



Town of Nantucket Finance Committee

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Committee Members: Denice Kronau (Chair), Stephen Maury (Vice-chair), Joseph T. Grause Jr., Peter McEachern, Joanna Roche, Peter Schaeffer, Chris Glowacki, Jill Vieth, George Harrington

MINUTES

Monday, March 15, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:00 pm by Ms. Kronau

- Staff in attendance: Libby Gibson, Town Manager; Brian Turbitt, Director of Finance; Rick Sears, Deputy Director Finance; Andrew Vorce, Director PLUS; Leslie Snell, Deputy Director PLUS; Terry Norton, Town Minute's Taker
- Attending Members: Kronau, Maury, Grause, McEachern, Roche, Schaeffer, Glowacki, Harrington
- Absent Members: Vieth
- Late Arrivals: Roche, 4:05 p.m.; Harrington, 4:10 p.m.
- Other Speakers: Judith Wegner, Planning Board Chair
- Documents used: Warrant Articles for 2021 Annual Town Meeting.

Adoption of Agenda.

Motion **Motion to Approve.** (made by: Maury) (seconded)

Roll-call Vote Carried 7-0//McEachern, Glowacki, Schaeffer, Grause, Maury, Roche, and Kronau-aye

I. ANNOUNCEMENTS

II. PUBLIC COMMENT

1. None

III. APPROVAL OF PRIOR MEETING MINUTES

1. None

IV. COMMITTEE REPORTS

1. None

V. REVIEW & DISCUSSION OF WARRANT ARTICLES FOR 2020 ANNUAL TOWN MEETING (ATM)

1. Article 39 (Zoning Map Change: CTEC to R-5 – Grey Lady Lane and Bartlett Road)
 - Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
 - Motion Motion to Approve. (made by: Maury) (seconded)
 - Roll-call vote Carried 7-0//
 - Discussion **Maury** – Realized he should recuse and asked it be revoted.
 - Motion Motion to Reopen. (made by: Roche) (seconded)
 - Roll-call vote Carried 6-0//Glowacki, Roche, Grause, McEachern, Schaeffer, and Kronau-aye
 - Motion **Motion to Approve.** (made by: Schaeffer) (seconded)
 - Roll-call Vote Carried 6-0//McEachern, Glowacki, Roche, Grause, Schaeffer, and Kronau-aye

2. Article 40 (Zoning Map Change: RC-2 to R-5 – 8 and 10 Appleton Road)
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
Grause – Considering we will agree with most, suggested going through then voting as a group.
3. Article 41 (Zoning Map Change: RC-2 to CTEC – Appleton Road, Bartlett Road and Perry Lane)
Discussion **Vorce** – Explained article.
Snell – No change from last year, but one resident asked to be removed from it, so we might be reopening this.
Kronau – We endorsed Planning Board last year.
4. Article 42 (Zoning Map Change: R-5 to CN - Bartlett Road and Young’s Way)
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
5. Article 43 (Zoning Map Change: RC-2 to R-5 and/or CN – 33 Old South Road and 24 Ticcoma Way)
Discussion **Vorce** – Explained article. Carried over from 2020. Was recommended by the Planning Board last year.
6. Article 44 (Zoning Map Change: RC-2 to R-5 – Toms Way)
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
7. Article 45 (Zoning Map Change: RC to CN – Francis, Union, and Washington Streets, and Salt Marsh Way)
Discussion **Vorce** – Explained article. This is a carry over. Unanimously recommended by Planning Board last year.
Snell – She’s not aware of any opposition from property owners impacted by the article.
8. Article 46 (Zoning Map Change: R-20 and LUG-2 to VR – Osprey and Tautemo Way, and Hummock Pond Road))
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
Snell – Less than 5 lots will become non-conforming.
Glowacki – Confirmed southwest of the area of change is zoned VR.
Grause – Asked if these changes increase the ability to subdivide or develop.
Vorce – It’s the same lot size with the frontage increased, so it’s neutral.
Motion **Motion to Endorse the Planning Board motions on Articles 40-46.** (made by: Roche) (seconded)
Roll-call Vote Carried 8-0//McEachern, Harrington, Glowacki, Maury, Roche, Grause, Schaeffer, and Kronau-aye
9. Article 47 (Zoning Bylaw Amendment and Zoning Map Amendment: Technical Amendments)
Discussion **Snell** – Reviewed the technical amendments covered in this article. Planning Board unanimously recommended
Motion **Motion to Endorse the Planning Board motion.** (made by: Harrington) (seconded)
Roll-call Vote Carried 8-0//McEachern, Harrington, Glowacki, Roche, Grause, Maury, Schaeffer, and Kronau-aye
10. Article 48 (Zoning Bylaw Amendment: Swimming Pool - Residential)
Discussion **Vorce** – This is a carry over from last year; it has not changed.
Kronau – Last year, FinCom did not endorse the Planning Board motion.
Wegner – The text is the same but added a comment to make the article clearer. Reviewed the article and the concerns leading to it: increased impervious area, run off, and flooding.
Kronau – Without the motion being reopened, our motion from last year will stand.
11. Article 49 (Zoning Map Change: RC-2 to CN and/or LUG-2, and LUG-2 to CN – Bartlett Farm Road)
John Bartlett
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
12. Article 50 Zoning Map Change: R-5 to CN – 10 and 12 Young’s Way) David Schulz
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.

13. Article 51 ((Zoning Map Change: SR-10 to SR-1 or SOH-10 Clifton Street) John Brescher
Discussion **Vorce** – Explained article. Planning Board unanimously gave this a negative recommendation.
Kronau – There was also an abutter opposed to this change.
14. Article 52 (Zoning Map Change: R-10 to CN – 3 Cobble Court) S. Ottison
Discussion **Vorce** – Explained article. Continued from last year. Unanimously recommended by Planning Board.
Kronau – FinCom endorsed the Planning Board motion.
15. Article 53 (Zoning Map Change: VR to VN – Polpis Road and Chatham Road) R. Von Kampen
Discussion **Vorce** – Planning Board is sticking with last-year’s motion to Take no Action.
Kronau – FinCom endorsed the Planning Board motion last year.
16. Article 54 (Zoning Map Change: VR to R-20 – Chatham Road, Monomoy Road, Milestone Road and Polpis Road) R. Von Kampen
Discussion **Vorce** – Explained article. Planning Board gave this a positive recommendation 4-1.
Wegner – The negative comment was from Nantucket Land Council.
17. Article 55 (Zoning Map Change: LUG-1 to R-20 – Chatham Road) Diane Ryder
Discussion **Snell** – Explained article. One lot would be able to subdivide up to three lots; they agreed to no more than one lot and will work with Town Counsel on a deed restriction. Planning Board recommended this 4-1.
18. Article 56 (Zoning Map Change: LUG-1 to VR – 8 and 10 Chatham Road) Diane Ryder
Discussion **Snell** – This was replaced by 55 and has a motion to take no action.
19. Article 57 (Zoning Map Change: R-20 to R-5 – Mayflower Circle and Evergreen Way) Linda Williams
Discussion **Vorce** – Explained article. Planning Board voted unanimously to take no action. Explained that on zoning map changes the Planning Board takes a motion to take no action; they use not to adopt for policy articles.
20. Article 58 (Zoning Map Change: R-20 to CTEC and/or CN – Old South Road and Airport Road) Tom Hanlon
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board to go to CTEC.
Harrington – Asked if this is the lot on the western side (yes).
21. Article 59 (Zoning Map Change: LUG-1 to R-40 - 18 Evergreen Way) Bryan Ryder
Discussion **Vorce** – Explained article; this has a companion sewer article. Unanimously recommended by Planning Board.
Harrington – Believes that the property in question is not abutting the R-40; there’s another property between. He’s confused.
Vorce – This directly abuts R-40 to the west; LUG-2 is to the south.
22. Article 60 (Zoning Map Change: LUG-2 to R-20 – Rugged Road) I. Schreiber
Discussion **Vorce** – Explained article. Carried over from last year; no change.
23. Article 61 (Zoning Map Change: LUG-3 to LUG-1 – Driscoll Way) J. Driscoll
Discussion **Vorce** – Explained article. Carried over from last year; no change.
24. Article 62 (Zoning Bylaw Amendment: Island Perimeter Restrictions) Emily Molden
Discussion **Vorce** – Explained article. Unanimously recommended by Planning Board.
25. Article 63 (Zoning Bylaw Amendment: Commercial Mid-Island – Height Restriction) Val Oliver
Discussion **Kronau** – Last year FinCom supported the Planning Board recommendation.
Vorce – The major change is the proponent didn’t want to continue with this. That is reflected in our comments. Planning Board voted take no action.

26. Article 64 (Zoning Bylaw Amendment/Home Rule Petition: Coastal Erosion Liability Waiver) Rick Atherton

Discussion **Kronau** – Last year FinCom supported the Planning Board recommendation.

Motion **Motion to Endorse the Planning Board motions on Articles 47-64.** (made by: Harrington) (seconded)

Roll-call Vote Carried 7-0//McEachern, Schaeffer, Glowacki, Harrington, Roche, Glowacki, and Kronau-aye; Maury abstain

VI. NEXT MEETING DATE/ADJOURNMENT

Date: Tuesday, March 16, 2021; 4:00 p.m.

Real Estate and presentation of Article 9, Contract Review Committee

Adjournment:

Motion **Motion to Adjourn at 4:56 p.m.** (made by: Roche) (seconded)

Roll-call Vote Carried 8-0//McEachern, Schaeffer, Glowacki, Harrington, Roche, Maury, Glowacki, and Kronau-aye

Submitted by:

Terry L. Norton