



NANTUCKET TOWN ASSOCIATION MEETING

April 25, 2023, at 4:00 pm

Meeting held in the Learning Lab of the Atheneum and by Zoom

DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance in the Atheneum: Andrea Bradford, Trish Bridier, Mary Anne Easley, Doris Hanna, Lee Saperstein, Anne Terry, Henry Terry, and Barbara von der Groeben.

Attendance by Zoom: Marsha Fader, Mary Longacre, Sarah Ann Miller, Gail Norton, Charley Walters, and Paula Williams.

Guest: Libby Gibson, Town Manager.

Thanks to the Atheneum, Samantha Aguiar, for hosting the meeting. which was recorded and the link to the video is included here: <https://youtu.be/vgoXdT8pHXE>.

I. Call the April 25, 2023, Nantucket Town Association Annual Meeting to Order.

President Henry Terry called the meeting to order at 4:00 pm. He announced that the meeting is being recorded and those who could not attend are welcome to use the above link to watch the recording. He also announced that, to avoid conflicts with the Open Meeting Law, there would be no discussion of the Nantucket Town small area plan because members of that working group are in attendance at today's meeting and no agenda for it has been posted.

II. Approval of minutes of the Meeting of March 28, 2023.

Henry Terry asked for approval of the minutes of the meeting of March 28, 2023; Trish Bridier moved their approval, Anne Terry seconded them, and the vote to approve was unanimous.

III. Treasurer's Report.

With two new members, the Association's balance is \$ 4,043.39; the report is attached. Mary Longacre added that we have received letters of acknowledgement from the Atheneum and the Nantucket Food, Fuel, and Rental Assistance program for our donations to them. Trish Bridier moved approval of the report, Barbara von der Groeben seconded it, and the vote to approve was unanimous.

IV. Old Business.

None.

V. New Business.

None.

VI. Guest Speaker, Libby Gibson, Town Manager.

Henry Terry introduced the guest speaker, Libby Gibson, Town Manager, who said that she would give an overview of the activities to come at the Annual Town Meeting, ATM, on May 6, 2023, and the Annual Town Election, ATE, on May 23, 2023, and then would answer questions. A succinct summary of her comments is attached to these minutes.

Preparation for Annual Town Meeting begins in October with reviews of potential warrant articles proceeding through, among others, an internal Town Administration review, Planning Board, Finance Committee, Capital Program Committee, and the Select Board, with warrant approval in January and the Finance Committee and Planning Board motions in in March. She said that the Warrant with formal motions from, as appropriate, the Finance Committee and the Planning Board was mailed out recently. Had we received our copies, she asked, and all said “yes.” With reference to the attached summary, she listed the number and category of the 105 articles on the Warrant and indicated that they are listed in order by category: finance, zoning, bylaws, home rule petitions, and real estate. There are 26 citizen-sponsored articles.

She noted that her presentation to the Town Association was but one of many efforts to inform the public of the potential actions of the Annual Town Meeting. She then said that seven of the articles will require a tax over-ride that, to be effective, will also need passage in the Annual Town Election. If they pass, there will be an incremental tax increase for each article. As part of her presentation of them, she said that there is a Tax-Rate Calculator included in the web page for the Annual Town Meeting (on the Nantucket Town web site, go to “Town Clerk,” then “Town Meetings,” then “2023 Annual Town Meeting,” and click on “Tax Rate Calculator” at the bottom of the page: <https://atmtaxratecalculator.nantucket-ma.gov/>). Mary Longacre shared her screen on which the page was displayed; it is also attached to these minutes. Libby Gibson noted that the last line of the calculator should refer to article 21, not “2”. Four of these are debt exclusions, DE, that will last through the life of the debt, typically 20 years; one is a capital exclusion, CE, article that will last for one year; and two are operating funds overrides, OO. If all pass, taxes on an average-value home, with residential exclusion, will rise by \$426.68 in the first year and then by \$395.37 for the second year onward. In closing, Libby Gibson said that the meeting will begin promptly at 8:30 am and it would be wise to be in one’s seat by 8:00 am. Voting will be assisted by electronic devices; there will be a break for lunch but one is advised to bring one’s own. Only water is allowed to be drunk in the auditorium. Food and other drinks are not allowed to be consumed there.

After this summary, Libby Gibson asked if there were any questions. Anne Terry said that she was plagued by gasoline-powered leaf blowers and, yet, she thought that they had been banned. Libby Gibson said, yes, commercial landscapers are not allowed to use gas-powered blowers but individual home owners, as well as Town employees, certainly could. Mary Longacre put the relevant part of the Town Code up on the screen, which is attached also to these minutes. Libby Gibson added that the appropriate response to a violation is to call the police. Anne Terry wondered if they would respond, to which Libby Gibson said that she would advise the Chief of citizens' concern for compliance with the ban. She also said that if one is reluctant to call and then does not, there is no record of the violation, which can lead to a false assumption that there is not a problem with leaf blowers.

Lee Saperstein asked if it was possible to have a printed fly sheet with technical amendments at the ATM. Libby Gibson replied that some of the numbers are changed right up to the time of the meeting, thus amendments would still need to be given from the podium. Lee Saperstein said complimentarily that, from the time he first attended Annual Town Meeting until today, the Town's trust in the financial articles has grown, meaning that they are rarely called, and this is a testament to the ability of the Finance Office.

Mary Longacre asked about the use of the impromptu motion to "call the question" that has the effect of ending debate. Libby Gibson said that this is discussed in the "Nantucket Town Meeting: Traditions and Procedures," page 7, on "Move the Previous Question," which can be found on the Town Meeting web site. It is a move to close debate ("closure" or "cloture," LWS) and requires a 2/3 majority vote to pass. Libby Gibson added that it is up to the Moderator to accept the motion and if she believes that more debate will be valuable, she may choose not to recognize it.

Lee Saperstein noted that David Gray at the last meeting of the Association said that the creation of Storm Water Enterprise Fund (article 20) would be a significant venture for the Town and Libby Gibson agreed. She asked if the articles on the Town's Solid Waste Management Facility, (21, Enterprise Funds Operations, and 92, Long-Term Lease Authorization) also known as the "dump", would be called and Lee Saperstein opined that they might be. The volume of material handled at the dump is up while State-imposed regulations are becoming more severe. Reducing this volume through recycling and reductions will be important for Nantucket.

In other questions, it was noted that the Town's Chief Technology Officer, CTO, is retiring and that will add urgency to the Town's need to fill vacant positions. Marsha Fader said that she wanted to know more about the Town's Procurement Process. Libby Gibson said that the Chief Procurement Officer is coincidentally the Finance Director and that he is assisted by an Assistant Procurement Officer. The process of entering into contracts or to buy major items is defined strictly by the State and the Town follows these procedures. Lee Saperstein asked about moves by the Town to help employees to buy a house. He felt that providing housing for a limited time, say 24 months, led to short tenures by employees. Leasing a home also did not ensure stability. Libby Gibson acknowledged that this was a major concern for the Town; there is no way to assist with purchases that does not include taxpayer subsidies.

With no further questions, Henry Terry thanked Libby Gibson for her informative presentation. Before calling for adjournment, he noted that Gail Walker of Nantucket Lights has sent a note asking that all Town Association members vote for Article 76 on the amendment of the Town's lighting code.

VII. Adjournment.

Movement to adjourn was made by Barbara von der Groeben, seconded by Trish Bridier, and approved unanimously; the meeting adjourned at 4:44 pm.

***Next meeting is May 23, 2023, and will be hybrid with an in-person meeting in the Atheneum and a virtual one via Zoom; if one uses Zoom, the address is <https://us02web.zoom.us/j/87455121153>.**

Lee W. Saperstein, Secretary, saperste@mst.edu.

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Nantucket Town Association, April 25, 2023

TREASURER'S REPORT

Available Balance at last report: \$ 3,998.39 on 3/28/23

Dues Received \$ 0.00 through PayPal
 \$ 45.00 checks

Total Income \$45.00

Expenses: 0

Paypal Fees: \$ 0

Balance as of 04/24/23: \$ 4,043.39

2022 had 48 paid memberships
2023 has 40 paid memberships so far, including some new members.

Respectfully submitted,

Mary Longacre, NTA Treasurer

2023 ATM/ATE Stats: A Summary by Libby Gibson, Nantucket Town Manager, As of 4/19/23

Development of warrant starts in October.

Involves many discussions with the Select Board, Finance Committee, Capital Program Committee, Planning Board and internal Town Administration meetings.

The Select Board adopts the warrant at the end of January.

The FinCom and PB motions are adopted by early March; the SB considers and adopts any Comments and the warrant with motions goes to print, and then is mailed to all registered voters.

Articles: 105 (107 in 2022)

Explain how articles are grouped

zoning: 32 (22 in 2022)

general bylaw: 7

real estate: 12

HRP: 11 (of which 4 are resubmittals)

citizen: 26 (31 in 2022)

articles dependent on ballot questions: 7 (out of 7 ballot questions)

ATM Articles contingent upon ballot questions (ATE = May 23) questions (1 capital exclusion; 4 debt exclusions; 2 operating overrides):

Annual tax bill for a year-round property valued at \$1,688,790 *and* which qualifies for a residential exemption will increase by approximately (See below) for 20 years:

- Q1/Article 11 (DE - Supplemental Surfside Area Rd Impr - \$13m/\$30.90)
- Q2/Article 13 (DE - Supplemental Landfill Closure Costs - \$5m/\$11.73)
- Q3/Article 14 (DE - Supplemental Wauwinet Shared Use Path - \$4.6m/\$10.81)
- Q4/Article 15 (DE - Nobadeer Playing Fields: Field Addition, Renovations, Site Enhancements - \$3.8m/\$8.87)
- Q5/Article 10 (CE – Various (Fire Equipment & Vehicle; DPW Security Cameras, Fuel Tank Replacement; School Grounds - \$970,000/\$31.31 for one year)
- Q6/Article 18 (OO – Affordable Housing - \$6.5m/\$211.30)
- Q7/Article 21 (OO – Solid Waste \$3.75m/\$121.76)

Total impact on avg year-round property w/res exempt if ALL questions passed:

First year: \$426.68

second year: \$395.37

General Fund Operating Budget for FY 24 (A8) – total of \$116,235,316/up 10.15% over FY 23 (FY 23 - \$105,523,366 - was 7.42% over FY 22)

Articles that generated the most discussion at the Finance Committee and/or Select Board level included:

Article 18 - \$6.5m override for affordable housing

Article 35 – Dedication of STR revenue to an affordable housing stab fund/citizen article

Articles 58, 59, 61 – STR zoning/all citizen articles

Article 76 – outdoor lighting bylaw amendments/citizen article

Article 81 – seek change of government from Select Board to Town Council/citizen article

Outreach: Videos for articles with ballot questions; Voter’s Guide; FinCom info session 4/25; meetings with Community groups; meeting with NTA 4/25; meeting with Rotary 4/19; Town Manager e-news

Other ATM info:

TM starts at 8:30 am; check-in stations open at 7:30 am

Bring your own lunch and prepare to eat outside or in the cafeteria

Overflow will be in the NHS gym

Water ONLY in the Auditorium

Select All / Unselect All

- Surfside Area Roads Reconstruction
- Wauwinet Road Multi-Use Path
- Capital Exclusion
- Solid Waste Override
- Landfill Closure: Phase 1 (supplemental funding)
- Nobadeer Soccer Field Addition & Expansion
- Affordable Housing Trust Override

Ballot Question	Article	Override Purpose	Type	Amount***	Tax Value Increase
1	11	Surfside Area Roads Reconstruction	Debt Exclusion	\$13,000,000	\$ 30.9
2	13	Landfill Closure: Phase 1 (supplemental funding)	Debt Exclusion	\$5,000,000	\$ 11.73
3	14	Wauwinet Road Multi-Use Path	Debt Exclusion	\$4,600,100	\$ 10.81
4	15	Nobadeer Soccer Field Addition & Expansion	Debt Exclusion	\$3,800,000	\$ 8.87
5	10	Capital Exclusion	Capital Exclusion	\$970,000	\$ 31.31
6	18	Affordable Housing Trust Override	Override	\$6,500,000	
7	2	Solid Waste Override	Override	\$3,750,000	\$ 121.76
		TOTAL			\$ 215.38

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§ 101-2 Air-conditioning and air-handling equipment, pumps, fans and compressors sound level limit; measurement.

measurement.

- A. Prohibited noises.
[Amended 6-5-2021 ATM by Art. 80, approved 10-7-2021]
- (1) No person shall operate or cause to be operated any air-conditioning or air-handling equipment, swimming pool or spa pump, or an exhaust fan, in such a manner as to exceed 55 dBA over a ten-minute period of time, measured from a distance of 40 feet or more from the source of the sound or the property line of the premises on which said activity is located at any time of the day or night.
 - (2) Commencing on December 1, 2020, the use of gas-powered leaf blowers at all times of the day on all days of the year, by any commercial landscaper, commercial landscape company, or other entity engaged in the business of providing home and yard repair, cleanup, and maintenance services for a fee shall be prohibited on a Town-wide basis.
 - (3) Upon written notice to the owner of the property as recorded with the Nantucket Assessor of a violation of § 101-2A, and the property owner fails to mitigate the violation within 14 days, then the property owner shall be deemed to be in violation of § 101-2A.

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