

**WARRANT FOR THE
ANNUAL TOWN MEETING
MAY 12, 2026
TOWN OF AQUINNAH
THE COMMONWEALTH OF MASSACHUSETTS**

County of Dukes County, ss.
To either of the Constables of the Town of Aquinnah

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Aquinnah who are qualified to vote in the election and town affairs to meet at the Town Hall **in said Town on the Twelfth day of May, 2026 at 6:30 P.M.** then and there to act upon the articles of this Warrant, with the exception of Article One. And to meet **again at the Aquinnah Town Office Building on the Fourteenth day of May at twelve noon**, then and there to act on Article One of the Warrant by the election of offices, ballot questions and any required override found on the Official Ballot.

The polls for voting on the Official Ballot will open at 12:00 P.M. and close at 8:00 P.M. on Thursday, May 14, 2026.

ARTICLE ONE: To elect the following officers on the Official Ballot:

- One member of the Board of Selectmen for three years
- One Town Clerk for three years
- One member of the Board of Health for three years
- Two members of the Planning Board for three years
- One Constable for three years
- One Library Trustee for three years

Question One: Shall the Town of Aquinnah be allowed to assess an additional One Hundred Thousand (\$100,000.00) Dollars in real estate and personal property taxes for the purposes of funding the Up-Island and Martha's Vineyard Regional High School Districts department budgets for the Fiscal Year beginning July 1, 2026? Yes No

Question Two: Shall the Town of Aquinnah be allowed to exempt from the provision of Proposition 2-1/2, so called, the amounts required to pay for the bond issued for repairs to the Town Hall parking lot? Yes No

Question Three: Shall the Town of Aquinnah be allowed to exempt from the provisions of Proposition 2-1/2, so called, the amounts required to pay for the bond issued for repairs to the trim at the Firehouse and to replace siding and windows at the Town Office building? Yes No

ARTICLE TWO: To hear the reports of the Town Officers and Committees and act thereon.

ARTICLE THREE: To see if the town will vote to raise and appropriate the sums of money required to defray the general expenses of the Town as itemized in the FY 2027 operating budget and fix the salaries and compensation of all elected officers and employees of the Town as itemized therein, and to fund said appropriations through the tax levy. (Recommended by Finance Committee)

ARTICLE FOUR: To see if the Town will vote to transfer from available funds the sum of One Hundred Thousand (\$100,000.00) Dollars to be used for by the Town Infrastructure Committee for improvements to Town buildings, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE FIVE: To see if the Town will vote to transfer Five Thousand Six Hundred Sixty-Three (\$5,663.00) Dollars from funds remaining in Article 9 of the Annual Town Meeting held on May 13, 2025 to remove EV chargers at Town Hall to an account that will be used for Infrastructure Repairs, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE SIX: To see if the Town will vote to transfer from available funds the sum of One Hundred Thirty-Seven Thousand Five Hundred (\$137,500.00) Dollars to replace and upgrade computer networks, hardware cabling and one-time software migration at the Town Offices, Town Hall and Police Station, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE SEVEN: To see if the Town will vote to transfer the sum of Four Thousand Five Hundred (\$4,500.00) Dollars of funds remaining in monies approved in Article 20, of the Annual Town Meeting on May 9, 2023 for wireless speaker system for Town Hall to be added to computer upgrade as specified in Article Six (above), or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE EIGHT: To see if the Town will vote to transfer from available funds the sum of Eighteen Thousand (\$18,000.00) Dollars to fund the stipend paid to a grant-writer, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE NINE: To see if the Town will vote to raise and appropriate the sum of Sixty-Nine Thousand Nine Hundred Ninety-Three Dollars and Seventy-Two Cents (\$69,993.72) for highway construction or improvements from the Town of Aquinnah's Chapter 90 local transportation aid apportionment from the Commonwealth of Massachusetts for FY 2027, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TEN: To see if the Town will vote to transfer Forty Thousand (\$40,000.00) Dollars of remaining funds appropriated in Article 18 of Annual Town Meeting held on May 14, 2025 (to regrade/resurface Town parking lots) for infrastructure projects, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE ELEVEN: To see if the Town will vote to appropriate the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars, or any lesser amount for site grading at the Town Campus parking lot to cover all costs including and related thereto; to determine whether the Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, sec 7 and 8, or pursuant to any other enabling authority, or to take any other action related thereto. Furthermore, any borrowing for this project shall be contingent upon the passage of a Proposition 2-1/2 debt exclusion ballot vote. (2/3 vote required) (Recommended by Finance Committee)

ARTICLE TWELVE: To see if the Town will vote to transfer from available funds the sum of Sixty-Six Thousand (\$66,000.00) Dollars to complete the playground and undertake repairs for to basketball court behind the fire station, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE THIRTEEN: To see if the Town will vote to transfer the previously appropriated sum of Ten Thousand Three Hundred Seventy (\$10,370.00) Dollars from Article 17 of the Annual Town Meeting held on May 9, 2023 for use by the Parks & Recreation Committee for Summer Recreation, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE FOURTEEN: To see if the Town will vote to establish a by-law that designates the Town of Aquinnah as a 4th Amendment Workplace Community and thus support efforts that inform and educate the Town of Aquinnah staff, as well as workplaces and agencies in the Town of Aquinnah, about the 4th Amendment rights of employees, and patrons, or take any other action relative thereto. (No action by Finance Committee)

ARTICLE FIFTEEN: To see if the Town will vote to appropriate the sum of Three Hundred Thousand (\$300,000.00) Dollars for repairs to trim and windows at the Fire Station and Town Offices, or any lesser amount, to cover all costs incidental and related thereto; to determine whether this amount shall be raised by borrow, or otherwise; and to meet this appropriation the Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, sec. 7 and 8, or pursuant to any other enabling authority, or to take any other action relative thereto. Furthermore, any borrowing for this project shall be contingent upon the passage of Proposition 2-1/2 debt exclusion ballot vote. (2/3 vote required). (Recommended by Finance Committee)

ARTICLE SIXTEEN: To see if the Town will vote to transfer from available funds the sum of One Hundred Twenty-Five Thousand (\$125,000.00) Dollars to repair the restrooms at the Cliffs, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE SEVENTEEN: To see if the Town will vote to authorize the Select Board, pursuant to Massachusetts General Laws Chapter 30B, to dispose of certain Town-owned property located at the Aquinnah Circle North, including parcels 25.1 and 25.2 as shown on Map 6, together with any structures thereon, but excluding the Lighthouse, by sale or other conveyance that the Select Board deems appropriate, including any easements or encumbrances of record, for the purpose of supporting local community-serving, cultural, and educational uses; and further to direct the Select Board to initiate a Request for Proposals (RFP) process for such disposition as soon as practicable following Town Meeting, with the intent to do so within 30 days; or take any other action relative thereto. (2/3 vote required) (No action by Finance Committee)

ARTICLE EIGHTEEN: To see if the Town will vote to adopt sections of M.G.L. including Ch. 50, Sec. 49 that authorizes the Select Board and Board of Assessors to establish a property tax exemption for real property classified as Class One, residential, or take any other action relative thereto. (No action by Finance Committee).

ARTICLE NINETEEN: To see if the Town will vote to create an Ambulance Stabilization Fund and transfer from available funds the sum of Twenty-Five Thousand (\$25,000.00) Dollars to establish the Fund, or to take any other action relative thereto. (2/3 vote required) (Recommended by Finance Committee)

ARTICLE TWENTY: To see if the Town will vote to transfer from available funds the sum of Fifteen Thousand (\$15,000.00) Dollars as the town's share to purchase a new Life Pak for the Tri-Town Ambulance, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TWENTY-ONE: To see if the Town will vote to transfer from available funds the sum of Twenty-Six Thousand Four Hundred Eighty-Five Thousand (\$26,485.00) Dollars to pay International Chimney Corporation Commonwealth for services related to renovations and replacement of the lantern room at the Gay Head Lighthouse, or take any other action relative thereto. (4/5 vote required) (Recommended by Finance Committee)

ARTICLE TWENTY-TWO: To see if the Town will vote to transfer from available funds the sum of Forty-Six Thousand Three Hundred (\$46,300.00) Dollars for acquisition and installation of a rapid food waste recycler for use by town residents at the Aquinnah Local Drop-Off (LDO) which will process organic waste on-site into safe-soil-ready by-product, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TWENTY-THREE: To see if the Town will vote to transfer from available funds the sum of One Thousand Nine Hundred and Five (\$1,905.00) Dollars as Aquinnah's share for roof repair at the Dukes County Courthouse, to paint trim and to perform related repair and maintenance work as necessary, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TWENTY-FOUR: To see if the Town will vote to transfer from available funds the sum of Three Thousand Forty-Eight (\$3,048.00) Dollars as Aquinnah's share of installation of an ADA-compliant ramp at the Dukes County Health Care Access Building (114 New York Ave, Oak Bluffs), or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TWENTY-FIVE To see if the Town will vote to authorize the Select Board to increase the area and scope of the Town's Ground Lease on the Carl Widdiss Way property to include an abutting Lease Lot of approximately seven-tenths of an acre on said Town owned property, identified by the Aquinnah Assessors' as Map 5 / Parcel 170.2. Proposed Lease area is shown as "Lease Lot #2" on the plan titled "Exhibit A: Layout for Lease Lot #2 at Parcel M5 L170.2", prepared for the Town of Aquinnah and dated January 12, 2026. Such additional Lease Lot, which shall abut "Lease Lot #1" as shown on said Plan, shall be for the purpose of leasing to a qualified Non-Profit entity to develop Phase 2 of the Carl Widdiss Way apartments, consisting of 4 affordable apartments as recommended by the Aquinnah Housing Committee (AHC), and in keeping with the Conway School Town Center planning analysis previously endorsed by the Town. Said Lease Lot shall be leased under the terms and conditions that the Select Board determine are in the best interest of the Town, and in keeping with the recommendations of the Aquinnah Housing Committee; or take any other action relative thereto. (2/3 vote required) (No action by Finance Committee)

ARTICLE TWENTY-SIX: To see if the Town will vote to transfer the sum of Eighty-Two Thousand (\$82,000.00) Dollars from available funds to reduce the Fiscal Year 2027 tax rate, or take any other action relative thereto. (Recommended by Finance Committee)

ARTICLE TWENTY-SEVEN To see if the Town will vote to amend the Aquinnah Zoning By-Laws by adding a new section under *Article II Use Regulations* entitled Time Share, Interval and Fractional Ownership Units, as set forth below, or take any action relative thereto:

Section 2.10 Time Share, Fractional and Interval Ownership Units

2.10-1 Findings and Purpose. The purpose of this section is to preserve and protect limited housing stock in the Town from the market pressures attendant to time share, interval and fractional ownership uses and to protect neighborhoods from the impacts of such uses.

a. Fractional ownership, interval and time share units have similar character as commercial hotels, motels, lodges, and other commercial occupancy uses due to their transient nature and multiple short-term occupancies. Such commercial or quasi-commercial use is inappropriate in residential areas due to the increased traffic generation and multiple occupancies disturbing the peace and quiet of residential neighborhoods.

b. The needs of transient occupants are averse to the interests sought to be protected and preserved in residential neighborhoods, because commercial uses for transient occupants may sacrifice other values critical to residential neighborhoods.

c. The Town deems it necessary and appropriate to protect the existence of year-round residences and the quiet and peace of the Town by preventing unwarranted commercialization from encroaching therein, including commercialization caused by the misuse of single-family residences.

2.10-2 Definition. Time Share, Interval or Fractional Ownership Unit shall be defined as the following: any Dwelling Unit which is owned by a limited liability company, corporation, partnership, or other joint ownership structure in which unrelated persons or entities own, sell, purchase or otherwise for consideration create or acquire any divided property interest including co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are subject to, or subsequently bound by any agreement limiting the right or functional ability of interest holders or their designees to occupy or use the property to their respective interests or any other agreement which limits limitations of any duration. Such use is established by any of the following elements:

- a. co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are openly advertised, marketed, or offered for sale and sold individually at separate times;
- b. centralized or professional management;
- c. reservation systems;
- d. maximum minimum day limits on each interest holder's occupancy or use of the property; or
- e. management agreements or fees reflective of interval use or ownership, irrespective of whether the agreement may be cancelled individually or by any party.

2.10-3 Prohibition of fractional ownership, interval, and time share units.

The use of any dwelling unit in the Town as a fractional ownership, interval or time share unit is prohibited in all districts within the Town of Aquinnah.

a. Exceptions.

1. This section shall not be deemed to preclude the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes.

2. This section shall not apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market.

2.10- 4 Severability.

If any section, subsection, sentence, clause or phrase of this section is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. (2/3 vote required) (No action by Finance Committee)

ARTICLE TWENTY-EIGHT: To see if the Town will vote to appropriate, or reserve, monies for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of Community Preservation projects and all other necessary and proper expenses for the year, from projected Fiscal Year 2027 Community Preservation revenues of **Three Hundred Thousand Dollars (\$300,000.00)**. Thirty percent of those funds shall be allotted in the following amounts as required by Community Preservation legislation:

\$30,000 to the Community Preservation Historic Preservation Reserve; and,

\$30,000 to the Community Preservation Community Housing Reserve; and,

\$30,000 to the Community Preservation Open Space and Recreation Reserve; and,

In addition, the remaining seventy percent of funds raised during the Fiscal Year 2027 shall be

reserved for appropriation or use in the following manner as recommended by the Aquinnah Community Preservation Committee:

*\$15,000 to the Community Preservation Historic Preservation Reserve; and,
\$42,034 to the Community Preservation Open Space & Recreation Reserve; and,
\$147,566 to the Community Preservation Community Housing Reserve; and,
\$5,400 to FY '26 CPA administrative expenses, or take any other action relative thereto.
(No action by Finance Committee)*

ARTICLE TWENTY-NINE: To see if the Town will vote to appropriate monies, from currently reserved Community Preservation revenues, for the undertaking of the following **Community Housing** efforts, as recommended by the Community Preservation Committee:

\$35,000 (thirty-five thousand dollars) from the Community Preservation Community Housing Reserve for costs related to the development of affordable housing as proposed by Island Autism Group, and
\$30,000 (thirty thousand dollars) from the Community Preservation Community Housing Reserve for the subsidy of affordable rents in Aquinnah through the DCRHA's Rental Assistance program, and
\$40,000 (forty thousand dollars) from the Community Preservation **Undesignated Reserve** for pre-development and initial development costs for the second phase of Carl Widdiss Way apartments behind Aquinnah Town Hall, and
\$15,000 (fifteen thousand dollars) from the Community Preservation Community Housing Reserve for Harbor Home's development of Supportive Housing, and
\$35,250 (thirty-five thousand two hundred and fifty dollars) from the Community Preservation Community Housing Reserve for IHT's development of School Employee and Teacher Housing, and
\$49,904 (forty-nine thousand nine hundred and four dollars) for principal and interest payments on borrowing previously approved for the first phase of Carl Widdiss Way apartments behind Aquinnah Town Hall, or take any other action relative thereto. (No action by Finance Committee)

ARTICLE THIRTY: To see if the Town will vote to appropriate monies, from currently reserved Community Preservation revenues for the undertaking of the following **Open Space and Recreation** efforts, and to approve borrowing for a portion of proposed Phase Two Playground construction costs, as recommended by the Community Preservation Committee:

\$18,834 (eighteen thousand eight hundred and thirty-four dollars) for mortgage costs related to capital improvements completed at the Aquinnah Circle, and
\$43,200 (forty-three thousand two hundred dollars) for principal and interest payments on borrowing previously approved for the construction of Phase 2 of the Town Playground behind Town Hall from the Community Preservation Open Space and Recreation Reserve, and
\$10,000 (ten thousand dollars) from the Community Preservation Community Open Space and Recreation Reserve for Youth Baseball lighting installation, or take any other action relative thereto. (No action by Finance Committee)


ARTICLE THIRTY-ONE: To see if the Town will vote to appropriate monies, from currently reserved Community Preservation revenues, for the undertaking of the following **Historic Preservation** efforts, as recommended by the Community Preservation Committee:

\$24,000 (twenty-four thousand dollars) from the Community Preservation Historic Preservation Reserve for the Aquinnah Cultural Center's ongoing Oral History Preservation and Audio-visual presentation project, including related activities as approved by the Community Preservation Committee, and


\$21,000 (twenty-one thousand dollars) from the Community Preservation Historic Preservation Reserve to the Martha's Vineyard Shellfish Group, in coordination with the Aquinnah Cultural Center for the preservation of the historically significant traits of wampum in quahogs, using selective breeding and scientific tools, or take any other action relative thereto. (No action by Finance Committee)

And you are hereby directed to serve this warrant by posting up attested copies at the School House and Town Hall in said Town, at least seven days prior to said meeting. Hereof fail not, and make due return of this warrant with your doings thereon to the town Clerk at the time and place of said meeting.

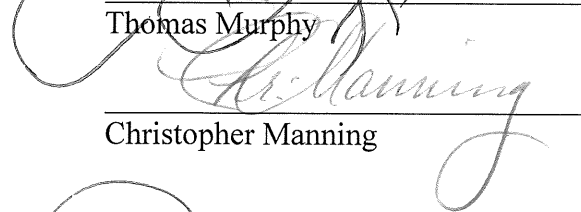
Given under our hands this 27 day of April, in the year of our Lord Two Thousand and Twenty-Six.



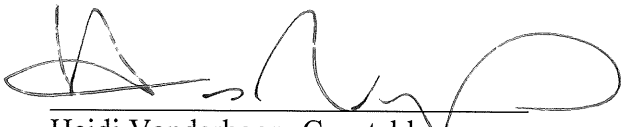
Julianne Vanderhoop, Chairman



Thomas Murphy



Christopher Manning



Heidi Vanderhoop, Constable
Posted: April 27, 2026