

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS

Minutes of Public meeting 10 A.M., SATURDAY, September 24, 2022 via Zoom

1. Attending members: Kathy Baird, Gary Beller, Bill Gardner, Don Greene, Peter Halle, and Peter Kahn. Members absent: Lou Bassano and Bill Sherman. A quorum was present.
2. Chair Peter Halle opened the meeting at 10:04 a.m., Kathy Baird read the script for town Zoom meetings and with a quorum present, the agenda for today's meeting and draft minutes for the September 3, 2022 meeting were both approved by roll call vote.
3. Peter Halle, Gary and Peter Kahn noted several potential new members who are planning to submit applications for appointment to the ACNVT.
4. Peter welcomed the members and began the discussion regarding STR Working Group (STRWG) Objectives and ACNVT's role and positions regarding it, per the approved agenda for this meeting.
5. Peter Halle noted that ACNVT has not taken any position other than that any regulation not discriminate against non-voting taxpayers.
6. Gary noted Matt Fee's concern that more year round residents should have been appointed. Dave Iverson (Planning Board) countered by noting the seasonal residents paid the large majority of residential property taxes. Peter K. noted that the group is still tasked to come up with balanced regulations. Peter H. noted that the final say will be that of the voters and did not see a big disconnect between the views of ACNVT and those of year round residents (Select Board and voters) in regard to STRs.
7. Members discussed the STRWG need for data for decision-making. Concern was voiced about the STRWG needing to first agree on the problem definition. It appears to be more an issue of over-development that has led to traffic congestion and noise, possibly exacerbating the affordable housing shortage. No data yet provided points to STRs as a major cause. Several suggestions for data needed to define the problem were noted along with concern that the data that will be collected through the registration process will not be immediately available. For example, 'What % of the population on Nantucket during the busy season are staying in an STR and if so, how many cars did they bring?' Peter Halle suggested that data mining could provide that information and also define the lodging capacity of hotels and B&Bs vs. STRs and 31+ day rentals. Gary suggested that data showing the link between STRs and diminished affordable housing must be proven to be a considered a factor by the group. Peter K. indicated that knowing the price point for affordable homes vs. those that turned into STRs would be valuable. Peter K. also suggested absentee ownership with non-responsive owners is difficult to control legally. Kathy noted that data

- about party or event restrictions could be helpful. Peter H. suggested that requiring another permit for large events as now is required for tents.
8. Members discussed the use of the STR registration fee for the administration and enforcement of the STR regulations.
 9. Don asked members to report on STR experiences from their neighborhoods (e.g. operating or being a neighbor to an STR).
 10. Current litigation was discussed regarding the ‘right to rent’, grandfathering and fractional ownership rental models.
 11. A short discussion ensued on Nantucket’s unique situation with a century of STR history and that solutions elsewhere may not be applicable. Also noted are: (a) the impact of COVID, and (b) how much easier it is to get to the island (increased flights and fast ferry services) among other growth related contributors. Understanding all of the causes of over-development need to be identified along with their relative contribution so that impacts of solutions can be evaluated in that context. Since the STRWG’s initial focus is to consider STR zoning regulations, members should learn more about zoning. It was also agreed that very specific language should be defined/used and the seasonal workforce needs to be considered as well as the local business impact of regulating STRs.
 12. The ‘On-Site Person’ regulation was discussed as this is the item that may satisfy the potential ‘interstate commerce violation’ despite it being more difficult and expensive to meet for off island STR homeowners.
 13. Unless an urgent issue arises, it was agreed to hold our next meeting at 10AM on October 29 to focus on the STRWG progress (first joint meeting is 4-8PM on October 11 via Zoom (open to the public)) with individual interviews between members and the moderators underway.
 14. Members agreed to track citizens articles as they are published. Gary noted the one-day delay in the town’s submittal of zoning/home rule items to the State Attorney General has re-opened the right to file objections. These items included the Article 78 modifications to the town charter which increased the signature requirements from 10 to 50 voters on citizens warrant articles and the addition of Town Moderator discretion in recognizing non-voting taxpayers to speak at town meeting.
 15. There was a motion, seconded and approved by roll call to adjourn the meeting. The meeting was adjourned at 11:46 a.m.

Respectfully submitted,

Kathy Baird, Secretary

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website. https://youtu.be/mUmOT_RGiww