

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Notes of meeting 10 A.M., SATURDAY, July 25, 2020 via Zoom

1. Attending members: Kathy Baird, Lou Bassano, Gary Beller, Bill Gardner, Don Greene, Peter Halle and Peter Kahn, Bill Sherman; Tucker Holland, (Municipal Housing Director/Town Government Study Committee (TGSC) Member) and Vince Murphy (Coastal Resiliency Advisory Committee (CRAC) Coordinator) were our guest speakers. Members absent: Howard Blitman, Sue Matloff, Mary Russell.
2. Chair Gary Beller opened the meeting at 10:00 a.m., declaring a quorum present and read the script for Zoom meetings provided by the town. Proposed agenda for today's meeting and minutes for the July 11, 2020 meetings were approved by roll call vote.
3. Tucker Holland provided an update on on-going town affordable housing initiatives. The 6 Fairgrounds project has cleared all litigation and appeals and was cleared to apply for tax credits this fall with awards in late 2020 or early 2021. If granted this would begin a new two year period of Safe Harbor for the town (which would begin at tax credit award and overlap the current period of Safe Harbor which goes through June 2021).
4. Tucker shared that the town had acquired 2 parcels (135/137 Orange Street) across from Marine Home and bordered by Bayberry Commons which could have up to 32 housing units that would be centrally located near shopping, services, NRTA/WAVE and walking distance to town. Any addition of 24 units provides the town with another year of Safe Harbor. A request for proposals (RFP) for development of the parcels is in process.
5. Tucker noted that construction of the Richmond Apartments on Old South Road continues with 48 of 98 completed and that the proposed transfer fee to fund Affordable Housing continues to be addressed at the State House with other municipalities (e.g. Boston) considering it as well.
6. Bill Gardner asked Tucker how the smaller/scattered approach to affordable housing per the original affordable housing article could hope to resolve the issue and gain Safe Harbor. Tucker responded that the Neighborhood First Committee had committed to three strategies with a 70-80% emphasis on the type of parcels just acquired on Orange Street (less resistance and centrally located), while also considering buy-down and smaller/scattered opportunities as they arose. Tucker also explained the affordable

housing eligibility certification being a variation (family size being a factor) of 80% of the median family income on Nantucket (\$116,000) for a family of 4. With no more questions, Gary thanked Tucker for joining us and asked him to stay with us if possible to provide an update TGSC activities and he agreed.

7. Gary then provided an update regarding activities underway with the CRAC of which he is a member and introduced Vince Murphy who serves as its coordinator. Vince introduced himself with a brief education and job history and stated that the goal of the committee was to leverage a team of experts to research, educate and ensure key issues surrounding coastal resiliency were identified so they could be addressed by the consulting agency who will be hired to develop a coastal resiliency plan. A request for proposals (RFP) has been issued, closed and several submissions are under review with planned discussions with the likely winner late in 2020 and contract award by next summer.
8. Since the Coastal Resiliency Plan (CRP) will not be completed for some time, Gary then broached the subject of a possible resolution from ACNVT to the Select Board to adopt a temporary policy for all town boards to consider the impact of rising tides/flooding and erosion when approving permits for new and revised construction and educate property owners and builders about the risks until statutes recommended in the plan can be put in place. Peter Halle moved to approve the proposed ACNVT resolution and it was agreed by roll call vote for the Chair to edit the wording as discussed and send it to the Select Board.
9. A Q&A session included discussion about what would be covered in the CRP (building codes, stronger/higher structures, flooding and erosion zones, infrastructure) and the fact that current FEMA codes were currently 6 or 7 years old and had no set deadline for update to reflect current conditions and trends and to include newer concepts such as defined flood elevations (DFE) along with policy and engineering recommendations for how to best use/preserve land. Lou asked if input from an outside agency would be included in the CRP and Vince indicated that although he was not sure, Select Board member Matt Fee was on the CRAC as a liaison whose role it was to make sure all valid input was included. Vince concluded by inviting ACNVT members to attend the next CRAC meeting on Tuesday, July 28 and he would forward a Zoom link.

10. Tucker Holland was then invited to speak on the topic of the TGSC which is addressing current concerns with the efficiency and operational effectiveness of a town meeting form of government in a town of the size and complexity of Nantucket. Gary voiced the concern that a small, committed vocal minority could easily overwhelm a town meeting vote. Tucker noted that non-binding questions asked on the ballot regarding town meeting resulted in a majority of citizens being satisfied with the current form of government but a much larger majority were also in favor sending town funds to research alternatives. Tucker noted that the options were limited in MA to open town meeting (current form), representative town meeting (Nantucket would be divided into around 100 precincts, each with an elected representative), city council/town meeting or city council/mayoral, the latter of which was not an option based on the 2010 census as 12,000 year round residents are required. This may become an option once the 2020 census is tallied. Tucker noted that there are pros and cons for each of the options.
11. A Q&A session followed regarding the ability of the town to modify the current form of government and the consensus was that it would likely require a change to the town charter and approval at town meeting. Bill Sherman asked if some responsibilities could be taken over by the county and it was thought that was not a possibility. Peter Halle noted that any change to the form of town government would need a strategy for how to deal with the sense of 'loss' felt by citizens who now have a direct vote as well as the need to educate them on the benefits of the efficiencies to be gained. Kathy asked what was the largest town that continues under the town meeting form of government and Tucker did not know (Note: Google search after the meeting found that Greenwich, CT with a population of over 61,000 was the largest town in CT but no such information was found for MA). Tucker thanked the committee for the feedback and committed to bringing it back to the TGSC at their next meeting.
12. Future speakers at ACNVT meetings were discussed and it was confirmed as follows: Roberto Santamaria (Department of Public Health) for 8/8 was invited but has not responded and it was recommended for Kathy to work through Libby Gibson to get a response; Rob McNeil (Department of Public Works) for 8/22 and the Finance Committee (no response from Brian Turbitt but Denise

Kronau has confirmed). Gary requested that up to 3 issues/topics for our next meeting be sent to him by members via email and others were added below. Gary also noted that there is no reason for ACNVT to stop meeting this fall if we can continue to do so via Zoom so ideas for additional speakers would be welcome.

Marianne Stanton (Editor, Inquirer & Mirror) and Melissa Murphy (Newly Elected Select Board Member) were suggested as speakers.

13. Gary requested ideas for filling our open committee slots and suggestions included outreach through the Inquirer & Mirror letter to the editor, other neighborhood associations and the rotary.

14. 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
- ACK NOW – potential Short term rental limitations
- Research construction ordinances by town or other neighborhood associations to deal with excessive noise

15. The meeting was adjourned at 11:55 a.m.

Respectfully submitted,

Kathy Baird, Secretary

The following is the url for the recording of this meeting.

<https://www.youtube.com/watch?v=B85o8sug4DI>