



# 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

**Thursday, February 23, 2017**

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

Called to order at 4:02 p.m.

Staff in attendance: Libby Gibson, Town Manager; Brian Turbitt, Director of Finance; Julia Lindner, Financial Analyst; Terry Norton, Town Minutes Taker

Attending Members: Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer

Absent Members: None

Late Arrivals: Sanford, 4:04 p.m.

Early Departures: None

Documents used: Contract Review Committee Recommendations; Citizen Warrant Articles for 2017 Annual Town Meeting.

### I. ANNOUNCEMENTS

### II. PUBLIC COMMENT

1. None

### III. APPROVAL OF PRIOR MEETING MINUTES

1. February 21, 2017 – Held

### IV. REVIEW, DISCUSS CONTRACT REVIEW COMMITTEE RECOMMENDATIONS

Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Grimmer

Discussion **Dorothy Hertz**, Chair Contract Review Committee (CRC) – Talked about the client application and CRC review process.  
(5:09)

**Grause** – One of these agencies had management and financial issues and CRC had them on a short leash; asked if they are still on this list.

**Maury** – They have been rebranded and are now called Fair Winds; they are still being monitored. The CRC feels their mission is vital to the Island and granted increased funding.

**Hertz** – Gosnold is a mental health and substance abuse group on the Cape that will be opening up a clinic on the Island. They have a strong management and fiscal history. This will provide the residents greater options and greater programs.

**McEachern** – Asked what happened to the leadership of Mentoring Youth.

**Hertz** – The support staff have moved over to Fair Winds; they are under their umbrella but still separate. CRC has been asked whether or not all service providers come forward; there are also organizations that CRC would be willing to give them more funds than they request.

**Worth** – Asked if CRC collaborates with Community Foundation.

**Hertz** – No.

**Turbitt** – Need to change Children and Family Services to Fair Winds.

Motion **Motion to adopt with the name change for an organization.** (made by: Maury) (seconded by: McEachern)

Vote Carried 8-0//Glowacki recused

## V. REVIEW, DISCUSS WANNACOMET WATER'S NEW BUILDING REQUEST

- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – The Capital Program Committee (CapCom) met with Wannacomet Water Company (WWC). A suggestion about spending \$1,000 per square foot on something that is not mission critical might be a difficult expenditure to make. He wonders if the WWC and the Water Commission has given enough consideration to renovating the existing building, which would cost considerably less and accomplish the same goal.
- Grause** – In terms of all capital projects, this does not strike him as mission critical. Expressed frustration that when an estimate comes in higher than expected, departments seem to make no consideration for a reduction of the program.
- McEachern** – The CapCom voted three in favor and two against this.
- Williams** – It's unfortunate it will cost more but it is being paid through retained earnings and won't cost the tax payer. We've already appropriated \$3.5M; he feels something needs to be done.
- Maury** – Agrees this doesn't seem to be mission critical in providing safe water and customer service. Aspects of this program have not been discussed.
- Bob Gardner**, WWC Manager – After the discussion with CapCom, they have looked at aspects like the site plan to increase safety. He disagrees that this building is not mission critical; it is mission critical in the handling of 6,000 accounts. You cannot equate a private to a public building. This will be panelized construction, which is the cheapest form of construction. Of the two bids they received, they chose the bid by a company with experience of building on the island; JJ Scanlan is holding their bid price for the ATM decision. There is no impact to the rate payer. He believes this new building will provide the type of service the rate payer needs. They looked at rehabilitation but upon the advice of local builders, they decided the cost would be greater. Since 2011, WWC has done \$17M worth of capital projects all of them under budget; WWC knows how to manage a capital project. Asked for the committee's support.
- Sanford** – Asked if there are other large capital expenditures coming up.
- Gardner** – About \$15M worth in replacing water mains by 2020.
- Williams** – They've gone through the process and are using retained earnings. He supports this.

## VI. MOTIONS ON WARRANT ARTICLES FOR 2017 ANNUAL TOWN MEETING (ATM)

1. Article 1 (Receipt of Reports)

Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer

Discussion None

Motion **Motion to Adopt.** (made by: Maury) (seconded by: Williams)

Vote Carried unanimously
2. Article 2 (Appropriation: Unpaid Bills)

Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer

Discussion None

Motion **Motion to Adopt.** (made by: Williams) (seconded by: McEachern)

Vote Carried unanimously
3. Article 3 (Appropriation: Prior Year Articles)

Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer

Discussion **Worth** – Need further information.

Motion Tabled for March 6.

Vote N/A
4. Article 4 (Appropriation: Reserve Fund)

Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer

Discussion None

Motion **Motion to Adopt.** (made by: Maury) (seconded by: Williams)

Vote Carried unanimously

5. Article 5 (Rescind Unused Borrowing Authority)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: Williams) (seconded by: Grause)  
Vote Carried unanimously
6. Article 6 (Fiscal Year 2017 General Fund Budget Transfers)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – Need further information.  
Motion Tabled for March 6.  
Vote N/A
7. Article 7 (Personnel Compensation Plans for Fiscal Year 2018)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: McEachern) (seconded by: Grimmer)  
Vote Carried unanimously
8. Article 8 (Appropriation: Fiscal Year 2018 General Fund Operating Budget)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – Need further information.  
Motion Tabled for March 6.  
Vote N/A
9. Article 9 (Appropriation: Health and Human Services)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – Need further information.  
Motion Tabled for March 6.  
Vote N/A
10. Article 10 (Appropriation: General Fund Capital Expenditures)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – Need further information.  
Motion Tabled for March 6.  
Vote N/A
11. Article 11 (Appropriation: Fiscal Year 2018 Enterprise Funds Operations)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – The WWC removed the \$75,000 position and the budget was adjusted down.  
Motion Tabled for March 6.  
Vote N/A
12. Article 12 (Appropriation: Enterprise Funds Capital Expenditures)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – In review of the enterprise funds, they saw all the capital expenditures. Other than the WWC, asked if there are any questions.  
**Williams** – Explained why he supports the whole article to include the WWC request.  
**Gibson** – The cost associated review connected with Madaket; this is a measure being discussed with regard to failure of Madaket sewer; there are questions about water quality issues that it was felt weren't explored; look harder at landfill issues; review other options; and refine the sewer plan more. The money would come from sewer retained earnings. The OIH item needed completed language and increased the appropriation to \$400,000.  
Motion **Motion to Adopt the article with the exception of the \$1.5M for Wannacomet Water Company.** (made by: Grause) (seconded by: McEachern)  
Vote Carried 8-1//Williams opposed.

13. Article 13 (Enterprise Funds: Fiscal Year 2017 Budget Transfers)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – Need further information.  
Motion Tabled for March 6.  
Vote N/A
14. Article 14: Appropriation: New Facility for Our Island Home)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Williams** – The workgroup is working on the final draft ready by March 6.  
Motion Tabled for March 6.  
Vote N/A
15. Article 15 (Appropriation: Real Property Acquisition)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Gibson** – It is the intent of the Town to go forward with the acquisition of this property provided Archeology and Massachusetts Natural Heritage approve. The purchase and sale agreement is not yet finalized. FinCom could include in their comments that should the archeology fall through, the purchase won't go forward. If OIH doesn't go here there are other possible municipal uses for the property.  
**Glowacki** – He would like to see the reports before making a decision on this.  
Discussion about the OIH program in relation to this location versus the existing site.  
Motion Tabled for March 6.  
Vote N/A
16. Article 16 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion ((Can not find a motion to adopt on this article in any minutes.))  
Motion None  
Vote N/A
17. Article 17 (Zoning Bylaw and Zoning Map Change: Sherburne Commons)  
Sitting Maury (acting), Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Maury** – This extends the assisted living zoning district.  
Motion **Motion to Adopt.** (made by: Williams) (seconded by: Grause)  
Vote Carried 8-0//Worth recused
18. Article 18 (Appropriation: Sewer Project/ Additional Nantucket Harbor Shimmo Parcels and Plus Infill Parcels in Town Sewer District)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Gibson** – The betterment language was in there because it was “cut & paste” from the prior article. These parcels are getting added into a project that has a funding structure; they logically should have been part of the project from the beginning. The recommendation from Town Counsel and Town Administration is to remove that language. It does not preclude future properties asking to be included from being assessed fees.  
Motion to reconsider the motion made March 21. (made by: Maury) (seconded by: Williams)  
Carried unanimously  
Motion **Motion to strike the language highlighted in the packet and Adopt the article and draft the motion without the highlighted section.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
19. 20 (Appropriation: Waterways Improvement Fund)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: Williams)  
Vote Carried unanimously

20. Article 21 (Appropriation: Ambulance Reserve Fund)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion Clarification on the number of positions funded out of this fund.  
Motion Tabled for March 6.  
Vote N/A
21. Article 22 (Appropriation: County Assessment)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: McEachern)  
Vote Carried unanimously
22. Article 23 (Appropriation: Finalizing Fiscal Year 2018 County Budget)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – FinCom should take no action because of the votes.  
Motion **Motion to Take No Action.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
23. Article 24 (Designation of Use of Bond Proceeds)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This is adopting language from the Municipal Modernization Act (MMA).  
Motion Tabled for March 6.  
Vote N/A
24. Article 25 (Appropriation: Ferry Embarkation Fee)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: Glowacki)  
Vote Carried 8-0//Williams abstain
25. Article 26 (Appropriation: Affordable Housing Trust Fund)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – We did vote with a comment.  
**Grause** – Read the proposed comment.  
**Glowacki** – He had mentioned closer integration between the Affordable Housing Trust Fund and the Community Preservation Committee (CPC) and this being a priority project for the CPC. He asked if that could be incorporated into this comment.  
**Grause** – The comment deals with funding from the Town.  
**Maury** – Suggested working that through other channels.  
Motion N/A  
Vote N/A
26. Article 28 (Establishment of and Appropriation for Stabilization Fund for Airport)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion Adopted 2/21/2017 made by: Glowacki and seconded by: Maury and carried unanimously  
Motion N/A  
Vote N/A
27. Article 36 (Surplus Equipment Disposition: Airport Fuel Truck)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: Grause)  
Vote Carried unanimously

28. Article 38 (Zoning Map Change: RC to ROH – Old North Wharf, Commercial Wharf, Still Dock, Commercial Street, and Washington Street)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: (5:40) McEachern)
- Vote Carried unanimously
29. Article 39 (Zoning Map Change: RC to CDT – Old South and Straight Wharves and New Whale Street)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
30. Article 40 (Bylaw Amendment: Harbor Overlay District)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
31. Article 41 (Zoning Map Change: North Water Street)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
32. Article 42 (Zoning Map Change: RC to CMI – Mid-Island: Sparks Avenue and Pleasant Street)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
33. Article 43 (Zoning Map Change: RC to CMI – Mid-Island: Orange Street)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
34. Article 44 (Zoning Map Change: RC to CN – Mid-Island: Pleasant Street, Sparks Avenue, and Williams Lane)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried 8-0//Glowacki recused
35. Article 45 (Zoning Map Change: R-1 to CN – Mid-Island)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Grimmer
- Discussion None
- Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)
- Vote Carried 8-0//Glowacki recused

36. Article 46 (Zoning Map Change: RC to CN – Nantucket Inn)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
37. Article 47 (Zoning Map Change: R-20 to CN – Airport Road) Kim Glowacki  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
38. Article 48 (Zoning Map Change: RC-2 to R-5 – Park Circle)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
39. Article 49 (Zoning Map Change: RC-2 to R-5 – Nobadeer Farm, Hinsdale, and Sun Island Road)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
40. Article 50 (Zoning Map Change: RC-2 to CMI – Airport)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
41. Article 51 (Zoning Map Change: RC-2 to CTEC – Teasdale Circle)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
42. Article 52 (Zoning Map Change: RC-2 to CI and/or CTEC – Airport)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
43. Article 53 (Zoning Map Change: RC-2 to R-40 – Nobadeer Farm Road)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously

44. Article 54 (Zoning Map Change: RC-2 to R-5, R-10 and CTEC – Old south Road and Pine Crest Drive)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
45. Article 55 (Zoning Map Change: RC-2 to R-5 – Nobska Way, Appleton Road, and Essex Road)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – This does not yet have a Planning Board Recommendation.  
Motion N/A  
Vote N/A
46. Article 56 (Zoning Map Change: RC-2 to CN – Essex Road)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
47. Article 57 (Zoning Map Change: 3-9 South Shore Road) Arthur Reade, Jr.  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
48. Article 58 (Zoning Map Change: 3 South Shore Road) Arthur I. Reade, Jr.  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
49. Article 59 (Zoning Map Change: LUG-2 to LUG-1 – South Shore Road) Marcia Rubin  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
50. Article 60 (Zoning Map Change: LUG-2 to LUG-1 – Evergreen Way) Lindsey Knapp  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
51. Article 61 (Zoning Map Change: LUG-2 to R-40 – Evergreen Way) Lindsey Knapp  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously



52. Article 62 (Zoning Map Change: R-20 and LUG-2 to LUG-1 – Skyline Drive and Woodland Drive) Paul F. Smith  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – This does not yet have a Planning Board Recommendation.  
Motion N/A  
Vote N/A
53. Article 63 (Zoning Map Change: LUG-2 to LUG-1 – Monohansett Road and Okorwaw Avenue) Barbara Clarke  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
54. Article 64 (Zoning Map Change: LUG-3 to LUG-2; 7 West Miacomet Road) Charles W. Fisher  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
55. Article 65 (Zoning Map Change: Miscellaneous Split Lot Corrections)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
56. Article 66 (Bylaw Amendment: Affordable Lot and Affordable Unit Requirement) Linda Holland  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Maury** – The Planning Board voted not to adopt and recommend this be referred to the Affordable Housing Trust Fund (AHTF).  
(5:31) **Roche** – She would like to Planning Board to further study this. Her comment is that this is not prepared and the sponsor needs help writing it. She supports the idea and wants to state that.  
**Maury** – It is not for FinCom to direct the Planning Board to write a citizen article. He feels FinCom doesn't have enough information to support the idea; we need to know what the effect would be. It is up to the sponsor to provide all necessary that information.  
Motion **Motion to Support the Planning Board motion.** (made by: Maury) (seconded by: Williams)  
Vote Carried unanimously
57. Article 67 (Bylaw Amendment: Residential Housing Size) Linda Holland  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Maury** – The Planning Board voted not to adopt.  
Motion **Motion to Support the Planning Board motion.** (made by: Maury) (seconded by: Williams)  
Vote Carried unanimously
58. Article 68 ( Zoning Bylaw Amendment: Residential Commercial (RC) and Commercial Industrial (CI) Districts)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously

59. Article 69 (Zoning Bylaw Amendment: Village Residential (VR)) Robert M. Kucharavy  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
60. Article 70 (Zoning Bylaw Amendment: Village Height Overlay District) Bradford L. Fleming  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
61. Article 71 (Zoning Use Chart Amendment: Prohibition Regarding Helicopters) David D. Worth  
Sitting Maury (acting), Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: Williams)  
Vote Carried 8-0//Worth recused
62. Article 72 (Zoning Bylaw Amendment: Rear Lot Subdivision)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
63. Article 73 (Zoning Bylaw Amendment: Moorlands Management District)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
64. Article 74 (Zoning Bylaw Amendment: Secondary Lots)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
65. Article 75 (Zoning Bylaw Amendment: Technical Amendments)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion None  
Motion **Motion to Support the Planning Board motions.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
66. Article 76 (Bylaw Amendment: District Improvement Financing (DIF))  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – This is not going to be advanced at ATM.  
Motion **Motion To Take No Action.** (made by: Maury) (seconded by: Grimmer)  
Vote Carried unanimously

67. Article 77 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes – Windward & Kimball) Steven Cohen  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – The Sewer Commissioner has approved this.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: Sanford)  
Vote Carried unanimously
68. Article 78 (Revolving Accounts Bylaw)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Gibson** – This is a MMA allowance where the Town can set policies for Revolving accounts.  
**Turbitt** – This will only show up again if there is the establishment of a new revolving account ; it is part of the MMA.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: McEachern)  
Vote Carried unanimously
69. Article 79 (Revolving Accounts: Sending Limits for FY2018)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This will show up every year from here on; it is the fiscal authorization for FY2018.  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
70. Article 80 (Local Option Tax on Sale of Recreational Marijuana)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Maury** – This is part of the State legislation allowing communities to tax recreational marijuana.  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: McEachern)  
Vote Carried unanimously
71. Article 81 (Bylaw Amendment: Licenses and Permits of Delinquent Taxpayers)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This is also part of the MMA. Explained how this changes the current policy by authorizing the Town to issue an updated list as needed.  
Motion **Motion to Adopt.** (made by: Williams) (seconded by: McEachern)  
Vote Carried unanimously
72. Article 82 (Acceptance of Massachusetts General Law: Authority to Set Local Speed Limits)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Gibson** – This allows the Board of Selectmen (BOS) to set the speed limit for certain areas.  
Motion **Motion to Adopt.** (made by: Glowacki) (seconded by: McEachern)  
Vote Carried unanimously
73. Article 83(Acceptance of Massachusetts General Law: Amendments to OPEB Trust Fund)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This is a language clean up under the MMA.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: Williams)  
Vote Carried unanimously
74. Article 87 (Home Rule Petition: Merger of Nantucket Water Commission and Siasconset Water Commission)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – This needs to be reaffirmed; it is waiting to be acted upon by the State legislature.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: Williams)  
Vote Carried unanimously
75. Article 88 (Home Rule Petition: Community Housing Bank Real Estate Transfer Fee)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This is verbatim the article from last year.  
**Maury** – There is additional language added to this.  
Motion **Motion to Adopt.** (made by: McEachern) (seconded by: Sanford)  
Vote Carried 8-1//Glowacki opposed

76. Article 89 (Home Rule Petition: Amending Special Act Authorizing Affordable Housing Covenants)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Worth** – This is a reaffirmation of the Home Rule Petition.  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: Williams)  
Vote Carried unanimously
77. Article 90 (Amendments to Chapter 100 of the Code of the Town of Nantucket)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Maury** – This incorporates language from Article 89.  
Motion **Motion to Adopt.** (made by: McEachern) (seconded by: Maury)  
Vote Carried unanimously
78. Article 91 (Conveyance of Easement on 30 Surfside Road to Verizon)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This authorizes the BOS to convey the easement.  
Motion **Motion to Adopt.** (made by: Maury) (seconded by: Sanford)  
Vote Carried unanimously
79. Article 92 (Conveyance of Easement on 30 Surfside Road to Nantucket Electric)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This authorizes the BOS to convey the easement.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: McEachern)  
Vote Carried unanimously
80. Article 93 (Real Estate Acquisition: Various Easements and Miscellaneous Parcels)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Turbitt** – This authorizes the BOS to convey the easement.  
Motion **Motion to Adopt.** (made by: Sanford) (seconded by: Glowacki)  
Vote Carried unanimously
81. Article 94 Real Estate Conveyance: Various “Paper” Streets and Miscellaneous Parcels)  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer  
Discussion **Gibson** – There were specific recommendations by the Real Estate Assessment Committee (4:56) (REAC). Those could be included as a FinCom comment.  
Discussion about reflecting the REAC recommendations but not including them in the motions.  
Motion **Motion to Adopt.** (made by: Williams) (seconded by: McEachern)  
Vote Carried unanimously
82. Article 95 (Real Estate Acquisition: Nancy Ann Lane) Patricia Roggeveen  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki  
Discussion **Maury** – This has to do with the layout of the neighborhood.  
Motion **Motion to Adopt.** (made by: Williams) (seconded by: Sanford)  
Vote Carried 8-0//Grimmer recused
83. Article 96 (Real Estate Conveyance: Nancy Ann Lane) Patricia Roggeveen  
Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki  
Discussion **Maury** – This also has to do with the layout of the neighborhood.  
Motion **Motion to Adopt.** (made by: Grause) (seconded by: McEachern)  
Vote Carried 8-0//Grimmer recused

84. Article 97 (Real Estate Acquisition: Mayflower Circle, Daffodil Lane) Patricia Roggeveen
85. Article 98 (Real Estate Conveyance: Mayflower Circle, Daffodil Lane) Patricia Roggeveen
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Grimmer** – She understood Richmond Development was still in negotiations with the neighbors.  
(5:27) **Maury** – As he understands it, if Richmond Development doesn't have a Memorandum of Understanding with the neighborhood association, they will withdraw the articles.
- Motion **Motion to Adopt Articles 97 and 98 with the motions as written.** (made by: Maury)  
(seconded by: Williams)
- Vote Carried unanimously
86. Article 99 Real Estate Acquisition: North Road) Steven Cohen
87. Article 100 (Real Estate Conveyance: North Road) Steven Cohen
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – The REAC weighed in on these.
- Motion **Motion to Adopt Articles 99 and 100.** (made by: Maury) (seconded by: Williams)
- Vote Carried unanimously
88. Article 101 (Real Estate Acquisition: Sandwich Road) Steven Cohen
89. Article 102 (Real Estate Conveyance: Sandwich Road) Steven Cohen
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion
- Motion **Motion to Adopt Articles 101 and 102.** (made by: Maury) (seconded by: Williams)
- Vote Carried unanimously
90. Article 103 (Real Estate Acquisition: Scott's Way) Christopher L. Ray
91. Article 104 (Real Estate Conveyance: Scotts Way) Christopher L. Ray
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – The REAC gave these positive recommendations
- Motion **Motion to Adopt Articles 103 and 104.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
92. Article 108 (Real Estate Acquisition: Paper Streets – Hollister and West Quaise Roads) Lucy Dillon
93. Article 109 (Real Estate Conveyance: Paper Streets – Hollister and West Quaise Roads) Lucy Dillon
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – The REAC gave these positive recommendations
- Motion **Motion to Adopt Articles 108 and 109.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
94. Article 110 (Real Estate Acquisition: Unnamed Private Ways off Low Beach Road, Sconset) Arthur Reade, Jr.
95. Article 111 (Real Estate Conveyance: Unnamed Private Ways off Low Beach Road, Sconset) Arthur Reade, Jr.
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – The REAC gave these positive recommendations
- Motion **Motion to Adopt Articles 110 and 111.** (made by: Maury) (seconded by: Sanford)
- Vote Carried unanimously
96. Article 112 (Appropriation: Stabilization Fund)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Worth** – This is take no action.
- Motion **Move to Adopt motion as written.** (made by: Maury) (seconded by: McEachern)
- Vote Carried unanimously
97. Article 113 (Appropriation: Free Cash)
- Sitting Worth, Maury, Williams, Grause, McEachern, Sanford, Roche, Glowacki, Grimmer
- Discussion **Turbitt** – Don't need to do anything; it doesn't allocate anything outside of Article 10.
- Motion **Motion to take no action.** (made by: McEachern) (seconded by: Williams)
- Vote Carried unanimously

**VII. COMMITTEE REPORTS**

1. None

**VIII. NEXT MEETING DATE/ADJOURNMENT**

Date: Monday, March 6, 2017; 4:00 p.m.; 4 Fairgrounds Road Community Room

Adjourned 6:02 p.m.

Submitted by:

Terry L. Norton