



## **NANTUCKET TOWN ASSOCIATION MEETING**

August 25, 2020, at 4:00 pm

Meeting held by Zoom conferencing

### **FINAL AND APPROVED MINUTES**

Attendance: Trish Bridier, Mary Anne Easley, Mary Longacre, Tom McCasland, Craig Muhlhauser, Gail Norton, Hillary Rayport. Lee Saperstein, Janet Schulte, Anne Terry, Henry Terry, and Charley Walters.

Guest: Julia Lindner, Executive Director, ACK-NOW

#### **I. Call to Order.**

President Henry Terry called the meeting to order at 4:00 pm.

#### **II. Approval of minutes of the Meeting of July 28, 2020.**

Approval of the minutes of the previous meeting, July 28, 2020, was moved by Mary Anne Easley, seconded by Gail Norton, and, after two editorial amendments made by Mary Anne Easley were accepted, approved unanimously.

#### **III. Treasurer's Report.**

Anne Terry gave the report, attached, which had a beginning balance of \$4131.70, to which dues of \$360.00 were added creating an end balance of \$4491.70. A motion to approve was made by Mary Longacre, seconded by Mary Anne Easley, and approved unanimously.

#### **IV. Old Business.**

Henry Terry reminded the members that we had discussed donations at our last meeting and he has some additional information. The hospital web site lists possibilities, including the various funds for which they are seeking donations. Mary Longacre suggested that we also consider the Nantucket Food Pantry. This led to a general discussion on the best site for the Association's donation. Mary Anne Easley added that the Food Pantry is officially named the Nantucket Food,

Fuel, and Rental Assistance Fund and is sponsored by the Nantucket Interfaith Council. She believed that a direct donation to this group would be best.

Mary Longacre felt that that the PCR (Polymerase Chain Reaction) Testing program would be a good candidate for a gift. Anne Terry suggested that a gift to the hospital's general fund would be better. Henry Terry then asked if anyone wanted to make a motion for a gift. Mary Anne Easley said that we might wish to delay the motion until we had a good list of ways to give. Craig Muhlhauser then said that the hospital's annual fund would be the best recipient of a gift from the Town Association. Thence, Anne Terry moved that the Town Association donate \$500 to the Nantucket Hospital Annual Fund; Mary Anne Easley seconded the motion, and the approval vote was unanimous.

Henry Terry then reported on the August 22<sup>nd</sup> Presidents' (virtual) breakfast in which most of the time was spent discussing local area plans that could nest within the Nantucket Master Plan that is under revision by the Nantucket Planning and Economic Development Commission, NPEDC. Judith Wegner, Chair of the Planning Board, used the Town Association's efforts to create a local area plan as an example. Henry Terry and Lee Saperstein shared the Town Association's experience and steps taken to develop an application. Incidentally, the Brant Point members shared a concern about the Town's proposed boundary at Children's Beach. Lee Saperstein told the group that ours was a draft subject to review by the NPEDC and that we wanted to be good neighbors. On Monday evening, August 24 at 6:00 pm, NPEDC met and, amongst other things, discussed the Town Association's proposed map. They will ask the Town's GIS Coordinator to create a map of local areas and that should help to resolve conflicts. Approval of the Town's request was put off until they have an acceptable map.

## **V. New Business**

Henry Terry said that he had no new business. Mary Longacre asked if we had information on the number of new members that we recruited and Anne Terry replied, eight or so. She indicated that it was time for a post card reminder on dues.

## **VI. Speaker, Julia Lindner, Executive Director of ACK-NOW**

Julia Lindner, Executive Director of ACK-NOW, paced her presentation with shared-screen PowerPoint slides. She explained that she joined ACK-NOW last fall and is now fully involved in its mission, which is to define problems of substance for Nantucket and find solutions to them. ACK-NOW works collaboratively with other Island organizations. ACK-NOW has a board of directors who help to set goals and activities. These include dealing with growth, the housing crisis, support for the year-round community, and understanding the impact of short-term rental, STR, properties, particularly those owned by off-Island investors. A recently imposed State tax on STRs enables them to gather data on these investors. Because Nantucket was late in the game to STR investments, ACK-NOW has an advantage in picking strategies for control of STRs. As housing is turned into investment properties, a strain is placed on housing meant for Island residents.

Mary Anne Easley spoke of the problem that occurs when those workers, caretakers, cleaners, landscapers, etc., who maintain these properties are unable to find housing for themselves. When the Town provides subsidized affordable housing for these workers, the taxpayer is paying for their housing. Tom McCasland expressed a concern that regular and, often, long-term seasonal residents would be labeled inappropriately as short-term renters.

Julia Lindner went on to explain that ACK-NOW is preparing regulatory proposals for the Annual Town Meeting, ATM, in the spring because citizens' articles need to be ready by November. She spoke also of future projects such as a build-out analysis. Tom McCasland asked if there were any data on seasonal residents who are staying longer or even year-round as a response to the COVID-19 pandemic. She said that at this time the answer would only be speculative. Mary Anne Easley asked about the number of subscribers to ACK-Now and Julia Lindner replied, "about 500 but we believe that 1200 to 1500 share the material." Someone asked about the possibility of a moratorium on new STRs and she said that this was something into which they were looking. They were also hoping to help individual neighborhoods on Nantucket.

As the meeting drew to a close, Craig Muhlhauser announced that an out-of-state investor had worked with a broker to look at 50 houses. He expected that there will be more information about this in September.

## **VI. Adjournment.**

The meeting was adjourned at 5:00 pm.

**\*Next meeting is our Annual Meeting, September 22<sup>nd</sup> and will be via Zoom (save the link; it will be the same.)**

\*Please remember that we need to end the meeting by 5:00 pm so that the library staff may leave the building.

Lee W. Saperstein, Secretary,

NANTUCKET TOWN ASSOCIATION

Treasurer's Report	Aug 25,2020
Beginning Balance	\$4,131.70
Deposits/dues	+360.00
Expenditures	0
End Balance	\$4,491.70