



NANTUCKET TOWN ASSOCIATION MEETING

September 23, 2025, at 4:00 pm

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

DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance: Rick Atherton, Charles Graeber, Anne Lingeman Davis, Anne Dewez, Catherine Irzyk, Sue Lingeman, Mary Longacre, Kit Murphy, Gail Norton, Dennis Perry, Martha Perry, Lee Saperstein, Bill Seay, Campbell Sutton, Anne Terry, Michael Veyzey, Susan Veyzey, and Charley Walters.

The Zoom link was <https://us02web.zoom.us/j/87455121153>.

Guests: Sunny Daily, Executive Director, Community Fund for Nantucket.

1. Call to Order. Mary Longacre, Interim President, started the meeting at 4:05 pm. She announced that the meeting was being recorded and is available at <https://youtu.be/iRA5fHVVGR0>.

2. Approval of the August 26th Minutes of the Town Association. Mary Longacre asked for approval of the July 29, 2025, minutes of the Nantucket Town Association and Charley Walters so moved, Anne Terry seconded, and they were approved unanimously.

3. Treasurer's Report. Mary Longacre said that there had been no changes in the Association's fund balance, which remains at \$3405.10. She reported that, despite her presentation to the Select Board on Membership, there have been no new members and no increase in the fund balance. The report was accepted by acclamation.

4. Old Business. Mary Longacre reported on her efforts to increase membership including her presentation to the Select Board on September 17th, which was subsequently printed in the *Inquirer and Mirror* and is attached. So far, there have been no new members. Anne Dewez suggested contacting the major local churches; Lee Saperstein suggested creating a one-page flyer for the web site that could be sent quickly to potential sources of membership, several members suggested purchasing ads in Daybreak and the Nantucket Current. Mary Longacre said that this would cost money, to which Lee Saperstein moved that she have discretionary authority to spend up to \$1,000 dollars on membership ads; Bill Seay seconded and approval was unanimous.

5. New Business.

A. Endorsement of Nantucket Civic League Letter to the Planning Board. As included in the Agenda, Mary Longacre said that she had discussed with Rick Atherton, Treasurer of the Nantucket Civic League, its request for the Town Association's endorsement of a proposed letter to the Planning Board on their procedure for developing recommendations for and providing background for articles which appeared at a previous Town Meeting. The letter was prompted by the Planning Board's positive recommendation of Article 38 at ATM 2025, despite a nearly identical article receiving a negative vote at ATM 2015. Copies of the letter and the 2025 and 2015 articles are attached.

She asked Rick Atherton to introduce the letter, which he did. She remarked that it had taken a while before bringing the letter to the attention of the Town Association but that it was now appropriate to review it for potential endorsement. Before discussion could begin, Lee Saperstein and others offered a recap of the Article's treatment at the 2025 Annual Town Meeting. Lee Saperstein noted that he had been in the Chair, as Moderator *Pro Tem* for the meeting, and that the only preparation he had received was that the Moderator, as an attorney for one of the parties, said that she had a conflict. He then went on to say that once the article was moved and seconded, the person who had called the article, Dr. George Butterworth, spoke to reveal the previous legislative history of this property. At issue, he explained, was the owner's wish to expand the structure's footprint, which would be allowed if its zoning changed from Residential Old Historic to Commercial Downtown. When it was revealed further that the property's owner was a major commercial developer, the vote in opposition was substantial.

The Civic League's letter asks the simple question of how a proposed article can be endorsed by the Planning Board without providing its legislative history.

Many of today's guest attendees said that they were neighbors to the property and were dismayed to find its re-zoning on the 2025 ATM Warrant. Charles Graeber said that he was a spokesperson for up to 30 more neighbors, all of whom were opposed to Article 38. Campbell Sutton said that the letter was well written. Anne Terry and Anne Dewez asked if there was any consideration of an action if the letter's request was denied. The answer was that it would be up to the Civic League. After extensive discussion, Lee Saperstein moved endorsement of the letter, which was seconded by Anne Terry, and approved unanimously.

B. Town Association Account in the Community Fund for Nantucket. Mary Longacre reminded the members that she had promised to research the Town Association's account at the Community Fund for Nantucket, CFN, to which end she had invited Sunny Daily, Executive Director, CFN, to tell us about this account. Sunny Daily reported that the Town Association had opened an account at CFN in 2009 with a deposit of around \$25,000. In an aside, Mary Longacre said that this amount had grown from an original amount of \$2,500 that had been on deposit at another institution. The current balance is around \$41,000.

Sunny Daily said that the Association's account was unrestricted and could be used for a wide range of purposes. The procedure for an expenditure would be for the Association to indicate a

purpose and, upon approval, the CFN would pay an invoice for that action. Mary Longacre suggested that members consider for a future meeting potential uses for these funds.

6. Adjournment. As the hour approached 5:00 pm and the agenda was fulfilled, Mary Longacre suggested that it was time to adjourn. Campbell Sutton accepted the suggestion and moved adjournment, a second came from Lee Saperstein and the vote was unanimous. Adjournment came at 5:00 pm.

Next Meeting is October 28, 2025, with DPW Director Drew Patnode and Solid Waste Coordinator Chris Lowe to speak about recycling and dump operations and issues. The Town has recently released two videos to help the public understand how to prepare materials for efficient recycling.

https://www.youtube.com/playlist?list=PL49sKqpy7VAgHgX_uhpYlQS_P69ZQco-EV

“9/17/25 Remarks to the Select Board from Mary Longacre, President, Nantucket Town Association”

“The Nantucket Town Association was formed as part of the 1974 reorganization of the Nantucket Civic League. Our purpose is to encourage participation in civic affairs, to promote through charitable and educational means the preservation of the historic and natural environment of the Town of Nantucket, and to promote the improvement of the quality of living and general welfare of both residents and visitors. We represent the area roughly within 1.5 miles from the Pacific National Bank at the top of Main Street, excepting those areas with their own neighborhood association, such as Brant Point, Monomoy, Nashaquisset and a few other neighborhoods.

Membership in the Town Association is open to any person who resides either seasonally or year-round on Nantucket and who does not live in an area covered by another neighborhood civic association, regardless of whether they live in Town. On the map you see on the screen, anyone living in an area that is colored beige or brown would be eligible to join. There are approximately two dozen other area associations now on-island, shown in other colors on the map, and anyone living in those areas would be encouraged to join their representative area association.

When it was first formed, the Town Association had almost 400 members. For the last few years, our membership has been about 50 people. We are launching a membership drive to ensure the continued vitality of the organization and that we fully represent the community.

The Town Association meets monthly year-round on the fourth Tuesday of the month with both in-person and Zoom attendance options. We usually have a guest speaker from a local organization or Town department. Meetings are open to the public and video recordings are available. On our website, www.nantuckettownassociation.org you can get information about how to join and what our past projects have been. You can also reach us at PO Box 181 in Town, or by emailing nantuckettownassociation@gmail.com.”

LETTERHEAD NANTUCKET CIVIC LEAGUE

DRAFT 5/26

May 20, 2025

Mr. David Iverson
Chair, Nantucket Planning Board

Via Electronic Communication

Dear Chair Iverson and Members of the Planning Board:

By way of follow up to Annual Town Meeting 2025 (ATM), we are writing to you to ask for further clarification of the Planning Board's rationale for recommending the passage of [Article 38](#).

As you know, the proponents of Article 38 sought to change the zoning of three (3) properties on

North Water Street (7, 9, and 11) from Residential Old Historic District (ROH) to Commercial Downtown (CDT). At the end of the Warrant the Planning Board explained to the voters that, "[Article 38 is a proposed change from a residential district to a commercial district, where two of the three properties historically have operated as commercial inns.](#)" Such a rezoning would, among other things, allow for an increase in the ground coverage ratio from 40% to 75%, and for the ability to conduct a full range of retail activities — dramatically altering the character of this old historic district.

We are curious as to why there was no reason provided to the voters the reason why the Planning Board brought this particular article forward to ATM at this particular time. The article was called for discussion at ATM, but it was only through the subsequent discussion that the voters learned that (1) a [similar article brought forward in 2015](#) involving the very same properties seeking the very same zoning change was soundly defeated by a voice vote at 2015 ATM, and (2) the local planning process recently refused to grant the proponents a variance, prompting the proponents to bring Article 32. It was only through the calling of the article followed by persistent questioning on the floor of ATM that voters learned more. Even then, the explanation provided by the staff appeared less than fully forthcoming: no mention of the identity of the requester, no mention of the zoning variance denial, no mention of the 2015 denial, and no reason for the Planning Board's endorsement of the article. The article, as you know, was defeated handily by a 25-502 vote.

Zoning for land use is an impactful method of managing Nantucket's limited land to affect the patterns of development of Nantucket's historic character — not only in the OHD but across the entire island. But this must be done in a more thoughtful and transparent way. Zoning changes require careful thought and full, transparent explanations to reassure the voters that the recommended changes are intended for the good of the entire island, especially adjacent neighborhoods, and not just the good of the applicant.

We look forward to discussing this matter with you in greater detail whenever you are available to attend one of our Executive Committee meetings, which are generally held virtually at 4:00PM on the first Monday of the month. Thank you.

Sincerely,

[Signed, NCL Co-Presidents]

COPIES: Chair, Select Board; Chair, Finance Committee

2025 Annual Town Meeting:

ARTICLE 38

(Zoning Map Change: ROH to CDT - North Water Street)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Old Historic (ROH) district in the Commercial Downtown (CDT) district:

Map	Lot	Number	Street
42.4.2	87	7	N Water Street
42.4.2	103	9	N Water Street
42.4.2	54.1	11	N Water Street

All as shown on a map filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

PLANNING BOARD MOTION: Moved to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Old Historic (ROH) district in the Commercial Downtown (CDT) district:

Map	Lot	Number	Street
42.4.2	87	7	N Water Street
42.4.2	103	9	N Water Street
42.4.2	54.1	11	N Water Street

All as shown on a map filed at the Office of the Town Clerk.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

The Planning Board determined that the quantum vote for passage of this motion qualifies for a majority vote exception pursuant to Chapter 358 of the Acts of 2020, known as the economic development legislation of 2020, because it will meet the criteria in MGL Chapter 40A, Section 5, because it allows for multifamily housing and mixed-use development in an eligible location and modifies regulation concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements to allow for additional housing units beyond what would otherwise be permitted under the existing zoning ordinance or by-law.



2015 warrant with FinCom Motions FINAL



50

of 225



110%



ARTICLE 43

(Zoning Map Change: LC to CDT/North Water Street)

To see if the Town will vote to: Amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the LC district in the CDT district:

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Town of Nantucket 2015 Annual Town Meeting Warrant with Finance Committee Motions

- 7 N. Water Street as shown on Tax Assessor's Map 42.4.2 as Parcel 87
- 9 N. Water Street as shown on Tax Assessor's Map 42.4.2 as Parcel 103
- 11 N. Water Street as shown on Tax Assessor's Map 42.4.2 as Parcel 54.1

(Michelle Langlois, et al)

PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket be amended by placing the following properties currently located in the LC district in the CDT district:

Map	Lot	Number	Street
42.4.2	87	7	N. Water Street
42.4.2	103	9	N. Water Street
42.4.2	54.1	11	N. Water Street

All as shown on a map entitled "2015 Annual Town Meeting Warrant Article 43 Zoning Map Change: LC to CDT - North Water Street" dated January 2015.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

Quantum of the vote required for passage of the motion is 2/3