

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Notes of meeting 10 A.M., SATURDAY, September 7, 2019, at
4 Fairgrounds Road

1. Attending: Kathy Baird, Bill Gardner, Gary Beller, Don Greene and Peter Kahn; guest speaker Tucker Holland, Housing Specialist, Planning & Land Use Services. Members absent: Lou Bassano, Howard Blitman, Peter Halle, Bill Sherman, Sue Matloff and Jay Strauss.
2. Chair Don Greene opened the meeting at 10:09 a.m., declaring no quorum present so no approval of the agenda or prior meeting minutes occurred. Proposed minutes for the August 17, 2019 meeting were not yet published or available for approval and Kathy will request them from Bill Sherman. Our guest Tucker Holland was welcomed.
3. Tucker stated that the town had been granted a 2 year Safe Harbor status on affordable housing, which expires in Jun 2021 but may be extended, based on progress toward the goal of 24 additional units between now and then. The number of units required could change based on the results of the 2020 census.
4. Tucker then answered questions about the differences between S.B. 789 and a similar House bill that includes a tax on real estate buyers to subsidize affordable housing (e.g. land acquisition, infrastructure upgrades). Some of the tools to assist in affordable housing included in the Senate version are already used on Nantucket. The House Bill additionally considers the unique situation of seasonal communities and would allow Covenant Housing (which Nantucket has) to count toward the 10% goal.
5. Tucker stated that although the Land Bank cannot directly acquire and use land for affordable housing but they can and do review potential acquisitions for (partial or total) use for that purpose and will work with the donors to consider dividing the property to be donated into parcels that would go to the Land Bank and those that could be donated to the town for affordable housing.
6. Updates were provided by Tucker on the status of the on-going (6 Surfside, Richmond) and potential affordable housing developments (Surfside Crossing) as well as the \$20M spending authority granted for affordable housing at the last Town Meeting.
7. Tucker mentioned that upcoming meetings of the Affordable Housing Advisory Committee (9/17 at 4pm) and the Neighborhood First group (9/23 at 4pm) may be of interest to our members. The

Affordable Housing Advisory Committee is currently working on strategies and priorities for the use of the Affordable Housing Trust funds.

8. Tucker closed by noting that the town will be releasing an update on and explanation of the status on the Affordable Housing Trust and Safe Harbor Status in a public outreach through print and online media. Tucker was thanked and he left the meeting at 11:10.
9. Possible designation of a spokesperson for ACNVT at Town Meeting for enhanced summer resident voice is no longer viable as the Nantucket Civic League declined to represent ACNVT due to potential conflicts of interest with NCL positions on issues.
10. MA legislation and Town's implementation re short-term seasonal home rentals (Airbnb, etc.) was discussed, noting that the requirement for home inspections of short-term rental units was defeated at Town Meeting. All short term rental units with more than 14 rental days annually must be registered by creating a tax account with the Commonwealth and collecting/depositing the taxes monthly.
11. Gary confirmed that members were aware of the upcoming town open meeting law instructional sessions next week and noted that he could not attend either of them but will ask for clarification about participation in town meetings via conference call to see if it is possible for ACNVT to meet on a conference call or communicate electronically to coordinate meeting dates/times, etc. during the off-season. It is understood that participation in any town meeting via conference call excludes being counted towards a quorum.
12. A discussion continued from prior meetings on methods for encouraging additional participation in ACNVT meetings and Bill shared his outreach activities since the last meeting. There are 15 available slots on ACNVT with 4 currently unfilled. Going forward, Kathy will get the email contact addresses of the NCL member associations and Gary Don will contact the Town Manager's office to see if we can get free meeting announcements posted in the I&M and Yesterday's Island.
13. Discussion of programs for future meetings include:
 - Update on Harbor Place and related transportation issues
 - Update on paid in-town parking, demand management parking
 - Funding of transportation upgrades

- Affordable housing, including use of \$20M fund, Richmond Group project off Old South Road, Surfside Crossing 40B project, safe harbor status
 - National Grid's proposed enhanced L8 power line from in-town power station to Milestone Rotary
 - Status of Town alternative energy and energy efficiency initiatives and National Grid response regarding delaying or foregoing third seabed power cable from the mainland (with Lauren Sinatra), also Nantucket PowerChoice
 - Continuing updates on recommendations of TGSC for charter, other Town government changes
 - Reporting of CRAC findings, recommendations
14. In order to determine referred meeting dates for June – September ACNVT meetings in 2020, Kathy will circulate a Doodle poll.
15. The meeting was closed at 11:32 a.m.

Respectfully submitted,

Kathy Baird, Secretary

Draft minutes/notes e-distributed 9/7/19 and revised based on feedback. Since no official meeting took place due to a lack of a quorum, these minutes cannot be formally adopted or hard copy submitted to Town Clerk although they were posted 9/11/19