



2025 Special Town Meeting
Tuesday, November 4th at 5pm
Nantucket High School Auditorium

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

The Nantucket Land & Water Council's (NLWC) mission is to preserve the health of Nantucket's environment and community through the protection of our land and water resources. The NLWC has reviewed the Warrant for the November 4, 2025 Special Town Meeting and offers the following comments on articles which could affect the island's unique and valuable natural resources.

ARTICLE 1: NO Zoning Bylaw Amendment – Long-Term and Short-Term Rentals

The NLWC does not support Article 1, which is another effort to legalize unlimited STRs for all housing units in all residential districts across the island. The Short-Term Rental industry (in particular investor-owned commercial STRs) contributes to more intensive use and development, or redevelopment, of properties on Nantucket. This places increasing and measurable pressure on the island's natural resources and infrastructure, from the health of our aquifer, ponds, and harbors to solid waste management, electricity, water and sewer. The use of STRs as an investment leads to the continued unsustainable type of development and use that will negatively impact the long-term health of Nantucket's environment.

We are strongly opposed to Article 1 because once a use such as this is granted as a right under zoning it cannot be taken away. Passing Article 1 would eliminate our ability to effectively regulate STRs **as a use in zoning** going forward. The Land & Water Council is not opposed to all STRs. We support the promulgation of restrictions and regulations that address the Short-Term Rental industry in a balanced way that is consistent with Nantucket's local traditions while protecting against depletion of our Island's natural resources that we all want to prevent. **Please vote no on Article 1.**

ARTICLE 2: YES Zoning & General Bylaw Amendment – Short-Term Rentals

The NLWC supports Article 2. Article 2 allows property owners to rent their homes by-right, while establishing reasonable protections to promote more sustainable use of island resources and infrastructure, and to curtail negative impacts to the long-term health of Nantucket's waters and environment.

Article 2's limit of 70 short-term rental days per year, and limit of 49 rental days during the period of June 15 - August 31 (Peak Period) will result in reduced environmental and infrastructure impacts. The Peak Period, as defined in Article 2, coincides with the time when resource use including water and energy is at its peak demand, and when our island resources and infrastructure are experiencing the greatest pressure. Limiting the number of rental days during this period helps to spread out the impact into the shoulder and off-seasons when this demand is less extreme, preserving the health and sustainability of our community.

Article 2's limit on the number of short-term rental days will substantially reduce the financial incentive of investors to purchase properties solely to operate as short-term rentals. Limiting this incentive will discourage the conversion of year-round housing into short-term rentals, which in turn will reduce pressure for additional development. **Article 2 reflects a true and reasonable compromise that we urge all Nantucket voters to support.**

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



SUPPORT FOR SHORT-TERM RENTAL ARTICLE 2

We, the Nantucket Land & Water Council (NLWC), with the undersigned, support the Short-Term Rental Compromise Article 2 developed under the leadership of Planning Board Chair Dave Iverson. After years of debate, Chair Iverson has worked with countless stakeholders on all sides of the short-term rental (STR) issue to draft an article that balances competing interests. Specifically, **Article 2 allows property owners to rent their homes by-right, while establishing reasonable protections to promote more sustainable use of island resources and infrastructure, and to curtail negative impacts to the long-term health of Nantucket's waters and environment.**

The short-term rental industry is just one impetus for accelerated development and growth on Nantucket that threatens the long-term sustainability of our shared resources, but it has become a significant one. As we look to our future, it is all the more imperative that we come together to address and end this debate. Article 2 reflects a true and reasonable compromise that we urge all Nantucket voters to support.

We do not support Article 1, which will allow unrestricted STRs island-wide. Voters have already rejected this approach 6 times because it puts the interests of STR investors over the long-term health of our island environment and community.

Article 2 would spread out the intensity of use and impact of STRs into the shoulder and off-seasons, and decrease the financial appeal to investors, while allowing island residents to continue renting their homes, with the following guardrails:

- 1 - In the zoning bylaw, STRs will be limited to 70 days throughout the calendar year and limited to 49 days during the period of June 15 through August 31 (the "Peak Period").
- 2 - In addition, a general bylaw limits the total number of changes in occupancy to seven (7) and requires a minimum stay of seven (7) days during the Peak Period.
- 3 - Subletting of STRs shall be prohibited.
- 4 - If a lot contains more than one dwelling unit, the number of days each is rented will count towards the maximum of 49 and 70 days as applicable.

The limitations referenced in 1 and 2 above will not apply to an STR of one's primary, full-time residence (i.e., not seasonal) when the owner or an operator resides on the same lot during the period of any STR.

This article is a giant step toward a resolution and represents Nantucket at its best: neighbors working together to find common ground. **Therefore, we urge Town Meeting voters to support this compromise Article 2.** We look forward to seeing you at Town Meeting on November 4th .

*Rick Atherton
Mark Beale
Lisa Botticelli
Dr. George Butterworth
Abigail Camp
Annye Camara
Sunny Daily
Bob Felch*

*Cary Hazlegrove
Patrick Hehir
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Carl Jelleme
Julie Jordin
Frances Karttunen
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*Bill Liddle
Lindsley Matthews
Scott O'Connor
Karl and Susan Ottison
Pamela Perun
Eric Savetsky
Carl Sjolund
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