



2022 Annual Town Meeting
Monday, May 2nd at 5pm
Nantucket High School Auditorium

**Nantucket's community depends on the
vitality of its sustainable natural resources.**

VOTE ENVIRONMENT FIRST

The Nantucket Land Council has reviewed the Warrant for the May 2nd 2022 Annual Town Meeting and offers the following comments on articles which could affect the island's unique and valuable natural resources and quality of life.

Article 15 Appropriation: School Department – Athletic Facilities

The School Committee has eliminated the proposed synthetic turf fields from the Campus Wide Master Plan at this time.

Article 18 YES Appropriation: PFAS Soil Investigation

The Land Council supports further investigation of PFAS contamination by the Town in island soils.

Article 39, 40, 41 YES Bylaw: STR Registry, Revolving Account, and Spending Limits

Article 39 establishes an island Registry for STRs. This is a first step to better track the use of STRs across Nantucket and establish a system for accountability. Article 40 & 41 address the associated Revolving Account and Spending Limits.

Article 42 NO Zoning Bylaw Amendment: Short Term Rentals

This article will legalize existing STRs across the island as an allowable use by right under zoning without promulgating any associated restrictions or regulations. This could significantly increase the intensity of use in all residential districts. Clear regulations must be established before STRs are recognized as an allowed use under zoning.

Article 43 YES Zoning Bylaw Amendment: Protective Rights to Short Term Rentals

This article provides an option to eliminate the perceived right and intensity of use of purely commercial STRs in residential neighborhoods. It memorializes year-round residents' rights to short term rent and enables seasonal residents the same right as an accessory use through a special permit.

Article 56-57 NO Zoning Bylaw Amendment: Swimming Pools - Residential

The Land Council supports the Planning Board's motion to take no action. These articles seek to "undo" a 2021 bylaw amendment, approved by Town Meeting, limiting pool construction in certain districts.

Article 58 NO Zoning Bylaw Amendment: Definitions - Apartments

This article increases density by enabling special permits for an additional apartment unit in

commercial districts beyond what the bylaw currently allows. This proposal creates new dwelling units, with no qualification that their use be restricted to support the community's housing needs.

Article 45-49 YES Zoning Map Change: RC/RC2 Properties

The Land Council supports the Planning Board's continued effort to eliminate the RC/RC-2 zones and replace them with more appropriate zoning districts.

Article 63 NO Zoning Map Change: Skyline Drive LUG-2 to R-5/CN

The Land Council supports the Planning Board's motion to take no action on this article which would significantly increase subdivision potential on this property.

Article 69 & 70 YES Single Use Plastics

The Land Council supports these articles and the expansion of strategies to reduce unnecessary plastic use on the island.

Article 74 NO Sewer Map Change: 44 Skyline Drive

The Land Council supports the Board of Sewer Commissioners' recommendation not to adopt this proposed sewer map change. This parcel was not included in the sewer district or any needs area and extending sewer to this property will enable significant additional growth and development.

Article 76 YES Home Rule Petition: Community Housing Bank Real Estate Transfer Fee

This article will create a funding source for affordable housing similar to the Land Bank fee structure.

Article 79 YES Home Rule Petition: An Act Prohibiting the Application of Fertilizer

The Land Council supports the intent of the Finance Committee's motion to improve existing fertilizer regulations. We will continue to advocate for improved implementation and enforcement of the regulations by the Town and expect the Town to fully support this process.

Article 80 Home Rule Petition: Historic District Commission - Solar

The Land Council supports the intent of this article and urges the HDC to work with solar advocates to reach consensus on increasing opportunities for alternative energy systems in the future, while preserving the integrity of existing native habitat.

Article 81 YES Home Rule Petition: Amend the NP&EDC Special Act

The Land Council supports this article which amends the special act encouraging the NP&EDC to work with a broader vision for long term planning.

Article 101 NO Real Estate Disposition: Long Term Lease Authorization/Shooting Range Facility

The Town's existing Request for Proposals does not prohibit an outdoor range. The Land Council hopes the Town will only lease 1 Shadbrush Rd for a shooting range if it is constructed as an indoor facility eliminating concerns of groundwater contamination and excessive noise, while preserving open space as much as possible.

The Nantucket Land Council, Inc. is a 501(c)(3) charitable, member-supported environmental organization, founded in 1974 to protect Nantucket's natural resources.