

DATE and TIME this paper received by Registrars

Oct. 7, 2015 11:30 a.m.

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

ARTICLE __ (Zoning Text Addition - Workforce Housing)

To see if the Town will vote to amend the Code of the Town of Nantucket, Chapter 139 (Zoning), by taking the following actions:

1. Amend section 2 (definitions) to insert a new definition of "workforce housing" and to amend the existing definitions of "apartment building", "affordable housing", "apartment", "eligible household", "Nantucket Housing Needs Ownership Form", to the extent necessary or required, and to insert any new definition or amend any existing definition to the extent necessary or required to implement the overall objectives of this article.
2. Amend section 7A (use chart) by inserting a new use(s) related to workforce housing dwelling units as necessary or required;
3. Insert a new section 8D, and/or to amend 8C, to provide new language, the purpose of which is as follows:
 - a. To incentivize the creation of workforce and affordable rental and ownership housing opportunities;
 - b. To promote consistency, quality, and flexibility in the site layout and design;
 - c. To mitigate traffic congestion by encouraging the creation of compact neighborhoods proximate to compatible adjacent commercial uses that reduce the need for vehicle trips to already congested areas, and;
 - d. To promote economic vitality and a greater diversity of housing opportunities in compliance with objectives contained within plans adopted or accepted by the Town of Nantucket, Nantucket Planning and Economic Development Commission, or the Nantucket Housing Authority.
4. Insert a new section 8D and/or amend 8C to provide new language for the allowance of density bonuses by the issuance of a special permit granted by the Planning Board, as follows:
 - a. To allow the aggregation of lots for apartment buildings for workforce housing at a density of 1 unit per 1,250 square feet of lot area in the CN district with a maximum of 20 dwelling units containing up to 40 bedrooms on a single lot;
 - b. To alter or remove the minimum lot size, frontage, setback(s), ground cover ratio, and regularity formula compliance as designated in section 16 for lots within the R-5 district.
 - c. To establish minimum "affordability" criteria, programmatic and design standards, including, but not limited to: establishing minimum percentages of units restricted based on income limits between 50% and 200% of the annual area median income, establishing the minimum duration of affordability restrictions, establishing interior and exterior features/finishes to marking rate units, requiring equal disbursement among market rate units.
5. To amend sections 16 (change 33 reference to 30) and 18 (specify apartment, apartment building, workforce housing apartment), 20 (screening waived where lots are in common ownership), 23 (exempt SF and duplex from site plan review), and any other section of the Bylaw implement the overall objectives of this article.

Or, to take any other action related thereto.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

	I	II	W	P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a	r	PRINTED NAME (And Previous Residence if different than column II)
			d	c	
			0	1	
1		1 Derrymore Rd	0	1	Philip Pastan
2		16 Mizzenmoat Rd	0	1	Patricia Roggevee
3		9A SANZATT RD.	0	1	Bill Hunter
4		137a Orange St #3	0	1	William (Bill) Fenwall William (Bill) Fenwall
5		4 Gasler Way Wg	0	1	ALLEN REINHARD
6		11 Pond Road	0	1	Anne Kuszpa
7		60 S SHORE ROAD	0	1	JOHN M. GUINNESS
8	NANCY C CAMARA	65 GOLD FINCH	0	1	NANCY C CAMARA
9	Nancy S. Tobias	1 Longwood Drive	0	1	Nancy S. Tobias
10		46 Sevin drive	0	1	Paul Fredrickson
11		1 Coase Pond Lane	0	1	Shame Valero
12		1 Coase Pond Lane	0	1	Richard A. Valero
13		1 Third Acres	0	1	Richard Perry
14	Nichole Nadeau	7 Greghen Ave	0	1	Nichole Nadeau
15		280 Polpis Rd	0	1	Rhoda H. Weinman
16	Laura J Martella	48 Meadowview Dr.	0	1	Rhoda H. Weinman Laura J Martella
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that () _____ signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket