panelized construction were supposed to be back in February 2017; asked for an update. **Turbitt** – It is being redesign for panelized construction then that Request for Proposal will go out under Chapter 149 Section 14. There is a contract to redesign it as stick-built. Depending on the outcome of the panelized bids, the decision will be made whether or not to go for conventional construction bids.

VIII. NEXT MEETING DATE/ADJOURNMENT

Date: Tuesday, February 21, 2017; 4:00 p.m.; 4 Fairgrounds Road Community Room

Adjourned 4:39 p.m.

Submitted by:

Terry L. Norton