

**The Nantucket Land & Water Council Recommends that you:
VOTE NO ON ARTICLE 59**

The NLWC has observed that **the rise of the commercial short-term rental (STR) industry** contributes to and incentivizes an intense (re)development of properties on Nantucket designed to deliver the highest rate of return. This is often accomplished by **maximizing properties with buildings, bedrooms and amenities** intended to meet the expectations of prospective occupants. This **decreases open space and habitat in neighborhoods, escalates the intensity of use, and puts increasing pressure on the island's resources jeopardizing the health of our drinking water, ponds and harbors**, and our shared infrastructure such as solid waste and storm-water management, water and sewer.

Article 59 is identical to the previously-defeated Article 42 at the 2022 ATM and Article 2 at the 2023 STM. **This article MUST BE DEFEATED** because it would legalize unlimited commercial STRs as a *primary use* for houses in all our residential districts across the island. If this right is granted under zoning it cannot be taken away and **could open up the floodgates for STR investment**. Allowing **commercial STRs in residential districts would have long-term adverse, and potentially irreversible impacts on our environment and the health of our community**. Moreover, recent court rulings have confirmed that STRs are a commercial use that is not legal in residential districts.

NLWC **supports allowing STRs as an accessory use** in residential districts protecting residents' ability to rent their homes so long as they are using it primarily as a residence. NLWC would support **balanced By-Law proposals that reasonably limit STRs to Nantucket residents**, ensure effective regulation by our Town government, and are consistent with our local traditions. NLWC **opposes STRs for commercial or investment purposes**.

The commercial short-term rental industry, if unchecked, threatens to irreparably harm our Island's environment and therefore our community's vitality, health and quality of life. Obviously, this is an outcome that we all want to prevent.

If maintaining **a healthy environment, community and quality of life on Nantucket** is important to you, please **attend Town Meeting** and **vote a resounding NO on Article 59**.