

# NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Thursday, December 2, 2021

Remote Meeting *via* Zoom – 12:30 pm

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**Trust Members:** Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Dawn Hill Holdgate, Reema Sherry, Dave Iverson

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**ATTENDING MEMBERS:** Brooke Mohr, Penny Dey, Dave Iverson, Reema Sherry, Brian Sullivan

**ABSENT:** Dawn Holdgate

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Allyson Mitchell (Housing & Real Estate Office Manager)

**Public Present on Zoom:**

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## I. Call Meeting to Order

**Brian Sullivan** called the meeting to order at 12:33pm & reads Public Participation Guidelines

## II. Approval of Agenda

**Penny Dey** moved to approve the agenda. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

## III. Approval of Minutes

**Reema Sherry** moved to approve the minutes from November 2, 2021. Penny Dey seconded the motion. Dave Iverson abstained.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Brooke Mohr Aye
4. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

**Brooke Mohr** moved to approve the minutes from November 5 & 16, 2021. Dave Iverson seconded the motion. Dave Iverson abstained.

ROLL CALL of those participating:

1. Penny Dey                   Aye
2. Reema Sherry               Aye
3. Dave Iverson               Aye
4. Brooke Mohr               Aye
5. Brian Sullivan             Aye

Agenda adopted by **UNANIMOUS** consent.

#### **IV. Public Comment**

None

#### **V. Discussion of Planning Board Articles**

**Dave Iverson**, first article...we had a long talk about it, is that this might have a really limited applicability. You needed 60,000 sq. feet to take advantage of this. If that's the case, how many lots are there out there that people can really take advantage of? The planning staff is looking at this and we'll re-address this the next round. They need to look at each of these zoning districts, see how many big lots are left, and see is this an exercise in futility or are there enough lots to make this worth moving forward with? Basically the direction kind of came up against a brick wall discussing the tertiary...there was a fear people would take advantage of the extra square footage to build a tertiary that they just use in the summer for themselves. We decided there would be bonus square footage available if, that accessory dwelling or that stand alone tertiary was deed restricted to year round housing or affordable housing.

**Brian Sullivan**, through a special permit process? Does that become a change in the zoning code?

**Dave Iverson**, it would be a change in the zoning code because, we'd now be offering something through special permit...an expanded size. But to get that, you need to deed restrict your property.

**Brooke Mohr**, aren't all tertiaries done by special permit anyway?

**Dave Iverson**, not if you can have it by right in your zoning district. I think it's available in a lot of zoning districts. At this point we'll have to get a nod from the Select Board on any of these. The two covenant lots...this one kind of made my head spin, it wasn't really clear cut. I would suggest watching our meeting from last week. Some had to do with affording people more ground coverage if they did two covenant lots, which I don't think anyone on the planning board would be for I think this one needs to be boiled down a lot and might be premature. The most complex out of the three.

**Brian Sullivan**, was there a willingness to hear the concept and explore?

**Dave Iverson**, yes, it wasn't shut down but it wasn't clear cut in any member or staff's mind how this would really work. It's a very complicated conversation. I think we'll have further discussions on it but this one will take a little more work than the other two.

**Brooke Mohr**, two thoughts I have...its first iteration could be to allow just a second covenant subdivision on properties where it makes sense to do so, without bonus square footage. Then, with the progress on the Community Land Trust, its likely worth waiting one more year because if the CLT is in place by next year, we may want to amend that whole by law to include both covenant house and CLT properties.

**Dave Iverson**, let's leave the words subdivision out of this...call it a covenant lot creation. The word subdivision gets people all riled up and we should stay away from that word.

## VI. Transfer Fee Update

**Penny Dey**, NAREB met yesterday and we have to do our votes electronically because of quorum issues and we're still tabulating votes, but we'll have an answer by late today or tomorrow morning in terms of sponsorship and affiliation with the coalition.

**Laura Silber**, we are meeting on Friday, the CCMBHB is ready to execute the contract for the lobbyist side. It is now December and according to rule 10, the first Wednesday in February is the deadline for bills to be reported out. The sooner that second \$35k can be raised and deposited into the CFNAN fund, the sooner we can get going on this at state level. We understand that Mass General Brigham is readying to make an announcement that they'll be supporting this. What it's also going to do is spur the Mass Association of Realtors to ramp up their attacks on this, so the sooner we can get the lobbying in place the better off we'll be.

**Penny Dey**, have you already chosen the lobbyist?

**Laura Silber**, our group has narrowed it down to three firms, all top tier in Boston. One in particular worked on the short-term rental tax with the MA lodging association. They have a fantastic reputation and have come very highly recommended from government leadership and folks that were in the government leadership and now in the private sector. O'Neill & Associates is our lobbyist, and Seven Letter is the communications group...they partner together on these kinds of projects.

**Reema Sherry**, Tucker, can you go over what we've pledged from the Trust and how far along CFNAN is in their efforts to reach the \$35k.

**Tucker Holland**, the Trust has pledged \$35k plus expenses, which is half of the cost on the communications and strategy side. The fund at CFNAN isn't necessarily rounding up the money, they are the holding group. There are several folks who have made pledges and we're encouraging them to get their contribution into the account at CFNAN as soon as possible. We can't sign the engagement without that \$35k and change being in the account at CFNAN. \$35,000 has been verbally committed, but it had not arrived prior to the holiday.

**Penny Dey**, is the lobbyist representing any other Nantucket clients that you're aware of right now?

**Laura Silber**, No.

**Reema Sherry**, what can we do to make this happen? Do we ask Margaretta to chase down the pledges or do you chase down the pledges?

**Tucker Holland**, it's a coordinated group of folks who are checking in with those that made pledges to make sure that they have been sent in or if not, that they are shortly. Pledges can be handled online, you can make your payments for pledging through the CFNAN website. The fund is the Nantucket Land Trust Fund and anybody can give to his fund. I have received some very thoughtful emails from citizens who have indicated things like "my wife and I have just made a donation in support of this"

**Laura Silber**, it would be super helpful if the press would put this out to the community.

**Brooke Mohr moves to authorize Tucker Holland to draft a press release** announcing that this fundraising opportunity is available for the purpose of the efforts to get the Housing Bank Bill passed through the State House. Reema Sherry seconds.

ROLL CALL of those participating:

6. Penny Dey                      Aye

- 7. Reema Sherry           Aye
- 8. Dave Iverson           Aye
- 9. Brooke Mohr           Aye
- 10. Brian Sullivan        Aye

Agenda adopted by **UNANIMOUS** consent.

**Reema Sherry**, do we have money where we could do an advertisement on Nantucket Current and/or DayBreak, as those come out quickly.

**Tucker Holland**, I'm hopeful that Jason might just pick up the story, versus having to put an ad together. And this being Stroll weekend, it would be fantastic if he included something.

**Brooke Mohr**, I'll reach out to the radio station about an ad or public service announcement opportunity.

**Billy Cassidy**, wanted to say that I can say with complete authority that \$35,000 is on its way, there are third parties involved and it's a little more complicated than just submitting online, but they're on their way.

**Laura Silber**, Billy, do you have any idea how long until the funds arrive to CFNan? There's a difference between a day or two and three weeks.

**Billy Cassidy**, to the best of my knowledge, we may still be a week out, but I'm also thinking that maybe there's more that I'm unaware of. Maybe Tucker has reached out to some friends and so forth...

**Penny Dey**, if some people are giving through a donor advised fund, that takes two to three weeks.

**Brooke Mohr**, so if I recall, when we approved and authorized the execution of this contract, we did it contingent on raising the additional \$35,000. I'm wondering if we could make a motion today that the contract be executed with the understanding that the \$35,000 is on its way and fully committed.

**Tucker Holland**, I like the thought, but it's not going to work for the Community Foundation unless we're saying we would backstop any shortfall.

**Penny Dey**, that's my suggestion, I think we should just backstop it, we're getting in the weeds here.

**Brooke Mohr moves to amend our earlier authorization to execute the contract, with the understanding that if the funds not be forthcoming to CFNAN, that the Affordable Housing Trust will pay the difference in what is raised versus what the contract amount requires up to \$35,000 plus expenses, and the chair or vice chair is authorized to sign the contract on behalf of the Trust.** Penny Dey seconds.

ROLL CALL of those participating:

- 11. Penny Dey            Aye
- 12. Reema Sherry        Aye
- 13. Dave Iverson        Aye
- 14. Brooke Mohr         Aye
- 15. Brian Sullivan      Aye

Agenda adopted by **UNANIMOUS** consent.

## VII. Other Business

Upcoming Meetings: Tuesday, December 14, 2021.

## VIII. Board Comments

**Brian Sullivan**, it was brought to me yesterday, that as people come to the Board and make presentations, to either individuals on the Trust or to us as Members and go out to the community we need to be cautious how they're representing our intentions. It is my understanding that Mr. Williams went to a planning board meeting after having met with us, and it was implied that we were in full support of his proposal for a subdivision. In reviewing our notes, there were a lot of questions we had for Mr. Williams that have been left unanswered. I want to reiterate that it is with votes that our Board signifies our support. Conversations and presentations in the meetings are on-going items.

**Penny Dey**, representations have also been made of a formal affiliation of an approval. All we had was a conceptual idea shown to us, and it was supposed to come back to us after more work.

**Tucker Holland**, yes, that's accurate. I think even more so, there were some key zoning things that needed to happen before it would even be possible to have a real plan for it. I completely agree...you said Mr. Chair, at the time, yes housing that is going to exclusively the year round community, we're always interested to have a conversation about that, but that project has a lot of questions left to answer. At the Planning Board meeting, it was represented in the packet that these were our ideas, but I think we said we're interested in zoning articles that help with year-round housing, but the concepts that were there need a lot of thinking and some of them may not even end up mathematically working.

**Dave Iverson**, there is a lot going on there...I doubt that there's going to be a lot of forward progress happening. It's a huge ask on his end...and it sounds like he's planning on developing it, not us. So there's a lot going on there, that we're not even close to recommending it in any way, shape, or form.

**Brian Sullivan**, I just want to be cautious as representations are made between Boards, as to what's coming out of ours. In reviewing our minutes, I saw that we asked a lot of questions that didn't have any answers. It wasn't a proposal, it was a presentation. Our support comes out of votes, not presentations.

**Brooke Mohr**, I think it's interesting. The conversation in the community is really changing. I think we're going to see a lot of private land owners looking to help with the creation of year round housing. I think we may see a lot more proposals like Mr. Williams coming to us that will require changes to zoning. To my mind, there has to be an agreement that there is going to be year-round housing that I would support a zoning change to a property. Without a legal framework, anyone could represent that they're going to build year-round or affordable housing, get a zoning change that helps with more density, and then not do anything from an affordable housing standpoint. I would be more inclined that as a policy, we're happy to have a conversation but before we vote to support, you need to submit a proposal.

**Ken Beaugrand**, first, I know that this was in a public meeting and so the minutes reflect the fact that there were a lot of unanswered questions, in respect to his proposal, but also raises the very issue I want to raise, which is the question of education in the community that the role the Trust plays. Mr. Williams assumed we were a piggy bank as opposed to understanding what role we actually have. Our initiatives are to help support or provide away to be able to achieve plans that make economic sense,

as opposed to just being a funding source. There is a level of education that needs to be created so the community can understand the role we can play.

**Vicki Marsh**, I just wanted to follow up on Brooke’s comment, which is correct. We need to make sure that if anyone is coming for consideration for funding or zoning changes or extension of sewer, etc. that there does need to be some kind of MOU with the Town that outlines all of this. Outlines not only what their proposal is, but also has a really defined project. It’s similar to the CPC funds...if someone comes looks for funding you need a grant agreement and a proposal. It’s important that there are clearly defined projects that can be considered and voted on.

**Penny Dey**, I have a general concern...I don’t want to be in a position where we are doing things like “spot zoning” or not playing within the existing rules. That gives me a lot of anxiety going forward.

**IX. Executive Session**, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Penny Dey and seconded by Brooke Mohr to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Penny Dey                   Aye
2. Reema Sherry            Aye
3. Brooke Mohr             Aye
4. Dave Iverson            Aye
5. Brian Sullivan          Aye

**The motion carried unanimously.**

**X. Adjourn**

Open Session Meeting ended at 1:20pm

Submitted by:  
Allyson Mitchell