



MEETING POSTING TOWN OF NANTUCKET

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Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

Committee/Board/s	AFFORDABLE HOUSING TRUST FUND
Day, Date, and Time	TUESDAY, JANUARY 21, 2020, 1:00PM
Location / Address	COMMUNITY ROOM 4 FAIRGROUNDS, NANTUCKET, MA 02554
Signature of Chair or Authorized Person	ELEANOR W. ANTONIETTI LAND USE SPECIALIST

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA FOR 01-21-2020

(Subject to change)

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PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

Trust Members: Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Rita Higgins, Reema Sherry, Charity Grace Mofsen, Dave Iverson

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- I. Call Meeting to Order
 - II. Approval of Agenda

III. Approval of the Minutes

- December 17, 2019

IV. Updates

- State House updates
- Presentation to Select Board (1/8/2020)
- NDP Follow Up – Scope of Services
- Housing Forum / Ripple Effect – March 29-30, 2020

V. Draft Financials

VI. 2020 Update of Housing Production Plan

VII. Draft RFP for Properties under Neighborhood First

VIII. Communications Plan – Annual Town Meeting 2020

- Communicate what we have accomplished
- Investigate how an enhanced website would interface with TON web infrastructure

IX. 2020 Town Meeting

- Housing-related warrant articles
 - ❖ Zoning Bylaw amendment to alter the secondary dwelling definition to add a requirement that one of the two dwelling units on the lot be owner occupied;
 - ❖ Rural Affordable Development – Zoning Bylaw amendment to create an additional development option to create affordable dwelling units through the issuance of a special permit in the LUG-2 and LUG-3 districts (citizen petition);
- Role of AHTF in taking public position on housing-related articles

X. CONTINUED DISCUSSION – Select Board New Housing, Strategic Goal #4 – Incentivizing owners to rent second dwellings on a year-round basis

- Tertiary Dwelling Analysis & Evaluation
- Property Tax Incentives – Determining the mechanics of making that happen

XI. Cost Benefit Analysis “Calculator”

XII. General Updates/Discussion

XIII. Other Business

- **2020 Meeting Dates** – 3rd Tuesday of month at 1 pm in PSF 1 **except** on 6/16/2020
 - January 21, 2020

- February 18, 2020
- March 17, 2020
- April 21, 2020
- May 19, 2020
- June 16, 2020 *Wannacomet Water Co. Conference Room at 1 Milestone Rd.
- July 21, 2020
- August 18, 2020
- September 15, 2020
- October 20, 2020
- November 17, 2020
- December 15, 2020

XIV. Public Comment

XV. Board Comments

XVI. 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.

XVII. Adjourn