

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS

Minutes of Public meeting 10 A.M., SATURDAY, March 11, 2023 via Zoom

1. Attending members: Kathy Baird, Gary Beller, Bill Gardner, Don Green, Peter Halle, Peter Kahn. Members absent: Lou Bassano and Bill Sherman. A quorum was present. Also present were guests: Ralph Kunch, Donna Martino, Steve Perelman, Pam Suan and Scott Ulm.
2. At approximately 10:06 AM the Chair Peter Halle convened the meeting and read the Virtual Meeting Script.
3. The Agenda approval for today's meeting was moved to be amended to move the STR Working Group agenda item to the top, it was seconded and passed unanimously.
4. Approval of the minutes from the January 28 meeting was moved and seconded. It passed unanimously.
5. STRWG – Peter Kahn noted that there was no STRWG meeting since the ACNVT last met and that the group had not yet received any of the requested STR data. Kathy added that the STRWG would be considering the 'policy lever' regarding a limitation of one STR per owner at the 3/14 meeting. Kathy provided an update on the town's data aggregator procurement process and the release of a Key Data dashboard with aggregated and de-personalized online rental platform data (Airbnb/VRBO only) that will be shared with the STRWG and the town before the meeting. Kathy noted that the data includes the elements the STRWG requested but that it did contain Airbnb listings from all the downtown hotels/B&Bs which skew the results and Key Data has been asked to remove them. The link to the Google Sheet is as follows and within it, on the STR Uses tab, an STR map link:
<https://docs.google.com/spreadsheets/d/1c4oq6aEzy1Wot3f4wyw0CtfNlXXPFXlh/edit?usp=sharing&ouid=100156136337347478933&rtpof=true&sd=true>
6. Kathy provided an update on the refresh of the Donahue Institute of UMass data which had produced an independent Article 90 economic impact analysis (funded by the Alliance to Protect Nantucket's Economy) will be refreshed and published to address the impacts of Article 60 in time for town meeting. Kathy also shared the STRWG moderator's intent to appoint Kathy and Julia Lindner to participate in the vendor evaluation and clarification process for the town's data aggregator and Kathy had suggested a year round STRWG member be added. A discussion of the current STR-related citizens warrant articles and their consideration by the town and the STRWG followed along with a discussion on new STR-related lawsuits.
7. In-person representation at Annual Town Meeting (ATM) by ACNVT was discussed with a decision to be made at a future meeting.
8. Peter H. initiated a discussion of the FINCOM approved revised version of Article 76 – the proposed Outdoor Lighting Bylaw. After some discussion, Kathy Baird moved and Bill Gardner seconded to approve ACNVT support for

Article 76. A further motion to table the discussion to pursue clarification on article provisions was made and approved by a 4-2 roll call vote. (See link below for revised Article 76)

9. Peter H. initiated a discussion of Article 72 – Motorized Passenger Devices Bylaw. There was a discussion about controlling speed and mass (momentum) as a more appropriate way to enhance safety. A motion was made by Peter Kahn to recommend against the approval of this bylaw, seconded by Gary Beller which passed by roll call vote of 4-1-1 (for-against-present). It was further agreed that with a split vote, no recommendation from the ACNVT to the Select Board would be made but individual feedback from members could be sent to the town.
10. Peter H. initiated a discussion of Article 40 regarding fractional ownership. Members agreed they needed additional background to make a recommendation and were encouraged to look online for ‘fractional ownership’ models with different rules and circulate the related zoning decision on the Pacaso property. (see Attachment links below)
11. Next ACNVT meeting is scheduled for 10am Saturday, March 25, 2023.
12. Motion to adjourn was seconded and passed unanimously at 11:29 am.

Respectfully submitted,

Kathy Baird, Secretary

Attachments (3)

(1) – Link to FINCOM approved revised Article 76 per item 8 above

https://drive.google.com/file/d/1e81UyjmGCJXT_CeZxcSZjCorRX13ncel/view?usp=share_link

(2) – Link to Article 40 in the town warrant per item 10 above

<https://nantucket-ma.gov/DocumentCenter/View/42840/2023-Annual-Town-Meeting-and-Election-Warrant-as-adopted-by-the-Select-Board-PDF>

(3) – Link to the PLUS response to the abutter challenge to the Pacaso-owned property per item 10 above:

https://drive.google.com/file/d/1bWNaxydP0LyjJVDZ7KOZgMbKjiX0qSTr/view?usp=share_link

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website.

<https://www.youtube.com/watch?v=GlhjPgAsZX4>