NP&EDC

PACKET

MONDAY

MARCH 15, 2021

6pm *via* ZOOM WEBINAR[1]

REGISTRATION LINK:
https://zoom.us/webinar/register/WN_eFd40pmiTtKjkWWQmgLZCg

To view the LIVE broadcast of the meeting, see** YouTube Link **at
https://youtu.be/09vEMnEn2MQ

---

[1] Participation in Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link above to register for Zoom participation. Contact eantonietti@nantucket-ma.gov with any questions.*

RECEIVED
2021 MAR 11 AM 10:38
NANTUCKET TOWN CLERK
Posting Number:T 239

UPDATED MEETING POSTING

Original Posting Date 3/10/2021 Original Posting Number T 234

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	**Nantucket Planning & Economic Development Commission**
Day, Date, and Time	**Monday, March 15, 2021, at 6:00 pm**
Location / Address	**REMOTE PARTICIPATION *VIA* ZOOM & YouTube** Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached) **INFORMATION on viewing the meeting can be found at** https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Signature of Chair or Authorized Person	**Andrew Vorce, Director of Planning** **Eleanor Antonietti, Zoning Administrator**
WARNING:	**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

NP&EDC

Amended AGENDA **FOR 03-15-2021**

(**Subject to change**)
The meeting will be recorded and archived at **www.nantucket-ma.gov**

Participation in Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link below to register for Zoom participation. Contact** eantonietti@nantucket-ma.gov **with any questions.

ZOOM WEBINAR REGISTRATION LINK:
https://zoom.us/webinar/register/WN_eFd40pmiTtKjkWWQmgLZCg

***To view the LIVE broadcast of the meeting, see YouTube Link at* https://youtu.be/09vEMnEn2MQ**

PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

I. **Call to Order:**

II. **Establishment of Quorum:**

III. **Approval of Agenda:**

IV. **Approval of Minutes:**
- December 21, 2020
- February 22, 2021

V. **Public Comments:**

VI. **Action / Discussion Items:**

A. DISCUSSION - 3C Programming:
a) FFY 2022-2026 Transportation Improvement Program (TIP) Development
b) FFY 2022 Unified Planning Work Program (UPWP) Development

B. Solar Project at Wannacomet Water Co. – Lauren Sinatra, Energy Coordinator for Town of Nantucker and Seth Sakamoto, SunPower Project Developer

C. UPDATE on Vineyard Wind – BOEM Section 106 review process of design change – Holly Backus, Windfarm Workgroup representative

D. APPROVE Contracts for Build-Out Analysis Phase I using 2021 DLTA funds

E. DISCUSSION /Update – Harbor Place

F. DISCUSSION –Area Plans
a) Town (new)
i. Vote to adopt final map

b) Madaket (update)
i. Review of boundaries and proposed membership

c) Surfside (update)
i. Review of "final" submission
ii. Request for additional work

d) Sconset (update)
i. Review and discuss survey
ii. Request for additional work

G. Annual Town Meeting – review of articles of planning concern.

H. UPDATE on hiring efforts for Transportation Planner and VOTE to create new Transportation Manager position

I. **Director's REPORT**

J. **2021 Covid19 Economic Task Force**

VII. **Other Committee Reports**

VIII. **Other Business**

IX. **Adjournment**

OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

ORDER SUSPENDING CERTAIN PROVISIONS OF THE OPEN MEETING LAW, G. L. c. 30A, § 20

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

PRINTED ON RECYCLED PAPER

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 5:49 PM this 12th day of March, two thousand and twenty.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

NP&EDC MEETING

3/15/2021

AGENDA ITEM IV.

MINUTES for:

- December 21, 2020
- February 22, 2021

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

COMMISSIONERS: Nat Lowell (Chair), Fritz McClure (Vice Chair), Kristie Ferrantella, Jack Gardner, Wendy Hudson, David Iverson, Bert Johnson, Leslie B. Johnson, John Trudel, Maureen Phillips, and Judith Wegner

---

MINUTES
Monday, December 21, 2020
Remote Meeting *via* Zoom and YouTube – 6:00 p.m.

Purpose: Regular Meeting:

STAFF IN ATTENDANCE: Andrew Vorce, Director of Planning; Leslie Snell, Deputy Director of Planning; Rob McNeil, DPW Director; Eleanor W. Antonietti, Land Use Specialist
ATTENDING MEMBERS: Nat Lowell; Fritz McClure; Judith Wegner; David Iverson; Kristie Ferrantella; Maureen Phillips; Bert Johnson; Leslie Johnson; Wendy Hudson; and Jack Gardner
ABSENT: John Trudel
OTHER: Hillary Rayport; Mary Longacre

I. Call to Order:
6:07 p.m.

II. Establishment of Quorum:
LOWELL announced that this Open Meeting of the Nantucket Planning and Economic Development Commission is being conducted remotely *via* Zoom and YouTube, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

III. Approval of Agenda:
The Motion was made by Fritz McClure and seconded that the NP&EDC voted to approve the agenda.
ROLL CALL VOTE:

1.	Nat Lowell	Aye
2.	Fritz McClure	Aye
3.	Judith Wegner	Aye
4.	Dave Iverson	Aye
5.	Kristie Ferrantella	Aye
6.	Maureen Phillips	Aye
7.	Bert Johnson	Aye
8.	Leslie Johnson	Aye
9.	Wendy Hudson	Aye
10.	Jack Gardner	Aye

Agenda adopted by **UNANIMOUS** consent.

DRAFT

IV. Approval of Minutes:

- October 19, 2020

The **MOTION** was made by Bert Johnson and seconded that the NP&EDC does hereby vote to approve the NP&EDC minutes for October 19, 2020.

ROLL CALL VOTE:

1. Nat Lowell Aye
2. Fritz McClure Aye
3. Judith Wegner Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Bert Johnson Aye
8. Leslie Johnson Aye
9. Wendy Hudson Aye
10. Jack Gardner Aye

Minutes adopted by **UNANIMOUS** consent.

V. PUBLIC COMMENT

NONE

VI. Action / Discussion Items:

A. DPW Director, Rob McNeil – UPDATES on Pavement Management and Bike paths

McNEIL This effort is to get a handle on 35 miles of bike facilities. There has not been anything developed through the years re. overall maintenance plan. Paths have been built through decades so there are differences between various paths. Wants to get handle on condition of pavement, pavement markings, signage, standard widths which we need to improve the paths. He and Andrew are doing the job of a Transportation Planner, working with consultants to design expansion of facilities. Recently you have seen safety improvements on existing paths (Madaket) and upcoming improvements near Rotary. We are trying to prioritize. We score each segment, 0-100 scale, (Page 20), overall score is over 89 for entire network. Only about 2% of entire network is in category where conditions are severe and need corrected by reclamation of pavement. 26% are in deferred maintenance category which is best condition. 72% is in routine maintenance category. First time the Town has undertaken this level of effort to assess bikepath network and that this technology has been used for bikepath network. We have opportunity to develop benchmarks to identify where we are in 2020. Helpful tool to develop budgets and Capital Planning (Page 21). Page 22 is overview of number and types of signs and their condition. We are working with consultants and Andrew to improve facilities and examining what pavement markings and signs should be. We are taking a broader look at how we can make them more uniform in line with modern standards. Overall backlog accounts to about $1.8 million (Page 28). DPW is happy to be involved in this level of planning effort. We need to invest adequate money.

LOWELL is 10' where we want to go?

McNEIL recommendation is to widen paths to 10' and any new paths will be 10'. Distinction is that these paths were initially only considered bikepaths but they are multi-use /shared-use paths now. There will be locations where this will be a challenge.

LOWELL with this type of program, is it possible to have TIP funding help with this?

VORCE generally new projects and full reconstruction are covered by TIP which is not generally for maintenance. The consultant said to prioritize bikepaths. This is first of its kind that we know of and Capital Planning Group has been looking for this.

DRAFT

B JOHNSON one of worst is from Naushop to Macy Lane. Roots of trees are problems. That should be on the list as a bad area.

McNEIL that section is listed under Spot Repairs. We are working on dealing with tree roots.

WEGNER asks for more information about the signs being uniform. We have had input from BPAC.

McNEIL we work with consultant to develop various scenarios to experiment with driveway crossings. Have spoken with BPAC to get feedback on pilot program. Currently looking at recognizing users of the path as the dominant through movement and the driveway vehicular traffic would be the secondary movement. They would have to yield. Plan a pilot project to try out new standards along Polpis Road bikepath.

LOWELL Polpis path is 8' and has a lot of vehicular pass throughs.

PHILLIPS Encourages Rob to work with BPAC as much as possible. We are always using asphalt but wonders if any thought has been given to using less impervious surface, especially where they are so close to bodies of water. Need to be sensitive to where paths are located.

McNEIL he is a regular at BPAC meetings and he has presented a draft of this report to them. We just recently modified bikepath in Madaket and will be keeping an eye on water quality. Erosion is a concern. A lot of multi-use paths have eroded into water bodies. We can take a look at alternatives for new paths. Generally that kind of surface is needed to handle the volume and year round use.

McCLURE an intersection that needs attention is Hummock Pond Road and Milk Street extension. Thinks it is dangerous and problematic for cyclists and cars.

McNEIL we are constantly looking to improve safety. He is familiar with this intersection. Last Spring, took time to improve the crosswalk there, extended it further out for greater visibility of people coming downhill at high speeds. Continues to examine these areas of concern and glad to have input.

Mary LONGACRE asks Rob about going from 8-10', 25% increase in amount of material used. Thinking about long range capital planning in terms of materials cost and maintenance. Has this been factored in? We are looking at miles of bikepath but should perhaps be looking at square footage.

McNEIL maintenance costs for various programs called out so he will have to look into it. Thinks maintenance includes upgrading path independent of width. Bikepath maintenance is significantly less costly than roadway maintenance as less subject to wear and tear. Mowing and snow removal are most frequent maintenance issues.

LOWELL asks Rob if he needs a sense of the Commission vote?

McNEIL just wanted to present to NP&EDC so they are aware of this benchmark resource which helps inform where needed connections are.

B. DISCUSSION /Update – Harbor Place

VORCE there are a few things to update. Consolidation of some of the ownership there. Basically NIR, National Grid, and Winthrop are 3 main owners and NIR has purchased most of Winthrop properties within boundary. Waiting on other developments. Town Admin. will send out formal requests for written comments from permitting agencies such as HDC, Planning Board ("PB"), ConCom. We have general goals and observations. Weston and Sampson is Town's Consultant on this project. Already had a detailed report re. needed utility upgrades. Timing was tight, but Town meeting is being shifted out to June. There will be additional time to discuss zoning, restrictions, and deadlines that would be included in developers agreement.

LOWELL read the report. *Harbor Place / Wilkes Square - Review of attributes and status; Commentary and recommendations from the Nantucket Historical Commission dated 12/7/2020*

Hillary RAYPORT (Nantucket Historical Commission Chair) we hope the NP&EDC and PB will understand the potential of Ch. 91 Waterways Act to secure open space. Also hope attention will be paid to the Municipal Harbor Plan as an efficient way to secure open space. We observed that

while CDT is zoning appropriate for Main Street corridor, there are a lot of height variations and setback encroachments. Would like the Town to do a study to measure the whole 12-block area. What is range of side yard setbacks, heights, open space?? It is a complicated site. We included a reference to form-based zoning.

WEGNER asks if Coastal Resiliency Advisory Committee ("CRAC") is looking at these issues.

LONGACRE Water management has to be key feature of anything that happens on this site. Flood management, storm and wastewater managements. It needs to be integrated thoughtful approach. We are planning to do a focus on Harbor area. We will look at commercial and recreational activity. A lot in flux right now so probably in the Spring.

PHILLIPS ConCom has purview over tidal and stormwater flowage. Need to consider contiguous property. This needs to be done cooperatively. Huge opportunity for Town. We concern ourselves with access. A lot of threshold issues.

McCLURE He is the PB rep. on CRAC. What is useful planning life of whole section of downtown area? This is not a short term thing. From Town's point of view, important that whatever happens completely integrates with whatever the Coastal Resiliency Plan will be for this and other surrounding areas. If one area floods, it will all flood.

LONGACRE Report from NHC is being sent to CRAC consultants.

VORCE cooperation is going to be required throughout process. There is over 15 years of discussion with property owners leading up to this point. Town does not own extensive land in this area. We should work together to have good outcome. Town was presented with ANR plan in past. A little concerned that people think there is endless time. We run risk of this not being available.

RAYPORT asks about updating and reinstating Municipal Harbor plan.

VORCE Harbor plan is scheduled to be updated and thinks this is underway. We do have a role like we did the last time. Chapter 91 is discussed extensively. Much of our downtown is built on filled Chapter 91 tidelands. There are specific nuances in Ch. 91.

LOWELL asks if there been any rewrite of the Harbor Plan since FEMA maps.

VORCE prior Ch. 91 held intervening streets as the limit but now they look more at historical tideland boundary. This goes right through much of the site. The various permits that were used to fill in the harbor, the fill of choice was garbage. There is a Harbor Coastal Commission that started operating in late 1890s. Nat'l Grid has contacted the Town and intends to dispose of that property.

C. DISCUSSION –Area Plans

a) Town (new)

i. Lily Pond sub-area

b) Madaket (update)

c) Surfside (update)

d) Sconset (update)

VORCE shows the Draft map of in Town Area Plan. One of problems with COVID is that Nathan who handles GIS is not here. We have an outlier area by Stone Alley. Have to figure out some of the edges. Not finished with this. Will look for final adoption of this map at future meeting. Children's Beach and conflict with Brant Point is fixed. We would include Lily Pond sub-area and we would give specific direction of some of problems that occur there. Would need to investigate drainage infrastructure that serves that area. Tough time for scheduling but making progress.

WEGNER critical to know the boundaries.

VORCE need to discuss effort to populate the work group.

WEGNER need to be transparent and have a system in place so people can volunteer.

DRAFT

VORCE Town is new plan. Next 3 are updates. Has not had a lot of communication with Madaket.

ANTONIETTI reads Diana Brown's email: *As I mentioned on the phone, I am leading the group to update the Madaket Area Plan (MAP). We had a very helpful conversation about the process with Andrew about a month ago, but another question has come up with regards to the boundary definition for the MAP. We have asked the Fishers Landing Association to consider being added to the MAP. They are willing to participate in our meetings on an ad hoc basis, but not willing to commit to becoming part of the MAP until they understand more about what it would mean to them and would want to take it to their members for a vote before officially becoming part of the Madaket Area Plan. Therefore, if we start the updated MAP effort without Fishers Landing Association officially included, can we add them later before the plan update is submitted for approval if they so desire?*

PHILLIPS working on settling the group and trying to get good mix of year rounders and seasonal residents and have reached out to Fishers Landing and Tuckernuck. Tuckernuck declined to participate. The Land Bank and ConCom will also provide input as landowners of a lot of land within MAP. Plan is to get membership settled and sent to us in January.

LOWELL thinks these meetings would work better in person.

WEGNER we need to get going so may need to use Zoom. Everyone is pretty used to it. Another advantage is that we can engage people who are not on island. We could have a designated time slot with break-out sections every 2 weeks. People could opt in. Will need to organize this and be mindful of Open Meeting Law.

VORCE we get a lot of feedback through mailings, like those at Town Meeting. Leslie Snell fields a lot of calls with people asking questions. One-on-Ones and mailings are effective. We can only do so many of these and manage Town Meeting and projects. Wants Commissioners to manage expectations. Senior Planner position is going to remain vacant with new budget. Re. Surfside we have received correspondence from them that they have finished. Has not had time to review. Sconset has a small work group. They have scheduled going over their survey on January 11th. On various fronts these small groups are working. Anyone else want to volunteer to help Judith with Surfside.

McCLURE volunteers to work with Judith on Surfside Area plan update.

VORCE confirms that Judith and Fritz will be NP&EDC reps. on Surfside Plan.

WEGNER asks Andrew if he could be back in touch with Tom who sent the Surfside Memo so they know who official voice is.

D. CY 2021 Safety Performance Measures – Acceptance of MassDOT CY 2021 Performance Measures

Pages 36-38 – handout with graph displaying the data for serious injuries summarizing MassDOT's statewide safety targets for calendar year 2021. Targets need to be adopted no later than February 2021 by each MPO.

VORCE need to continue to January as we need our own targets. Needs individualized data.

CONTINUED to JANUARY

The **MOTION** was made by Kristie Ferrantella and seconded that the NP&EDC does hereby vote to continue this matter, as recommended by Andrew Vorce, to the January meeting.

ROLL CALL VOTE:

1. Nat Lowell Aye
2. Fritz McClure Aye
3. Judith Wegner Aye

DRAFT

4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Bert Johnson Aye
8. Leslie Johnson Aye
9. Wendy Hudson Aye
10. Jack Gardner Aye

Motion was adopted by **UNANIMOUS** consent.

E. Annual Town Meeting – review of articles of planning concern.

VORCE There are 25 Citizens Articles this year but he has identified only 4 of planning concern. 7 are zoning and will be deferred to the Planning Board ("PB"). There are 2 sewer overlay district articles for individual parcels. Best handled by Sewer Commissioners. 6 companion paper street articles. Others are miscellaneous operational type issues such as CPC budget transfers. We now have more time. New timeline on Pages 40-43. 4 articles that he has flagged – Article B, Article Q, Article U, & Article W. Goes over various flagged articles.

WEGNER asks if we need to hold hearings.

VORCE no we provide input to FinCom or PB.

DISCUSSION about process and what is subject to public hearing.

VORCE the NP&EDC does not have comments that go into the Warrant. It will be FinCom for non-zoning articles and PB for zoning articles and SB will add their own comments. This is advisory in nature.

McCLURE which of these 4 would be discussed at PB?

VORCE none.

WEGNER if we are going to express an opinion, we need to be informed. We should listen to the FinCom hearing before we take action.

VORCE Article U – the ACK*Now group has asked if we want them to come in and talk to us. Do we want that?

LOWELL if FinCom is weighing in on this for the Warrant, appropriate to wait on that before we take action.

VORCE we are not scheduling public hearings on any of these. We sent our comments to FinCom. This first pass is about whether a given article is of significant enough planning concern.

WEGNER clarifies procedural question re. FinCom. Wants to have time to listen into any hearings being held and should communicate to those bodies if we do consider something of planning concern. Wants to be sure they allow us to weigh in before they act.

VORCE highly unlikely they would vote under new schedule at next meeting. Mark calendars for upcoming hearings. Eleanor will get information out to members.

McCLURE we are relying on FinCom's public hearing for our information. We could still ask ACK*Now to come and talk to us but thinks they will present to FinCom. We will have time set aside at future meeting to discuss and vote.

VORCE deadline is in March. We will have materials at January meeting. Recommends that everyone read the Short Term Rental By-law and look at Town Counsel's discussion. There are operational impacts to PLUS. It has some crossover between PLUS and the Board of Health. These types of bylaws typically live in and are enforced by Brd. of Hlth. Not in favor of unfunded mandates. Will share any additional Town Counsel opinion if any comes. Has operational concerns about certain roles assigned to the Building Commissioner. He is not against article but need to know whose regulation it is.

DRAFT

F. UPDATE on hiring efforts for Transportation Planner

VORCE we had some candidates and positive interviews. We have structural problems in way of filling this position. We have had 4 interviews. 3 had potential. Several are entry level with virtually no experience. They would progress in the job. Salary schedule is challenging. We have discussed having some flexibility for remote type participation. Where it sits within Union structure is not necessarily compatible. Ongoing discussions with Town Admin about how to address this. The position had been vacant for 4 years before we filled it. Not an easy position to fill. Unique set of skills and knowledge. Salary and working conditions may not be competitive.
LOWELL is a 4-day week off the table? This seems normal now.
VORCE we need to rethink this to include in future negotiations. Not available now. Mike Burns had wanted to explore because of current rigidity of existing contract. Possible with non-union personnel. The Bldg. Commissioner was subject to that. We found it impossible to fill it so it had to be extricated. Will not happen overnight.
WEGNER asks Kristie to advise. Chronic issue with housing costs. Does the Town provide a housing allowance or is there any dedicated housing? Is the SB thinking about it and if not, we can pass along.
FERRANTELLA we have been discussing in Strategic Plan when focused on housing – affordable and year-round work force housing and municipal housing. Rising to more urgent level with booming real estate market. We had been looking into a housing stipend. Town has become more involved. She will pass the message along.
WEGNER would be preferable to have a Transportation Planner who lives here all the time.
McCLURE wonders if we can set aside Covenant lot or tertiary dwellings for municipal employees in PB approval process.
VORCE we can ask but might be difficult unless we funded it somehow or provide a financial incentive.

G. NP&EDC 2021 Meeting Schedule

CONCERN that FinCom meeting is at 4pm on January 21st and ConCom meets at 5pm on Thursdays.
Amend January meeting to January 25th at 6pm and February 18th meeting to February 22nd at 6pm
The **MOTION** was made by Fritz McClure and seconded that the NP&EDC does hereby approve the amended 2021 Meeting schedule.

ROLL CALL VOTE:

1.	Nat Lowell	Aye
2.	Fritz McClure	Aye
3.	Judith Wegner	Aye
4.	Dave Iverson	Aye
5.	Kristie Ferrantella	Aye
6.	Maureen Phillips	Aye
7.	Wendy Hudson	Aye
8.	Bert Johnson	Aye
9.	Leslie Johnson	Aye
10.	Jack Gardner	Aye

Motion adopted by **UNANIMOUS** consent.

VII. Other Committee Reports

LOWELL From Steamship, the Eagle will be back on January 9th and they are working on WiFi on freight decks.

DRAFT

VIII. Other Business

NONE

IX. Adjournment

Bert Johnson moved to adjourn the meeting at 8:46p.m.; Maureen Phillips seconded the motion. So voted by Roll Call Vote.

1. Nat Lowell Aye
2. John Trudel Aye
3. Fritz McClure Aye
4. Judith Wegner Aye
5. Dave Iverson Aye
6. Kristie Ferrantella Aye
7. Maureen Phillips Aye
8. Wendy Hudson Aye
9. Leslie Johnson Aye
10. Bert Johnson Aye
11. Jack Gardner Aye

Meeting adjourned by **UNANIMOUS** consent.

Submitted by:
Eleanor W. Antonietti

DRAFT

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

COMMISSIONERS: Nat Lowell (Chair), Fritz McClure (Vice Chair), Kristie Ferrantella, Jack Gardner, Wendy Hudson, David Iverson, Bert Johnson, Leslie B. Johnson, John Trudel, Maureen Phillips, and Judith Wegner

---

MINUTES
Thursday, February 22, 2022
Remote Participation Zoom – 6:00 p.m.

Purpose: Regular Meeting:

STAFF IN ATTENDANCE: Holly Backus, Preservation Planner; Billy Saad, Administrative Specialist
ATTENDING MEMBERS: Nat Lowell; Fritz McClure; Judith Wegner; David Iverson; John Trudel; Kristie Ferrantella; Maureen Phillips; Wendy Hudson; and Jack Gardner
ABSENT: Bert Johnson; Leslie Johnson
OTHER: Derek Shooster (Regional Planning Coordinator |MassDOT | Office of Transportation Planning)

DRAFT

I. Call to Order:

6:02pm

II. Establishment of Quorum:

LOWELL announced that this Open Meeting of the Nantucket Planning and Economic Development Commission is being conducted remotely *via* Zoom and YouTube, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

III. Approval of Agenda:

The Motion was made by Fritz McClure and seconded that the NP&EDC voted to approve the agenda.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. John Trudel Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Wendy Hudson Aye
8. Jack Gardner Aye
9. Nat Lowell Aye

Agenda adopted by **UNANIMOUS** consent.

IV. Action / Discussion Items:

A. 3C Programming Documents:

1. CY2021 Safety Performance Measures – Acceptance of MassDOT CY2021 Performance Measures

SHOOSTER explained MassDOT Safety Performance Measure Target data. Each region needs to opt to support the State's Safety Targets or create their own. The data is comprised of total fatalities over a 5-year period through 2019, but there is actual vs. projected because of a typical 2-year lag. For the Safety Targets for 2016-2020, we were anticipating a Statewide fatality rate of 0.57 fatalities per 100,000,000 vehicle miles traveled and based on the trends, we are anticipating that for 2017-2021 the Safety Target will be 0.55 fatalities per 100,000,000 vehicle miles traveled with a net number of 339 averaged across 5 years.

TRUDELL Asks if the decline can be attributed to better safety measures being available in new motor vehicles.

SHOOSTER MassDOT Safety Division would have more information but contributing factors include safety of vehicles, adoption of seatbelt laws, traffic safety improvements. Another consideration is that the actual number of miles traveled correlates to economic activity. The great recession of 2008-2009 saw a decline of people driving cars. These targets were set before the pandemic but we expect that to impact safety targets. We saw a spike in fatality rates because people drove faster with fewer people on the roads. The next Performance Measure is total serious injuries. Reviews data in shared chart.

WEGNER. Asks if they break things down into types of injuries, *i.e.* Bike vs. other types.

SHOOSTER yes, that is linked to the total combined Non-Motorized Injuries and Fatalities Performance Measure, including people on bikes and on foot. Reviews data in shared chart. The 5-year average trend, we saw a hump in the years following the Recession. In 2016-2020, the State set a 5-year average target of 517 which has been lowered to 506 for the average through 2021. We expect the investments the State has made in dedicated infrastructure for pedestrians and cyclists will lead to a decline in the rate in the future. Shares a table specific to Nantucket showing data through July 2020 to offer context about total fatalities and 5-year averages.

McCLURE questioning data & how it's gathered. Numbers seem off.

SHOOSTER data represents fatalities and life altering/threatening injuries, does not necessarily include all or minor injuries. It may be that crashes are under- or inaccurately reported. This data is pulled from Nantucket Police Department Reports. Suggests we contact MassDOT Safety Division to confirm if some data may also be pulled from the hospital.

IVERSON if the injury result in a life time disability, it gets on the list?

SHOOSTER yes, for the federal classification of serious injury here. Explains that we report this to review safety of infrastructure and to determine if federal funding is available to improve roadways/traffic patterns that have a history of deadly accidents through the Highway Safety Improvement Program ("HSIP").

WEGNER asks if the State has a more in-depth data set that takes into account non-life threating injuries.

SHOOSTER confirms that the State has data on that. They publish a map where HSIP clusters are to leverage HSIP funds in order to establish transportation project to improve safety. He will research and email to update board.

The **MOTION** was made by Fritz McClure and seconded that the NP&EDC does hereby vote to endorse the Statewide Performance Measure Targets for calendar year 2021.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye

DRAFT

3. John Trudel Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Wendy Hudson Aye
8. Jack Gardner Aye
9. Nat Lowell Aye

Motion was adopted by **UNANIMOUS** consent.

2. FFY 22-26 Safe Routes to School – UPDATE / Readiness Day DISCUSSION

SHOOSTER MassDOT does an annual exercise called "Readiness Days" for 2021-2025 TIP to discuss development of next 5-year TIP. The Commonwealth sets a funding target for each region to use in coordination with Highway District V. Nantucket did not use majority of federal funding because of a lack of projects and Transportation Planner. The one statewide funded project on the TIP is Safe Routes to School ("SRTS") at the Middle and High School complex, which is scheduled for 2022. Right now, Nantucket does not have any recommended projects to be programmed in the 2022-2026 TIP, other than SRTS. This discussion item was presented so NP&EDC could discuss future potential projects at future meetings to leverage about $500,000 per year.

V. Adjournment

Fritz McClure moved to adjourn the meeting at 7:33p.m.; John Trudel seconded the motion. So voted by Roll Call Vote.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. John Trudel Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Wendy Hudson Aye
8. Jack Gardner Aye
9. Nat Lowell Aye

Meeting adjourned by **UNANIMOUS** consent.

Submitted by:
Billy Saad

DRAFT

NPEDC Meeting

3/15/2021

Agenda Item VI.B

Solar Project
at Wannacomet Water Co.

SUNPOWER®

MARCH 15, 2021

Town of Nantucket Municipal Solar Procurement Overview

Seth Sakamoto
SunPower Project Developer

Municipal Solar Procurement: SunPower Award

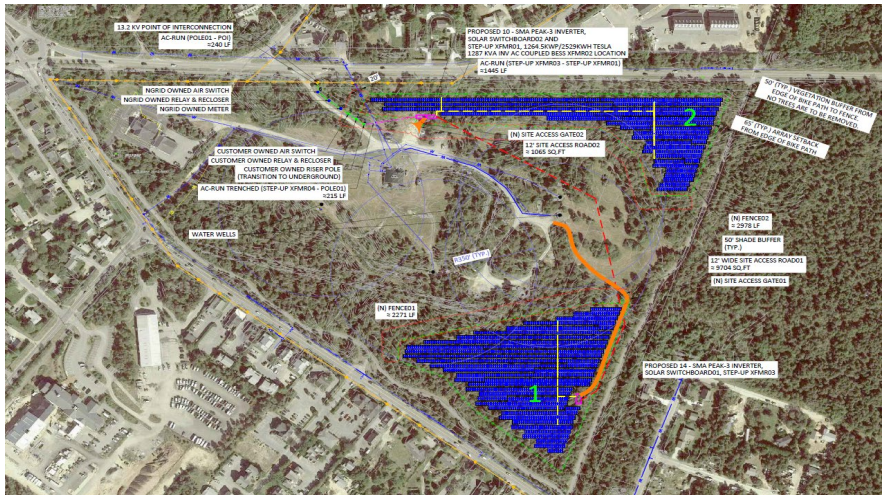
- **August 9, 2019:** The Town of Nantucket issued a Request for Proposal (RFP) for the development of municipal solar projects at a variety of Town facilities and properties across all departments

- **On January 31, 2020:** SunPower was selected as the ”most advantageous” bidder, by an inter-department municipal evaluation committee, taking into consideration both the technical and pricing proposals.

- Two public projects currently in development for construction in 2021: A small (grant-funded) 95KW roof-mounted system at the **Surfside Wastewater Treatment Plant** and a larger, 4.7MW ground-mounted solar farm at the **Wannacomet Water Company** property, located on 1 Milestone Road.

103.84 kW Solar Array:
Surfside WWTP

4.7MW Solar Array:
Wannacomet Water Co. “Wyer’s Valley”

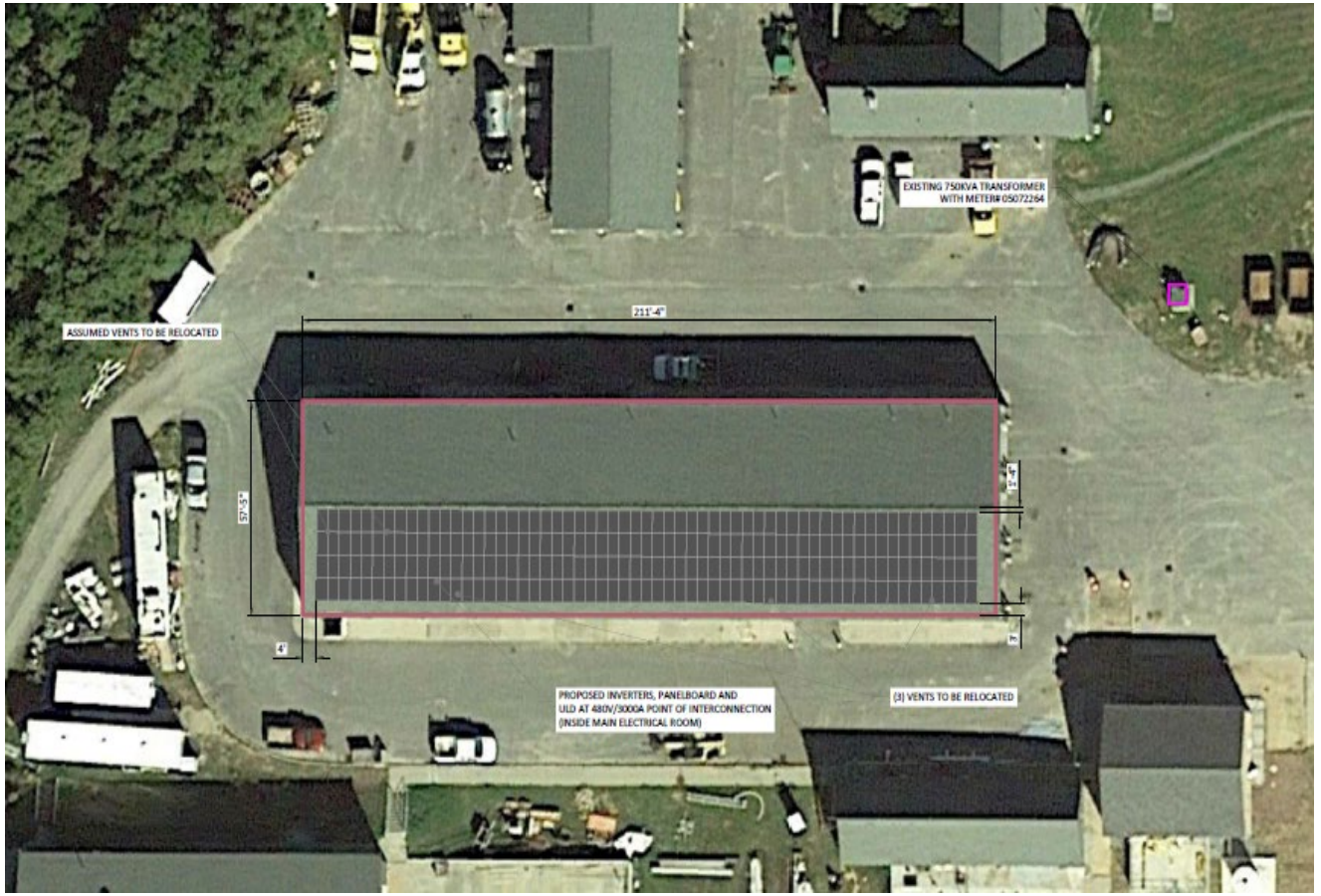


SUNPOWER®

SURFSIDE WWTP SOLAR PROJECT

Project Details & Economic Benefits

Solar Project Details	
System Size	103.84 kW DC
Expected Production	148,894 kWh
% Electricity Offset (kWh)	5.7%
Solar Module Type	SunPower A440
Historic District Commission	Approved
Project Completion Date (Estimated)	Fall 2021
MA DEP Grant	$200,000
Purchase Price (after MA DEP Grant)	$59,111
Year 1 Savings	**$28,911**
Total 25 Year Savings	**$770,588**
Payback Period	**2 Years**

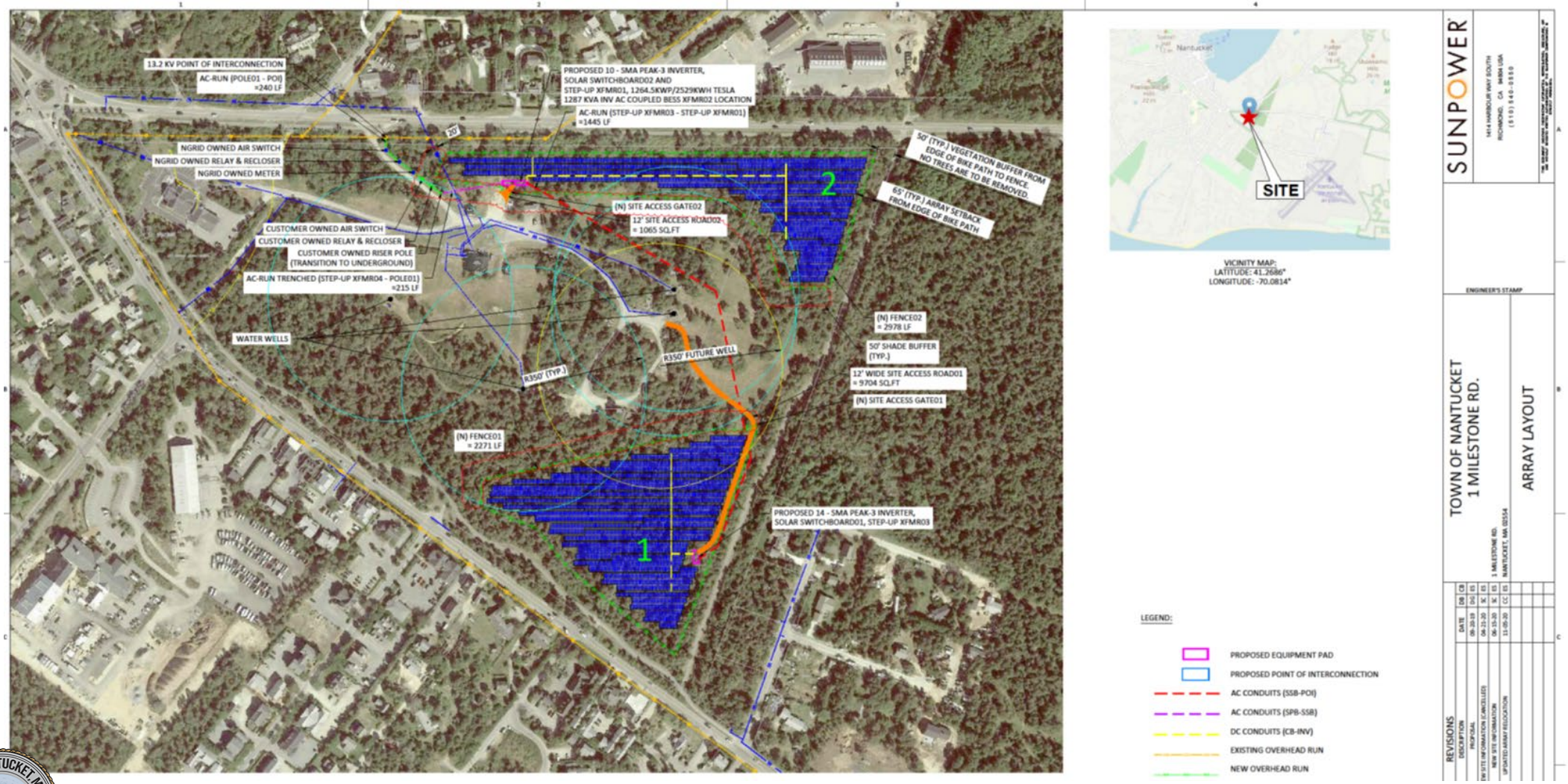


SUNPOWER®

Project Details & Economic Benefits

Solar Project Details	
System Size	4.7 MW DC
Product Type	Ground Fixed Tilt
Solar Module Type	SunPower E435
Energy Storage	Tesla (1.265 MW/2.529 MWH)
Historic District Commission	Approved
Project Start Date (Estimated)	Q4 2021
Project Completion Date (Estimated)	Q3 2022
Wannacomet Water Energy Savings (Year 1)	$164,000
Energy Savings for Other Municipal Accts (Year 1)	$91,475
Tax Revenue (PILOT) (Year 1)	$37,265
Year 1 Savings	**$292,740**
Total 20 Year Savings	**$5,756,389**

Site Plan


13.2 KV POINT OF INTERCONNECTION
AC-RUN (POLE01 - POI) =240 LF
NGRID OWNED AIR SWITCH
NGRID OWNED RELAY & RECLOSER
NGRID OWNED METER
CUSTOMER OWNED AIR SWITCH
CUSTOMER OWNED RELAY & RECLOSER
CUSTOMER OWNED RISER POLE (TRANSITION TO UNDERGROUND)
AC-RUN TRENCHED (STEP-UP XFMR04 - POLE01) =215 LF
WATER WELLS
PROPOSED 10 - SMA PEAK-3 INVERTER, SOLAR SWITCHBOARD02 AND STEP-UP XFMR01, 1264.5KWP/2529KWH TESLA 1287 KVA INV AC COUPLED BESS XFMR02 LOCATION
AC-RUN (STEP-UP XFMR03 - STEP-UP XFMR01) =1445 LF
(N) SITE ACCESS GATE02
12' SITE ACCESS ROAD02 = 1065 SQ.FT
R350' (TYP.)
R350' FUTURE WELL
(N) FENCE01 = 2271 LF
50' (TYP.) VEGETATION BUFFER FROM EDGE OF BIKE PATH TO FENCE. NO TREES ARE TO BE REMOVED.
65' (TYP.) ARRAY SETBACK FROM EDGE OF BIKE PATH
(N) FENCE02 = 2978 LF
50' SHADE BUFFER (TYP.)
12' WIDE SITE ACCESS ROAD01 = 9704 SQ.FT
(N) SITE ACCESS GATE01
PROPOSED 14 - SMA PEAK-3 INVERTER, SOLAR SWITCHBOARD01, STEP-UP XFMR03
1
2
SITE
VICINITY MAP:
LATITUDE: 41.2686°
LONGITUDE: -70.0814°
LEGEND:
PROPOSED EQUIPMENT PAD
PROPOSED POINT OF INTERCONNECTION
AC CONDUITS (SSB-POI)
AC CONDUITS (SPB-SSB)
DC CONDUITS (CB-INV)
EXISTING OVERHEAD RUN
NEW OVERHEAD RUN
SUNPOWER
ENGINEER'S STAMP
TOWN OF NANTUCKET
1 MILESTONE RD.
ARRAY LAYOUT
REVISIONS
DESCRIPTION
DATE

Project Benefits: Sustainability & Resiliency

- **Reduce** dependence on **imported power** from the mainland
- Improve **local grid reliability and resiliency** in the heart of the island (optimal interconnection location)
- "Solar + Storage" to **reduce summer peak-load** to defer the need for costly/disruptive third-undersea delivery cable
- Project will generate **46% of the Town's annual kWh consumption and 117 million kWh of clean energy over 20 years.**
- Offset **4,230 metric tons of greenhouse gas emissions**, helping to reduce island's carbon footprint and mitigate the harmful effects of climate change and elevated sea levels.

Greenhouse Gas Emissions

CO2 Emissions

Carbon Sequestration

Project Milestones- Wannacomet Water

Items completed in 2020:

Local Approvals:

- ✓ Procurement Award
- ✓ HDC Approval
- ✓ Select Board Approval
- ✓ Water Company Approval
- ✓ Contract Execution

Items to be completed in 2021:

State Approvals:

- ❑ Natural Heritage Endangered Species Program (NHESP)
- ❑ MA Environmental Policy Act (MEPA)
- ❑ MA Department of Env. Protection (MassDEP)

National Grid:

- ❑ Interconnection
- ❑ SMART Incentives

Expected Start of Construction: Q4 2021
Expected Commercial Operation: Q3 2022

Next Steps

SunPower is working with the Town and the Water Company to manage and mitigate the following key risks to the project:

Environmental Impact

- NHESP determined in late Dec 2020 that the project will result in a “Take”, requiring mitigation
- A Town owned property at 211 Cliff Rd has been identified as the parcel which will provide require mitigation
- SunPower/Town/Water Company/NHESP collaborating to finalize the Conservation Management Permit for 211 Cliff Rd.

Module Toxicity

- SunPower is working with a MassDEP accredited testing laboratory to test the solar modules to be used for the project for hazardous materials including PFAS

Utility Interconnection

- National Grid is continuing to evaluate the impact of the project on the local distribution and transmission system to determine if any grid upgrades would be required

211 Cliff Rd. Vicinity Map

Additional Project Information

www.nantucket-ma.gov/solarfarm (Listed under the Wannacomet Water Company Department)

Contact Us:

Mark Willett
Wannacomet Water Co. Director
mwillett@nantucket-ma.gov

Lauren Sinatra
Town of Nantucket Energy Coordinator
lsinatra@nantucket-ma.gov

Seth Sakamoto
SunPower Corporation Developer
seth.sakamoto@sunpower.com

SUNPOWER®

THANK YOU

Changing the way our world is powered

NPEDC Meeting

3/15/2021

Agenda Item VI.C

UPDATE on Vineyard Wind – BOEM Section 106 review process of design change

United States Department of the Interior

BUREAU OF OCEAN ENERGY MANAGEMENT
WASHINGTON, DC 20240-0001

February 3, 2021

Ms. Holly E. Backus
Land Use Specialist
Nantucket (NPEDC) Planning Commission
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Dear Ms. Backus:

On January 22, 2021, Vineyard Wind LLC resubmitted its Construction and Operations Plan (COP) to the Bureau of Ocean Energy Management (BOEM), along with detailed design information concerning their selected GE Haliade-X Wind Turbine Generator (WTG). In its letter, Vineyard Wind LLC asserted that the selected WTG parameters fall within the project design envelope (PDE) analyzed in the Supplement to the Draft Environmental Impact Statement (SEIS), the Section 106 Finding of Adverse Effect, and the COP, along with its supporting materials. These include, but are not limited to, viewshed assessments and visual simulations, a Visual Impact Assessment, a report of Visual Effects on Historic Properties, and multiple terrestrial and marine archaeological resources assessment reports. Vineyard Wind LLC requested that BOEM resume its environmental review of the Vineyard Wind 1 COP on that basis. Additional information on the Vineyard Wind 1 Project is available at: https://www.boem.gov/vineyard-wind.

BOEM has independently reviewed the submitted information and has concluded that the relevant parameters of the Vineyard Wind 1 GE Haliade-X, as documented in Vineyard Wind LLC's letter, fall within the parameters of the previously assessed PDE (see enclosed schematic). Although General Electric's website depicts maximum possible tower height parameters for the Haliade-X, the design that would be used for Vineyard Wind 1's version of the Haliade-X does not utilize the maximum tower height.

Because these parameters are fully within the previously assessed PDE, BOEM has determined that the terrestrial archaeological portion of the Area of Potential Effects (APE), the marine archaeological portion of the APE, and the viewshed portion of the APE remain adequately defined; the Section 106 undertaking adequately described; the analysis adequately conducted and documented; and the conclusions appropriately drawn. The assessments used for the COP, supporting materials, SEIS, and Revised Finding of Adverse Effect and the conclusions reached therein remain valid. No change to the Finding of Adverse Effect is warranted, and BOEM has determined that it can resume its review under Section 106 of the National Historic Preservation Act using the existing materials.

By this letter, **BOEM is hereby notifying you that it is reinitiating the Section 106 review process.** The Vineyard Wind 1 COP Section 106 review will continue as a standard Section 106 review; BOEM will not utilize the National Environmental Policy Act substitution process set forth at 36 CFR 800.8(c) to complete its review.

BOEM will execute the remainder of the Section 106 review process by taking the following steps:

(1) Consulting Party 30-day review of the Section 106 Finding of Adverse Effects. BOEM invites consulting parties to complete their review of the Finding of Adverse Effects and provide any remaining comments by March 5, 2021. Please submit comments in writing to Danna Allen at danna.allen@erm.com or by mail at:

Ms. Danna Allen
Senior Consultant
ERM
235 Magrath Darby Boulevard
Suite 130
Mount Pleasant, SC 29464

Federally recognized tribes may submit comments to OREP's Tribal Liaison Officer, Justin Bedard at justin.bedard@boem.gov or by mail at:

Mr. Justin Bedard
Tribal Liaison Officer
Bureau of Ocean Energy Management
Office of Renewable Energy Programs
45600 Woodland Road
Sterling, VA 20166

BOEM's Section 106 Finding of Adverse Effect was previously circulated to all parties, and also is available at: https://www.boem.gov/sites/default/files/documents/oil-gas-energy/Vineyard-Wind-Finding-of-Adverse-Effect.pdf.

(2) Consultation meeting with all consulting parties. BOEM will hold a final Section 106 consultation meeting with all consulting parties by webinar on February 16, 2021 from 10:00 am until 2:00 pm, during the review period for the Finding of Adverse Effects. All consulting parties are welcome to attend this meeting, which will include a presentation, facilitated Question and Answer session, and listening session. Instructions to access the meeting will be sent via email and the meeting will be recorded.

Zoom webinar link:
https://boemorep.zoomgov.com/j/1608599629?pwd=azFxSk1HcURTZEkydE8ySlhobVRkZz09
Password: 401798

Or iPhone one-tap:
US: +16692545252,,1608599629#,,1#,401798# or
+16692161590,,1608599629#,,1#,401798#

Or Telephone:
Dial (for higher quality, dial a number based on your current location): US: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666 or 833 568 8864 (Toll Free)
Webinar ID: 160 859 9629
Password: 401798

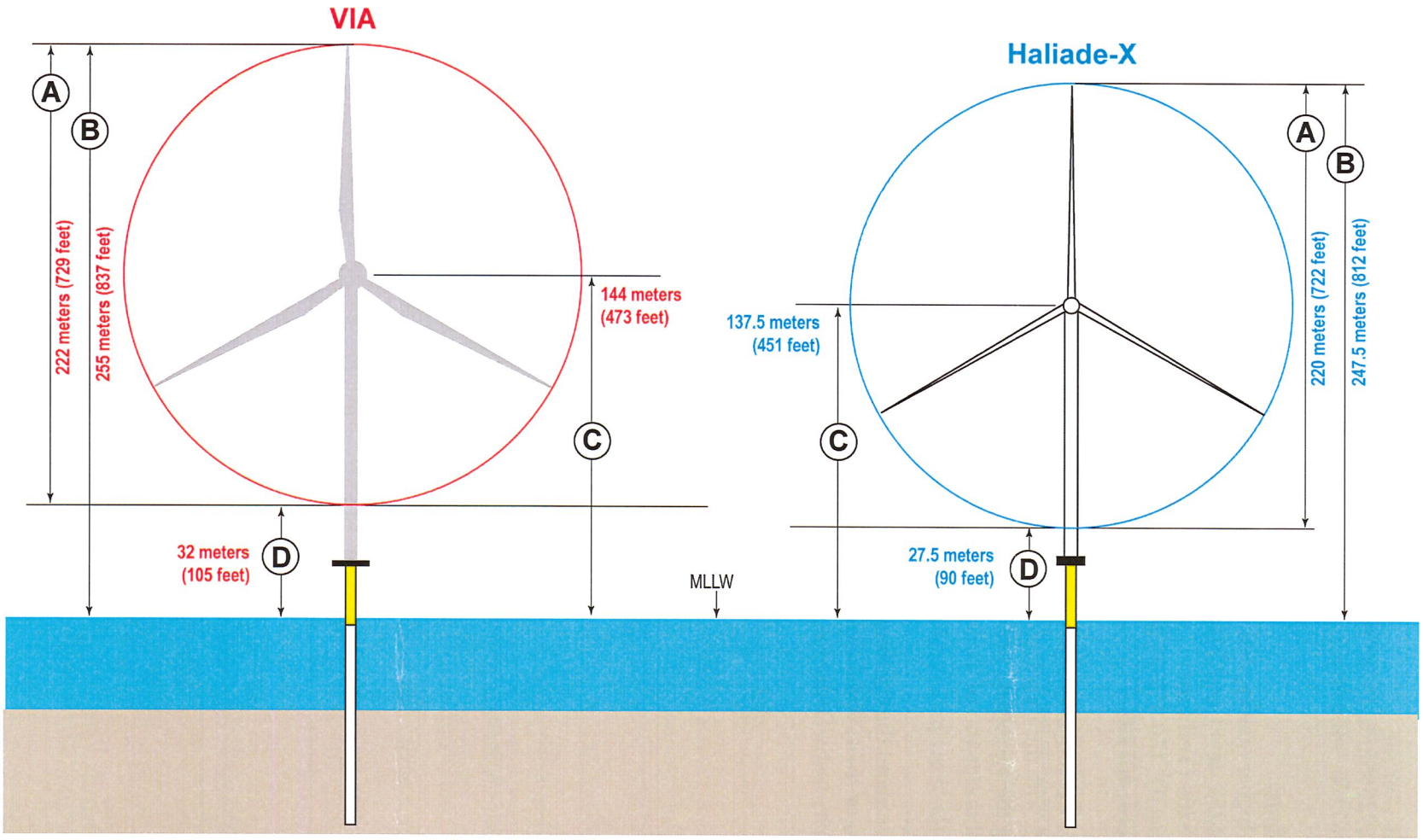
(3) Development and execution of Memorandum of Agreement resolving adverse effects: BOEM will work with the signatories to develop a Memorandum of Agreement, with the goal of executing the agreement prior to issuance of its record of decision in April 2021; more details on this element of the schedule will be provided to the signatories in the coming weeks.

If you have any questions about the continuation of this process, please contact Ms. Danna Allen at danna.allen@erm.com or (678) 904-7399. Federally recognized tribes may contact OREP's Tribal Liaison Officer, Mr. Justin Bedard at justin.bedard@boem.gov or (703) 787-1351.

Sincerely,

Brandi Carrier
Lead Archaeologist/Deputy Federal
Preservation Officer

Enclosure



	PDE Minimum	PDE Maximum	VIA	Haliade-X
A = Rotor Diameter	164 meters (538 feet)	222 meters (729 feet)	222 meters (729 feet)	220 meters (722 feet)
B = Total Blade Tip Height above MLLW	191 meters (627 feet)	255 meters (837 feet)	255 meters (837 feet)	247.5 meters (812 feet)
C = Hub Height above MLLW	109 meters (358 feet)	144 meters (473 feet)	144 meters (473 feet)	137.5 meters (451 feet)
D = Tip Clearance during Operation Above MLLW	27 meters (89 feet)	32 meters (105 feet)	32 meters (105 feet)	27.5 meters (90 feet)

Enclosure: Schematic comparing dimensions and parameters of the assessed Project Design Envelope with the dimensions and parameters of the selected Vineyard Wind 1 Haliade-X turbine

NPEDC Meeting

3/15/2021

Agenda Item VI.D

Contracts for Build-Out Analysis Phase I using 2021 DLTA funds

Town of Nantucket
Build-Out Study
Scope of Services

A Build-Out Study provides a numerical and spatial projection for future development based on current regulatory, environmental and site constraints. Build-Out Studies inform and support comprehensive land use planning, economic development, and facilities and service planning. They also enable communities to test alternative development scenarios, such as increased densities or conservation areas, to better understand the physical impact of contemplated regulatory changes.

Weston & Sampson completed an analysis of developable and redevelopable land within the Town Sewer District and the 2014 CWMP Needs Areas as part of the 2020 Sewer Master Plan, as well as the Sconset Sewer District as part of the Sconset CWMP Update. That effort involved sorting tax assessor parcel data by zoning district, identifying non-buildable lots, determining the build-out capacity of the remaining lots and the size of existing or potential structures in terms of bedrooms, and projecting a future wastewater flow in gallons per day. The build out analysis for the Sewer Master Plan and the Sconset CWMP Update included approximately 4,000 buildable parcels.

This project builds on that analysis by looking at Nantucket townwide using updated and refined tax assessor parcel data to project development and redevelopment through 2045. Population growth models will be developed for the last 25 years (though 1995). Data will be formatted by map and parcel numbers.

Background

Three prior build-out studies have been completed. With the 1997 Build Out Study, completed by the Nantucket Planning and Economic Development Commission et al, the Town sought to substantiate prior build-out studies given changes in zoning. This effort involved a lot-by-lot analysis, presumably without GIS, and before wetland maps or other data readily available today. At the time of the analysis, only 12% of Nantucket's total dwelling units were secondary dwelling units on a single parcel, a number which has likely increased significantly. This build-out projected a maximum of 23,760 new dwelling units on 12,311 lots (27% of which are secondary dwellings).

In 2000, the Commonwealth conducted a Build-Out Analysis. According to the Master Plan, this study discounted large swaths of the island as unbuildable due to various development constraints, and only considered by-right development (not potential Chapter 40B housing). As a result, this study concluded a conservative 2,128 new dwelling units in its build-out.

In 2018, students from Worcester Polytechnic Institute completed a third build-out study using tax assessor data to identify parcels with one or more residential structures in each district and then calculated an average number of dwellings per parcel. Separately, they used tax assessor data to categorize parcels that are buildable and/or subdividable to determine a hypothetical maximum buildout

scenario. Based on this data and input from Town and development stakeholders, the students developed a low and high growth scenario for 2030. They concluded that Nantucket currently has 10,456 dwelling units with a maximum build-out of 5,431 new units (15,887 total).

Scope of Services

Task 1 – Collect Existing Conditions Data

1.1 The ENGINEER will plan and conduct work sessions with town representatives to review tax assessor data, zoning, and growth rates. The budget for this task includes up to four (4) virtual work sessions.

1.2 The ENGINEER will collect relevant GIS data illustrating constraints to development (current and projected with sea-level rise).

1.3 The ENGINEER will determine population growth rates from 1960 to 2010 based on the most updated available U.S. Census data. The ENGINEER will summarize data in a table that includes the population rates over time compared to Massachusetts overall and the annual compounded annual growth rates over a 30-year, 20-year, and 10-year period.

1.4 The ENGINEER will prepare a technical memo summarizing findings.

Task 2 – Analyze Parcel Data to Determine Buildable Area

2.1 The ENGINEER will review GIS and parcel data development constraints and their impacts on land development potential. Based on available Assessor's and GIS data, Nantucket has approximately 13,600 parcels, of which approximately 11,600 parcels are considered buildable and 2,000 parcels are considered non-buildable. The build out analysis completed for the Sewer Master Plan and the Sconset CWMP Update included approximately 4,000 buildable parcels. This task is budgeted to include the analysis of the remaining 7,600 buildable parcels. The evaluation for the buildable area will include the following considerations:

2.1.1 Permanently conserved land parcels will be treated as non-buildable unless advised otherwise by Town staff.

2.1.2 Base zoning districts will be identified and categorized based on their potential for subdivisions under current standards for minimum lot size and building setbacks. The minimum allowable lot size for each zoning district will be counted as a potential "future lot." The evaluation will include rights-of-way. Lots that are impractical for dwellings will be discussed with Town staff and can be removed.

2.1.3 Parcels with existing buildings will be reviewed with Town staff to determine if they are underutilized and represent development potential.

2.1.4 The ENGINEER will map and assess environmental constraints, including streams, coastal buffers, hydric soils (although these may be developable), wetlands, conservation areas, and associated buffers. Smaller wetlands or other development constraints not noted in available data but observed in site reconnaissance may impact parcel development.

2.2 The ENGINEER will prepare a technical memo summarizing the amount of buildable land after all constraints have been considered.

Task 3 – Build Out Summary

The Build-Out Analysis will summarize potential development numerically and spatially. The numerical build-out reflects the number of total projected buildings based on minimum lot size on buildable land. The spatial build-out places the project buildings on a map and accounts for building size, shapes of lots, distances from lot lines, setbacks, natural features, and other constraints.

3.1 The ENGINEER will determine the projected increase in the number of buildings (based on buildable area). Buildable area and the projected increase in buildings will be organized in tables at the town scale and for each zoning district. Each table will be accompanied by a narrative explanation.

3.2 The ENGINEER will prepare GIS maps illustrating the spatial build-out. Maps include existing buildings before 1995 (25-year look back), buildable area by zoning district, and projected buildings through 2045 (25-year look forward).

3.4 The ENGINEER will compile data, maps, and narratives into a compendium.

Task 4 – Prepare the Build-Out Study Report

4.1 The ENGINEER will prepare the Build Out Study Report summarizing the findings of Tasks 1 through 3. Electronic versions of the draft report will be submitted to the Town for review and comment. The ENGINEER will meet with the Town to present the draft report and discuss any comments. The ENGINEER will revise the draft report based on the comments from the Town and submit electronic and printed versions of the final report.

Task 5 – Project Administration and Meetings

5.1 The ENGINEER will provide project coordination and management, maintenance of project records and documentation, control of budget and schedule, preparation of monthly progress reports outlining the budget, and project status.

5.2 The ENGINEER will prepare for and conduct virtual progress meetings with the Town staff to review project status and address the technical aspects of the work. We have budgeted for up to four (4) virtual progress meetings.

5.3 The ENGINEER will present the Build-Out Study Report at public hearings/meetings. We have budgeted for one (1) public hearings/meetings.

ATTACHMENT A - NANTUCKET BUILD-OUT STUDY
PROJECT BUDGET BY TASK
Estimated Level of Effort for Weston & Sampson

Task	Description	Principal	Team Leader	Project Manager	Engineer	GIS	TOTAL HOURS	TOTAL LABOR DOLLARS (BARE)	TOTAL INDIRECT COSTS (OH)	TOTAL LABOR & INDIRECT DOLLARS	OTHER DIRECT COSTS	FIXED FEE	TOTAL DOLLARS
		$/hour	$/hour	$/hour	$/hour	$/hour							
	Field	$0.00	$0.00	$0.00	$0.00	$0.00			168.000%			12%	
	Office	$92.50	$78.23	$56.66	$34.79	$34.37			186.000%			12%	
1.0	Collect Existing Conditions Data	4	20	28	26	8	86	$4,701	$8,743	$13,444	$0	$1,613	$15,057
2.0	Analyze Parcel Data		26	92	164	26	308	$13,846	$25,753	$39,599	$0	$4,752	$44,351
3.0	Build-Out Summary		20	44	56	24	144	$6,831	$12,705	$19,536	$50	$2,344	$21,930
4.0	Report	4	12	24	16	8	64	$3,500	$6,510	$10,011	$180	$1,201	$11,392
5.0	Project Administration and Meetings	8	40	44	8		100	$6,640	$12,351	$18,992	$1,000	$2,279	$22,271
	Total: Tasks 1 through 5	16	118	232	270	66	702	$35,518	$66,063	$101,581	$1,230	$12,190	$115,000
	GRAND TOTAL	**16**	**118**	**232**	**270**	**66**	**702**	**$35,518**	**$66,063**	**$101,581**	**$1,230**	**$12,190**	**$115,000**

N

NANTUCKET HARBOR

Shawkemo Needs Area

Siaconset CWMP Study Area

Shimmo Area

WPZ Needs Area

South Valley Pump Station Tributary Area

Hummock North Needs Area

Surfside Rd Pump Station Tributary Area

Surfside Area

Somerset Needs Area

Madaket & Warren's Landing Needs Area

Miacomet Needs Area

Hummock South Needs Area

3,000 0 3,000
Feet

Legend

- Tributary
- Parcels
- Nantucket-Owned Land / Land Bank / Conservatoin Foundation Owned
- 2014 CWMP Needs
- Streams
- Marsh/Bog
- Wooded marsh
- Salt Marsh
- Open Water
- Tidal Flats
- Beach/Dune

FIGURE 1

TOWN OF NANTUCKET, MASSACHUSETTS

TOWN WIDE BUILD-OUT STUDY

SEPTEMBER 2020 SCALE: NOTED

Weston & Sampson

NPEDC Meeting

3/15/2021

Agenda Item VI.F

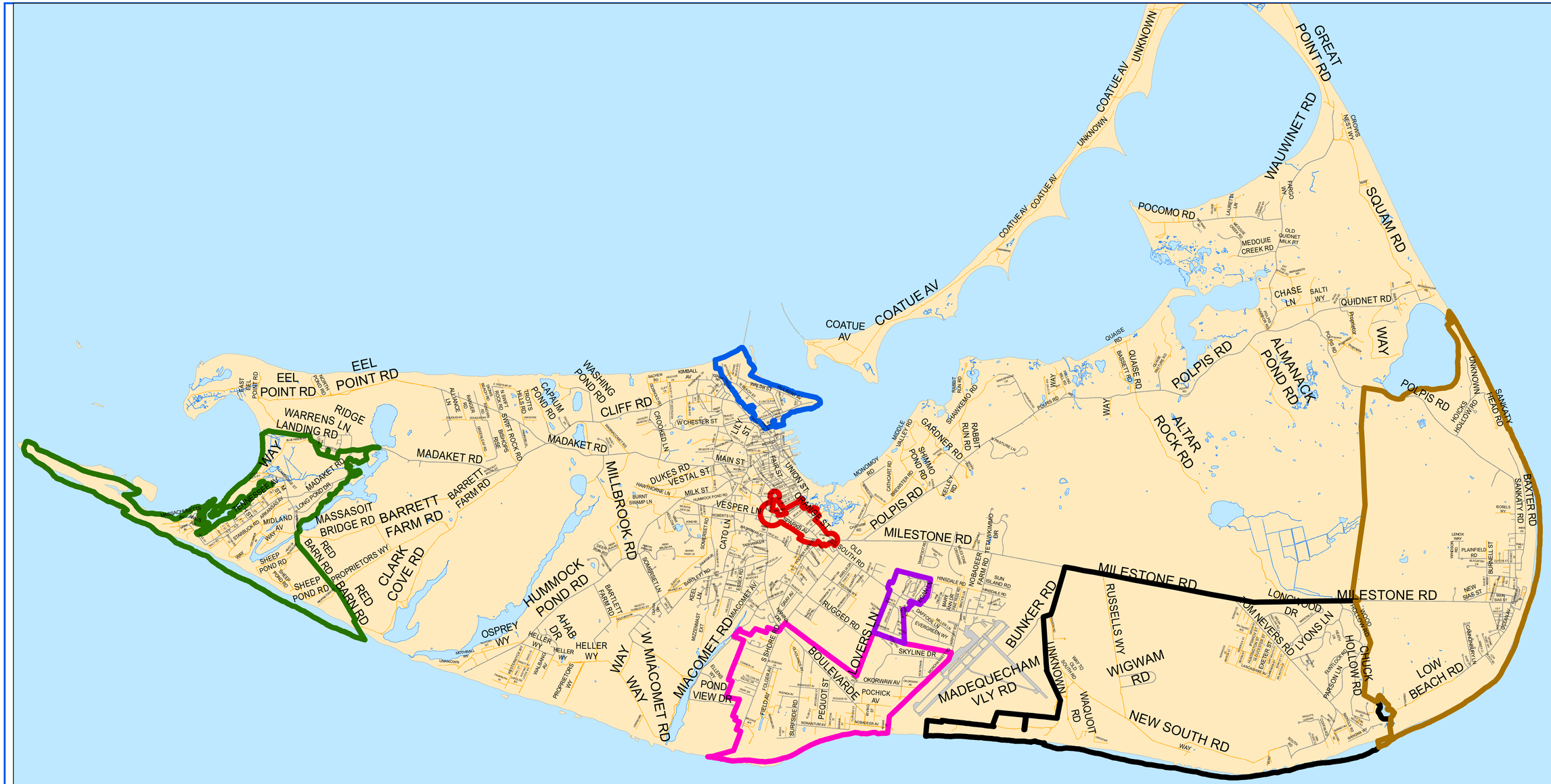
AREA PLANS:

a. Town

b. Madaket

c. Surfside

d. Sconset

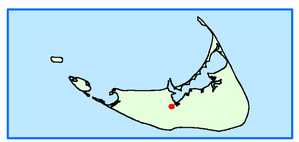


Legend

- Naushop Area Plan
- Mid Island Area Plan
- Brant Pt Area Plan
- Madaket_Area_Plan
- Surfside Area Plan
- Siasconset Area Plan
- Tom Nevers Area Plan

Please send identification of any errors and corresponding corrections to:
GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554

Island Area Plans



The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

8/21/2020

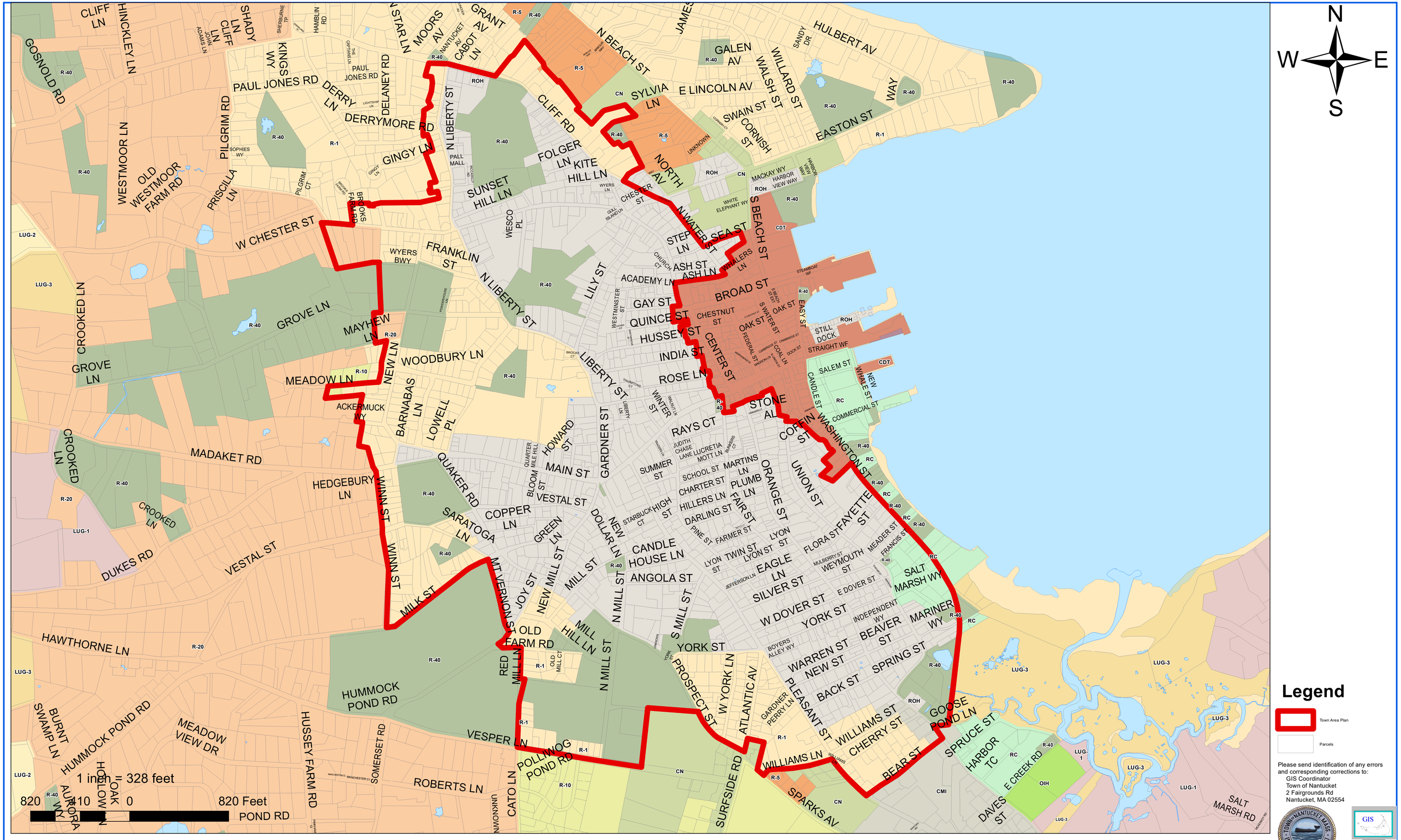
Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2014.



The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

3/15/2021

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2014.

Legend

Town Area Plan

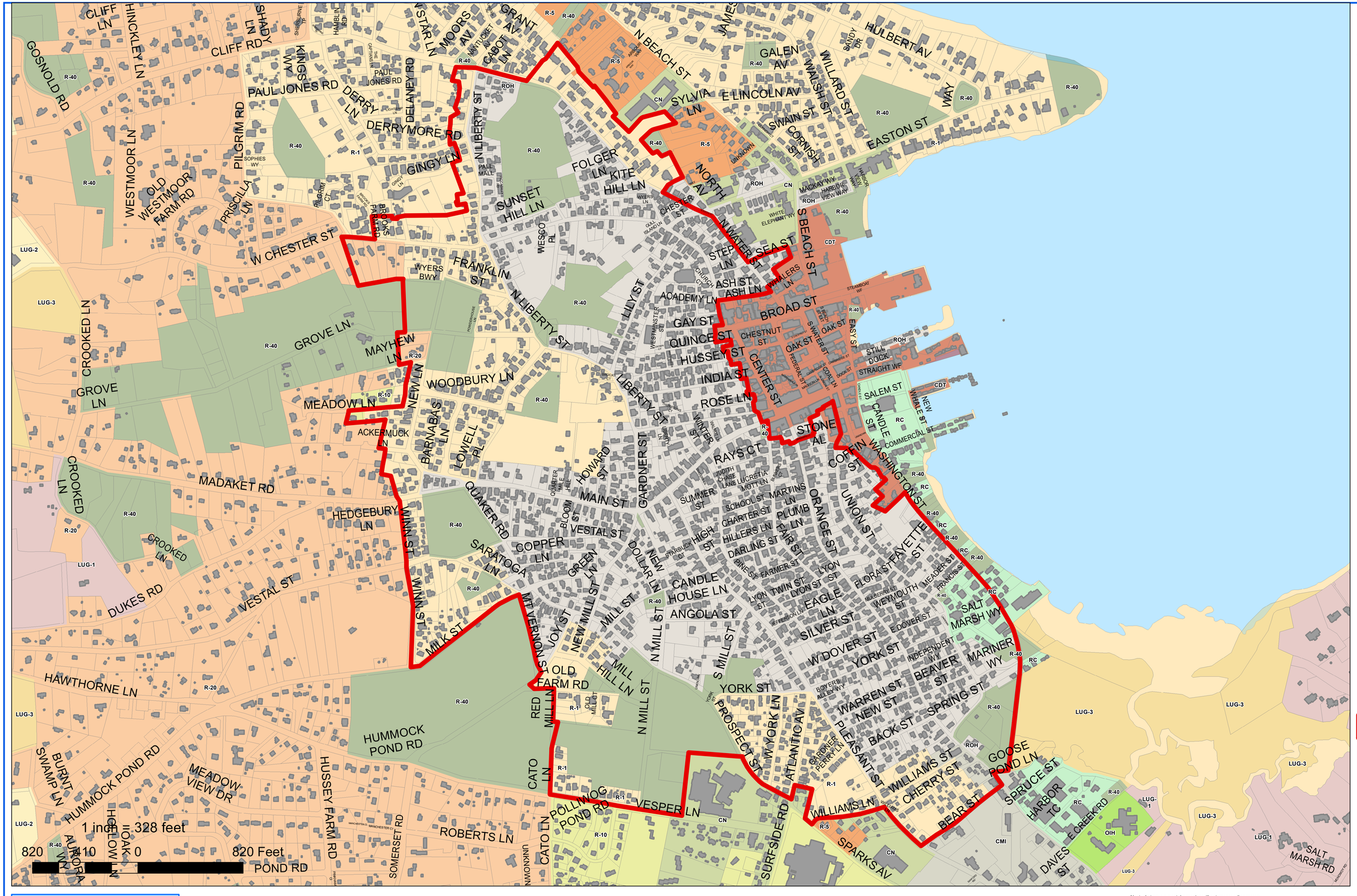
Parcels

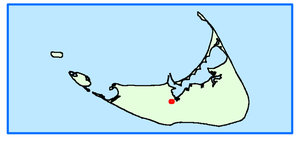
Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554

GIS

Town Area Plan





Town of Nantucket - GIS Mapsheet

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

11/9/2020

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.
The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2014.

Legend

- Town_Area_Plan
- BUILDINGS
- Parcels

Please send identification of any errors and corresponding corrections to:
GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554

Town Area Plan

MADAKET CONSERVATION ASSOC.
Established 1958 to preserve and protect Madaket

PO Box 1423
Nantucket MA 02554

Mr. Nathaniel Lowell, Chair
c/o Ms. Eleanor Antonietti
Nantucket Planning and Economic Development Commission (NPEDC)
2 Fairgrounds Rd
Nantucket, MA 02554

15 January 2021

Dear Nathaniel,

The Madaket Conservation Association requests that the attached list of Madaket residents and/or property owners be appointed to a Madaket Area Plan Work Group to update the Madaket Area Plan. The existing plan was approved by the NPEDC in August, 2006. As part of the Town's master planning, our area plan needs updating to reflect zoning changes including VR, MMD, an expanded VHOD, new regulations for Swimming Pools in VR, and the Madaket Harbor Watershed Protection District. Maintaining Madaket's low-density nature remains a constant, especially with the possible extension of sewer. Additional new pressures include active coastal erosion, stormwater leaching from the Landfill, maintaining drinking water quality, and meeting the TMDL. These issues demand thoughtful planning for the next 10 years.

Our proposed Work Group has a cross section of:

- year 'round and seasonal residents
- residential and commercial property owners
- representatives of non-profit organizations that own large parcels
- residents from many "parts" of Madaket
- a member of the Nantucket Planning Department

We anticipate expanding the existing Area Plan boundaries to reflect changed zoning maps, BOH regulations, and Madaket Harbor Watershed maps that have been created over the last 14 years. This will be part of our Work Group process once they are appointed. We asked the Tuckernuck Land Owners Association if it wanted to be part of the Work Group, and they replied no. Fishers' Landing Association is interested in learning more as is the Linda Loring Nature Foundation, and are included.

With the many changes over the last 14 years, and current and future pressures that require planning attention, the Work Group would like to get started ASAP. Diana Brown, a veteran of the 2006 Work Group, will be our chair, and all other proposed members have agreed to contribute their time and perspective.

We look forward to hearing from you.

Sincerely,

William Grieder
President, Madaket Conservation Association

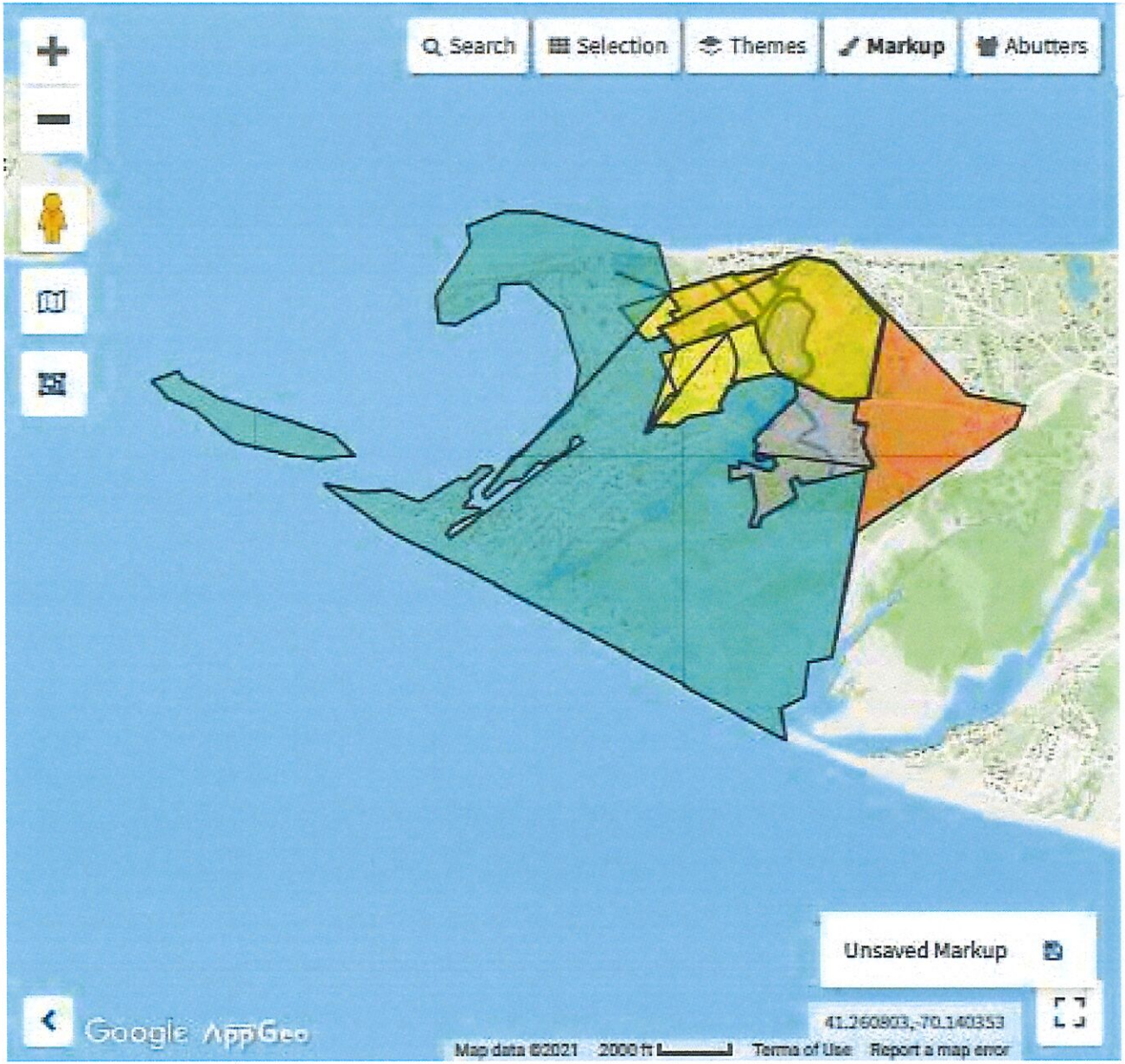
Diana Brown
Chair, proposed Madaket Area Plan Work Group

Attachment: #1: List of proposed members, emails, and their interest and association to Madaket
Attachment: #2: Draft of possible MAP Boundaries, based on the Madaket Harbor Watershed
Blue: main boundary
Yellow: possibly including Fisher's Landing Association
Orange: possibly including Linda Loring Nature Foundation
Grey: possibly including Nantucket Landfill
Red plus four other areas: Madaket Harbor Watershed

PROPOSED MADAKET AREA PLAN WORKGROUP

Last	First	Email	Org/Interest
Brown	Diana	dianabrown1@comcast.net	year round MCA
Devine	Ethan	ethandevine@yahoo.com	seasonal MCA
Erichsen	Tom	erichsentbe@gmail.com	MCA Smith Point
Forbes	Leslie	lwforbes@gmail.com	MCA
Haffenreffer	Peter	Peter@tiltedmill.com	seasonal MCA
Kucharavy	Bob	rmkucharavy@gmail.com	MCA
Madigan	David	davidbmadigan@gmail.com	seasonal MCA
Mandel	Bruce	bruce.mandel@gmail.com	MCA
Maynard	Michael	michaelmaynard2@gmail.com	seasonal MCA
Slattery	Cathy	cslattery@madaketmarine.com	MCA, Madaket Marine
Soderberg	Lars	larsosoderberg@comcast.net	seasonal MCA
Ad hoc members			
Gottlieb	Seth	fishers.landing.assoc@gmail.com	Fishers Landing
Molden	Emily	emily@nantucketlandcouncil.org	Land Council
Collier	Cormac	ccollier@nantucketconservation.org	Conservation Foundation
Bell	Jesse	jbell@nantucketlandbank.org	Land Bank
Pochman	Kitty	kpochman@llnf.org	Linda Loring Nature Foundation
PLUS	PLUS	Not identified yet	PLUS

Possible 2021 Madaket Area Plan Boundaries



Legend:

- general MAP area
- possible Fishers Landing Assoc.
- possible Linda Loring Nature Fdn.
- possible Landfill
- Madaket Harbor Watershed District (all colors)

1 inch = 825 feet

1,900 950 0 1,900 Feet

Legend

- Proposed Madaket
- Existing Madaket Area Plan
- Proposed Landfill
- Proposed Linda Loring
- Proposed Fishers Landing
- Madaket Harbor Watershed District
- BUILDINGS
- Parcels

Please send identification of any errors and corresponding corrections to:
GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554

Possible MAP Revised Boundaries

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

3/12/2021

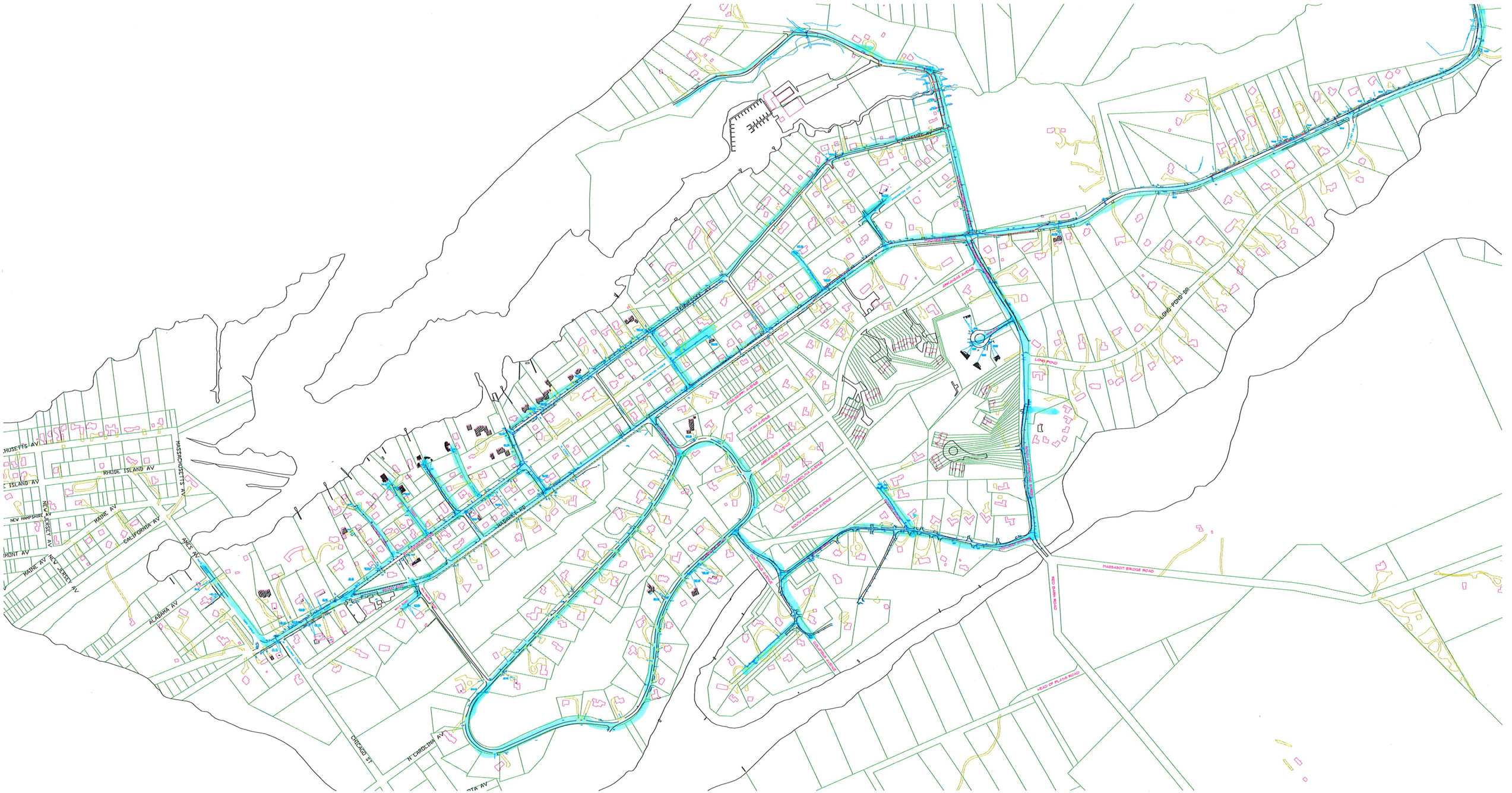
Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

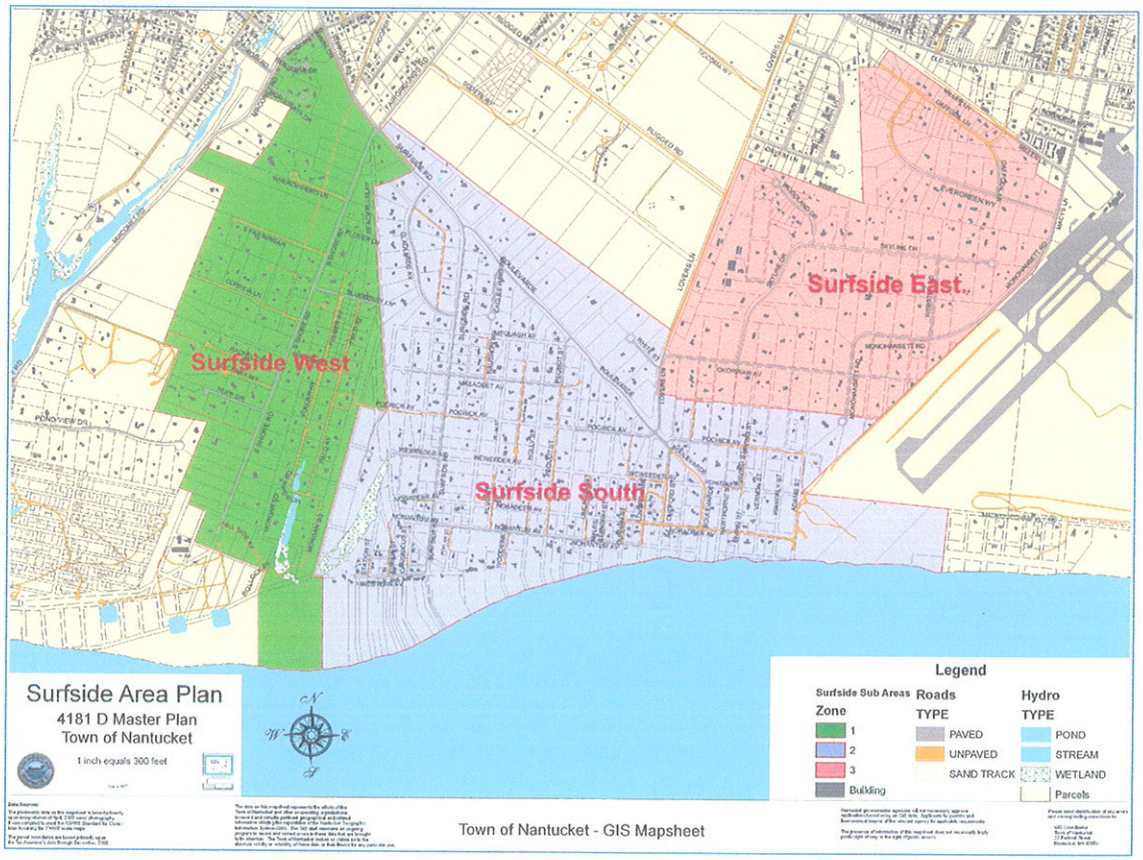
The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2014.


TENNESSEE AV
ARKANSAS AVENUE
IOWA AVENUE
KANSAS AVENUE
NORTH CAROLINA AVENUE
VIRGINIA AVENUE
LONG POND
LONG POND DR
MARRABOIT BRIDGE ROAD
RED BANK ROAD
HEAD OF PLAINS ROAD
MASSACHUSETTS AV
RHODE ISLAND AV
NEW HAMPSHIRE AV
NEW JERSEY AV
MAINE AV
CALIFORNIA AV
MARKET RD
SKEE AV
MAINE AV
NEW JERSEY AV
ALABAMA AV
CHICAGO ST
N CAROLINA AV

SURFSIDE AREA PLAN

NANTUCKET, MA

ACCEPTED BY THE NANTUCKET PLANNING & ECONOMIC DEVELOPMENT COMMISSION AUGUST 3, 2009



Approved by the Surfside Area Plan Work Group on June 29, 2009

Surfside Area Plan Recommendations

Introduction

From the late summer throughout the fall, a group of Surfside area residents met by Zoom to review and update the Surfside Area Plan, dated October 6, 2008. This Ad Hoc Surfside Area Plan Working Group (SAPWG) considered issues faced by our large area, ranging from South Shore Road to the airport.

Since the last version of the plan was developed, much has changed in the Surfside area. There has been significant new development as vacant land and up-zoned sites have been built out. In the past, much of the area was populated by beach cottages and summer homes. Of late, development has shifted to "compound" properties, with a main home, guest house, pool and other structures. These properties are also usually extensively landscaped.

In addition, our area has been affected by the significant development of affordable housing and mixed-use projects, both within the area, and directly adjacent to it. Recently developed projects, as well as proposed projects have been driven to this area by the availability of town sewer, and the relatively inexpensive cost of land.

Our major resource is the beachfront, from Nobadeer through the Miacomet rip. With ample public access and facilities, this beachfront is one of the island's most popular. As island development has increased significantly in the past decade, we have witnessed a corresponding increase in beach use.

All of these issues have resulted in a major increase in traffic throughout the area. The combination of new residents, both year-round and seasonal, traditional summer renters, and an increase in beachgoers from island-wide, has brought unprecedented traffic to the area. So too has the development of the commercial area north of the airport along Monohansett and Okorwaw as construction workers, landscapers and other support services come to our area to work. With increased traffic and construction issues on Old South Road, these routes are also being used to avoid that road.

Another significant influence on our area is the airport. We have seen an exponential increase in private plane traffic, while we still lack a working noise abatement plan and an enforceable light pollution plan. Add to that the contamination of our water with PFAS, and we can see the impact our neighbor, the airport, has on our area.

The SAPWG had these concerns in mind as we discussed the issues addressed in this report.

1. Goals and Policy Statement

The goals and policy of this Surfside Area Plan are to identify and address concerns affecting the Surfside area. As we considered the nine elements used in the 41-81D Master Plan, we attempted to consider changes over the past decade and make recommendations that may improve the environment of the neighborhood for all involved. This includes year-round and seasonal residents, renters and beachgoers from other areas on the island.

2. Land Use

The Land Use plan element identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

1. The SAPWG recommends that a perimeter beachfront zoning district be established that would encompass properties within a prescribed distance from the beach area, within which a maximum height of 25 feet for structures would be allowed and an allowance for increased ground cover would be available for construction of single-story structures. The goal would be to maintain the smaller summer cottage characteristics of the original beach community proximate to the beach area as well as public sight lines to the ocean.
2. The SAPWG recommends that the status of all paper roads throughout the Surfside Area be assessed. Those that provide a clear public benefit or that may be required for emergency vehicular access should be maintained and improved to minimum standards. Those that do not have a public benefit should be disposed of as part of the Town's "yard sale program".
3. The SAPWG recommends that all Town identified beach access points be clearly marked and that any attempt by adjoining neighbors to encroach on the access paths or limit public use of these paths should be dealt with promptly by the appropriate Town enforcement agencies.
4. The SAPWG recommends that property owners be encouraged to use existing roadways to access their properties and not open new paper roads where access is already provided from an existing roadway. Those portions of roadways that are not currently used for access to properties and where access is already available from other points, should be extinguished.
5. The SAPWG recommends that the Surfside Area should remain residential in character, that further up-zoning that would permit greater density be discouraged, and that no commercial zoning district be imposed upon any part of the area covered by this document except as currently permitted. The SAPWG further recommends that existing permitted commercial uses be restricted in scope and structure to the level in existence at the time of this document.
6. The noise from amplified music at pools and at the beach, and light pollution from up-lighting are major concerns. Existing Town noise and lighting regulations need to be enforced.

3. Housing

The Housing Element identifies and analyzes existing and forecasted housing needs and objectives, including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

1. The SAPWG recognizes the need for affordable housing for all island residents, and supports the use of Town-owned property for that purpose. The SAPWG recommends that the Town adopt an approach of sensible density with respect to further affordable housing projects within the Surfside Area, taking into account the existing roads and services infrastructure and the limitations they place on future development.
2. The SAPWG recommends that a framework of communication be established between neighbors of proposed affordable housing sites and any agency involved with affordable housing prior to the approval of such proposals to allow for the communication of the interests of the Surfside area before Town entities. The Surfside Association proposes to assume responsibility for the dissemination of applicable affordable housing information to its members and to any other Surfside residents who have provided email addresses to the association.
3. The SAPWG recommends that an island perimeter beachfront zone be adopted that would limit building height to a maximum of 25 feet for primary structures and 22 feet for ancillary structures, including secondary dwellings.
4. The SAPWG recommends the establishment of standards to be used as a guideline for determining appropriate residential development within the defined areas. There are three distinct neighborhoods that comprise the Surfside area. The Surfside Area Planning Committee will assist in delineating areas where houses are similar in style, mass, and height, and, in some cases, history.
5. The SAPWG supports the Town's yard-sale program to abutting property owners of Town parcels that cannot be developed in order to maintain the character of a particular neighborhood and to increase the tax base.

4. Economic Development

The Economic Element identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

1. The SAPWG recommends that the Surfside Area remain residential in character and no commercial zoning district be imposed upon any part of the area covered by this plan other than that which is currently permitted, such as home or cottage industries.
2. The SAPWG recommends restricting commercial uses to those currently in existence, and further restricting those uses to existing scope and structure. The SAPWG recommends specifically limiting the Beach Shack to its current footprint and existing function as a limited-service take-out kitchen and restroom structure, and specifically

limiting the permitting of licensed food trucks on the beach front to one (1) limited to the Surfside Beach parking lot.

5. Natural and Cultural Resources

The Natural and Cultural Resources Element provides an inventory of the significant natural, cultural and historic resources of the Surfside Area.

1. The SAPWG supports preserving the rural, natural character of the Surfside area and the importance of maintaining dirt roads as opposed to unnecessary paving of these roads.
2. The SAPWG supports the preservation efforts to maintain open land in the Surfside area and any Native American habitats either existing or still unknown in the area, particularly where artifacts have been discovered, such as the Native American cemetery on the Housing Authority property along Surfside Road as well as the large deposit of Native American artifacts found at Sherburne Commons.

6. Open Space and Recreation

The Open Space and Recreation Element provides an inventory of recreational and resources and open space areas of the Surfside Area, and policies and strategies for the management and protection of such resources and areas.

1. The SAPWG recognizes the importance of conservation and the preserving of our most treasured natural and recreational resources, the ocean front and dunes.
2. The SAPWG supports Land Bank acquisitions specifically within the Surfside area, and particularly on Nobadeer Avenue, for purposes of preserving open space and beach access for recreational use and passive enjoyment by the public.
3. The SAPWG supports the use of conservation restrictions and use of other conservation tools as a means to preserve open space situated on private property.
4. The SAPWG supports the strict adherence to, and acknowledges the critical importance of, the Nantucket Beach Management Plan for protecting the dunes and beach areas in Surfside. We further support the “Footprints Only”, ACK Clean Team, and similar campaigns and recommend the Town formalize these efforts.
5. The SAPWG recommends that the Town-owned land along the former railroad bed be dedicated to passive recreational purposes as part of the “green belt” plan, either through restrictions on the use of the property placed by the Town as the owner or through transfer of title to an entity such as the Nantucket Land Bank for use consistent with that organization’s goals and objectives.

7. Services and Facilities

The Services and Facilities Element identifies and analyzes existing and forecasted needs for facilities and services used by the public.

1. We support the stringent enforcement of existing laws and regulations as to parking and speeding in the Surfside Area, with particular emphasis during the summer months and at night in parking areas adjacent to the beach access points. Parking enforcement would also ensure roadways are left passable by emergency vehicles.

2. We recommend all traveled ways in the Surfside area be clearly marked with appropriate signage, including signs at the corners, and supports enforcement of the Town Code that requires all houses to be clearly marked with street numbers.

3. We recommend a review of the noise abatement program as adopted by the Nantucket Airport Commission, which isn't working, and ask there be consistent enforcement of appropriate penalties for infractions.

4. The SAPWG recommends a regular outreach effort to be undertaken by the Nantucket Airport Commission/Administration to the property owners proximate to the airport property in the Surfside area, as well as the Surfside Association, in order to improve communication and encourage public participation in airport related issues that affect the abutting residential properties.

5. The SAPWG recommends that the airport aircraft parking ramp lighting be redirected and diminished to prevent light pollution and light trespass to adjacent neighborhoods. Nantucket Ordinance Chapter 102 Outdoor Lighting should be used as reference and guidance.

6. We recommend the Town increase the number of trash and recycling receptacles adjacent to beach access points.

7. Bonfire remnants are a safety hazard on the beaches, especially when nails from burned pallets are involved. The Town should develop a plan to remove these remnants.

8. We support the planting of additional trees along the west side of Surfside Road and along the east side of the Boulevarde from Surfside Road to Lovers Lane.

8. Circulation

The Circulation Element provides an inventory of existing and proposed circulation and transportation systems.

1. As the Town has taken Lovers Lane, Okorwaw and Monohansett, the committee recommends that the paving projects being discussed be completed, including multi-purpose paths. Priority should be given to Okorwaw and Monohansett.

2. The SAPWG also supports the continued maintenance of the Surfside Beach Parking Lot.

3. The SAPWG recommends that the Town install child safety signage and impose speed limits on the major routes within Surfside, especially those proximate to the beaches. Traffic calming measures should be considered. Also, periodic use of the radar speed sign and speed traps are recommended.

4. The SAPWG recommends installing two stop signs on Lovers Lane at Okorwaw, creating a three-way stop.

5. A bike or walking path on Nonantum is recommended.

6. The SAPWG recommends that existing rural roads remain rural in character. However, we support development of a clear policy statement as in the Rights of Way recommendations that dirt roads currently used for access to improved properties should be improved and maintained to minimum standards for providing emergency vehicular access.

7. The SAPWG recommends installing an additional stop sign on the northeast side of the Boulevarde at Clifford Street, creating a three-way stop.

8. The SAPWG recommends that property owners be encouraged to use existing roadways to access their properties and not open new paper roads where access is already provided from an existing roadway. Those portions of roadways that are not currently used for access to properties and where access is already available from other points, should be extinguished.

9. The SAPWG recommends that all public Surfside area roads and bike paths, drainage areas, sight lines and markings be properly maintained. We urge all private road abutters to follow this recommendation as well.

Ad Hoc Area Plan Working Group Participants:

Dennis Brown
Amy DiSibio
Kathleen Herbert
Mimi Huber
Ethan Jacks
Bob Lang
Chris Magee
Tom Szydlowski
Bob Thomas
Jill Vieth

From: Andrew Vorce
To: Eleanor Antonietti
Subject: Fwd: Responses to 2021 "Sconset Community Survey
Date: Monday, February 22, 2021 11:23:48 AM
Attachments: image002.png
2021 Sconset Community Survey_Data_All_210221.pdf

For March packet-agenda

Sent from my iPhone

Begin forwarded message:

From: lynn.filipski@gmail.com
Date: February 22, 2021 at 9:58:36 AM EST
To: Elizabeth Grubbs <egrubbs@sconsettrust.org>, Clement Durkes <cdurkes@gmail.com>, Caroline Ellis <carolinequaise@gmail.com>, bob felch <rdfelch@gmail.com>, Rolf Nelson <rolfn@comcast.net>
Cc: Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: FW: Responses to 2021 'Sconset Community Survey

Dear Sconset Working Group:

Here are the results of the survey. I think they will help our discussion this week on prioritizing resident concerns.

Best,
Lynn

From: sconsetcivicassociationboard@googlegroups.com <sconsetcivicassociationboard@googlegroups.com> **On Behalf Of** Gail Walker
Sent: Sunday, February 21, 2021 10:03 PM
To: sconsetcivicassociationboard@googlegroups.com
Subject: Responses to 2021 'Sconset Community Survey

Hi everyone. The survey is now closed. Here is a link to the responses:
https://www.surveymonkey.com/results/SM-8FDG3BSK9/.

I'm also attaching a PDF with the data -- but note that this doesn't include the open-ended comments/responses (i.e., where the response was "Other" and then the respondent entered comments to explain, and the "Other Concerns" question). To see those comments, you have to use the link above, and then there will be a link for "Responses" when open-ended comments were allowed that you will need to click on:

There are many "Other Concerns" comments and all worth reading. So far, I haven't found a way to export those to a document but will keep trying.

See you on Zoom Wednesday for the Board meeting.

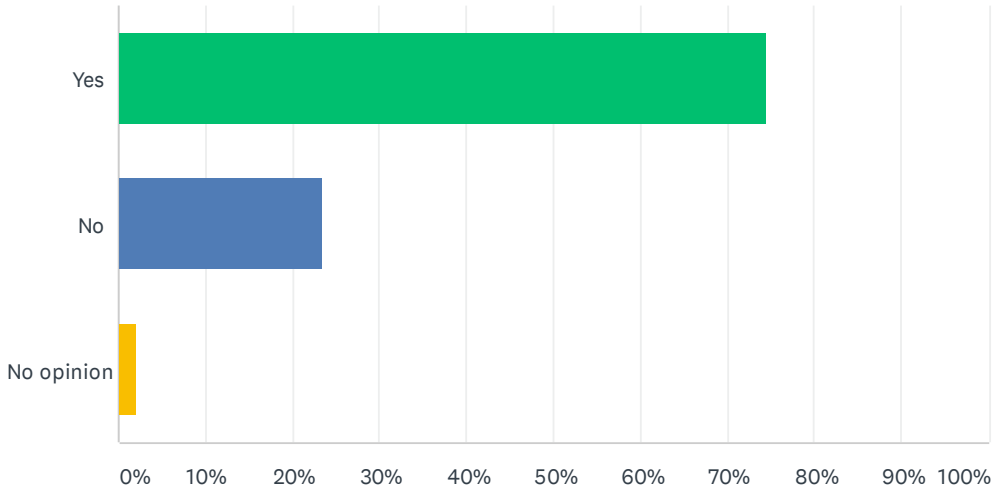
Gail

--
You received this message because you are subscribed to the Google Groups "SconsetCivicAssociationBoard" group.
To unsubscribe from this group and stop receiving emails from it, send an email to
sconsetcivicassociationboard+unsubscribe@googlegroups.com.
To view this discussion on the web visit
https://groups.google.com/d/msgid/sconsetcivicassociationboard/CAMgF%2BGySz3U_uqcbqYrf473NTqARAK3tqxNVdF0fk90tU0UztQ%40mail.gmail.com.

This email was scanned by Bitdefender

Q1 ROAD SAFETY: Do you think many cars exceed the 25 m.p.h. speed limit on roads in ‘Sconset?

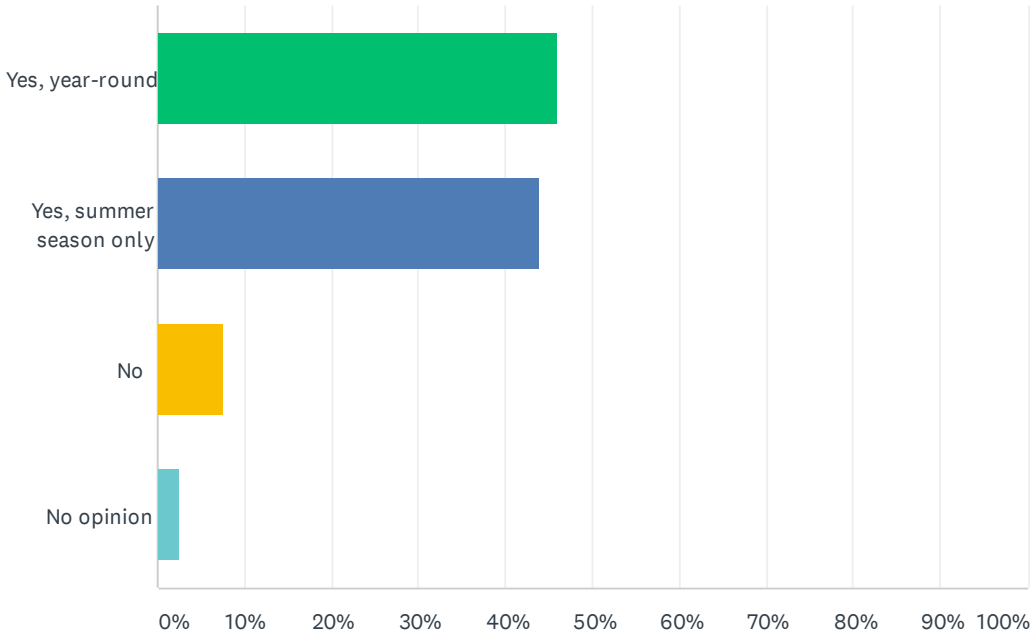
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	74.48%	391
No	23.43%	123
No opinion	2.10%	11
TOTAL		525

Q2 ROAD SAFETY: Would you be in favor of a 20 m.p.h. speed limit in at least parts of 'Sconset if a formal traffic study conducted by the Town revealed that the criteria established by the State of Massachusetts for such a speed limit were met?

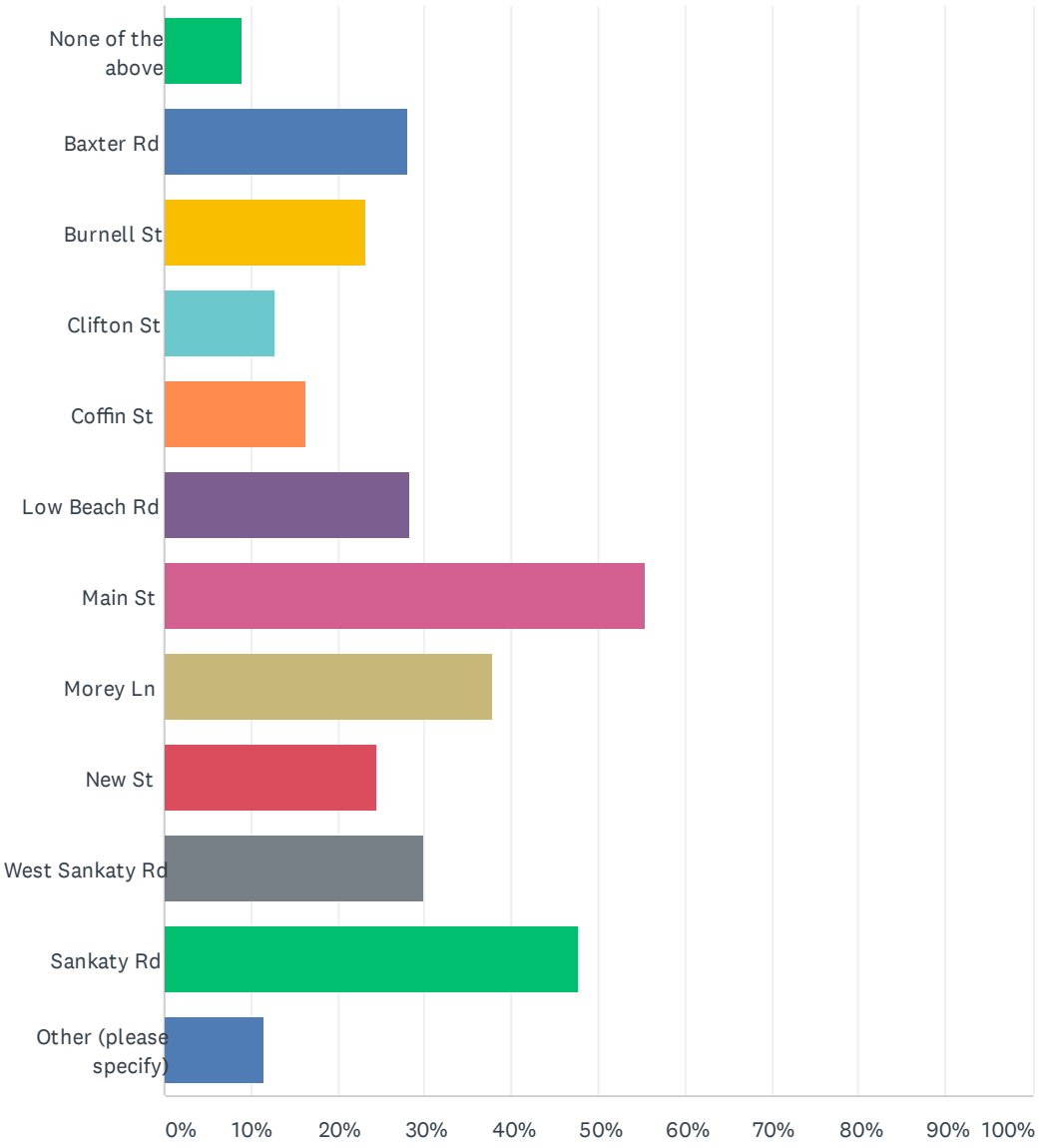
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes, year-round	46.08%	241
Yes, summer season only	43.98%	230
No	7.46%	39
No opinion	2.49%	13
TOTAL		523

Q3 ROAD SAFETY: Do you notice any speeding issues on the following streets? Check all that apply.

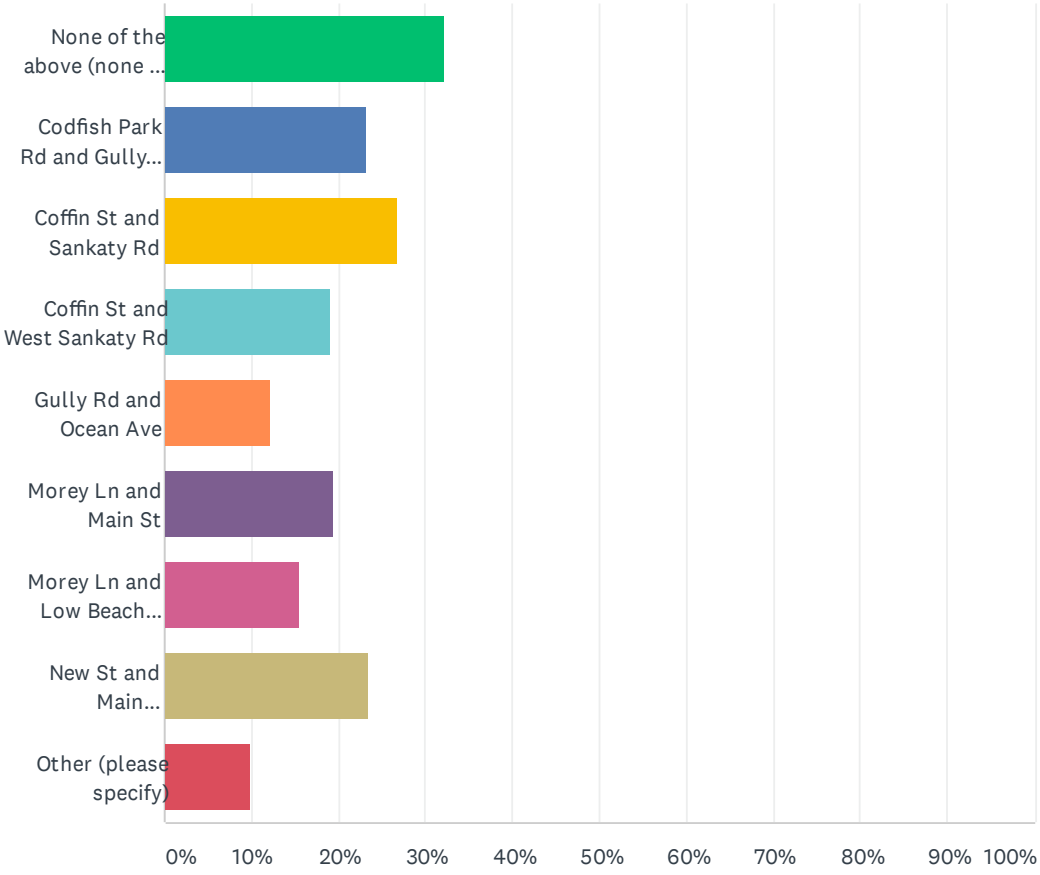
Answered: 519 Skipped: 11



ANSWER CHOICES	RESPONSES	
None of the above	9.06%	47
Baxter Rd	28.13%	146
Burnell St	23.31%	121
Clifton St	12.72%	66
Coffin St	16.38%	85
Low Beach Rd	28.32%	147
Main St	55.49%	288
Morey Ln	37.96%	197
New St	24.47%	127
West Sankaty Rd	29.87%	155
Sankaty Rd	47.78%	248
Other (please specify)	11.56%	60
Total Respondents: 519		

Q4 ROAD SAFETY: In your opinion, are any of the intersections listed below dangerous for pedestrians, bicyclists and/or motorists and warrant a change of some kind (such as a stop sign or a pedestrian crosswalk)? Check all that apply.

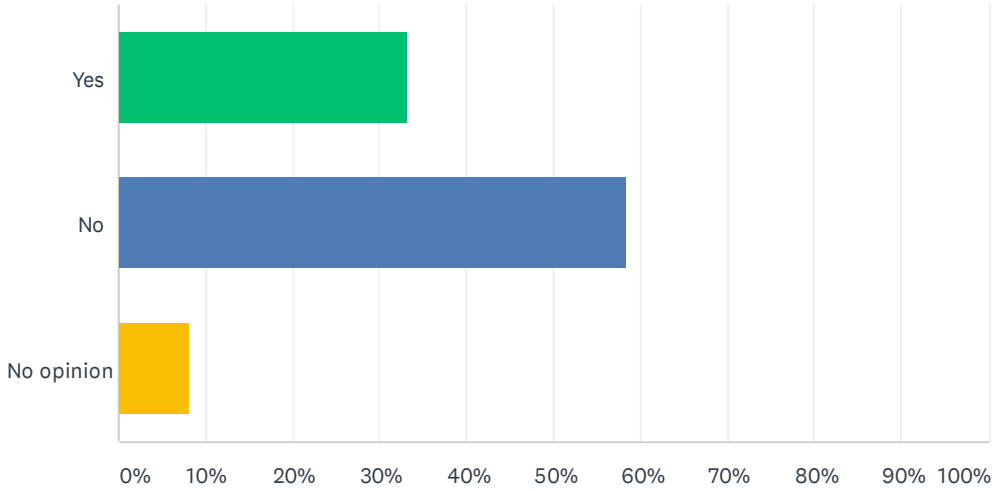
Answered: 507 Skipped: 23



ANSWER CHOICES	RESPONSES	
None of the above (none of these intersections need to be changed)	32.15%	163
Codfish Park Rd and Gully Rd (at the entrance to 'Sconset main beach)	23.27%	118
Coffin St and Sankaty Rd	26.82%	136
Coffin St and West Sankaty Rd	18.93%	96
Gully Rd and Ocean Ave	12.03%	61
Morey Ln and Main St	19.53%	99
Morey Ln and Low Beach Rd/Ocean Ave	15.38%	78
New St and Main St/Milestone Rd	23.47%	119
Other (please specify)	9.86%	50
Total Respondents: 507		

Q5 ROAD SAFETY: Do you find traffic at the Rotary a safety concern?

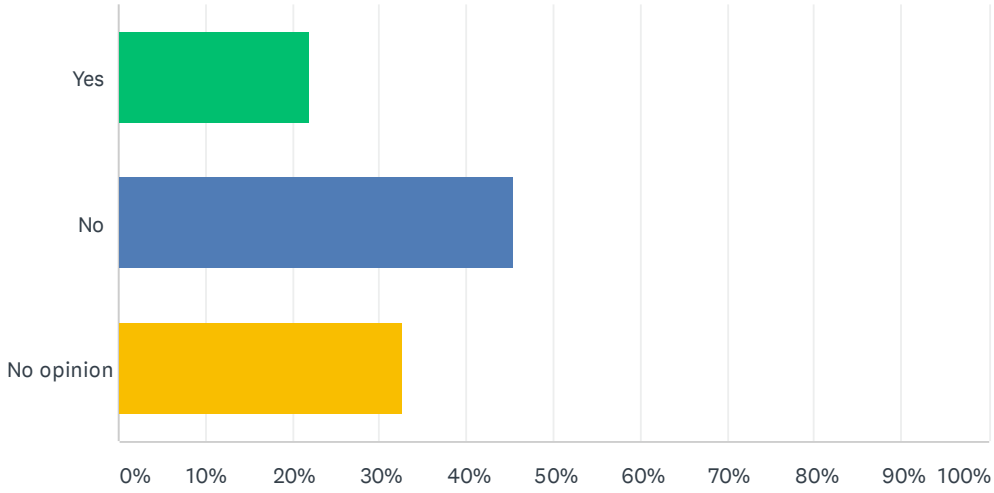
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	33.33%	174
No	58.43%	305
No opinion	8.24%	43
TOTAL		522

Q6 ROAD SAFETY: Are there any plants, stones, fences, stakes and/or posts in a public way beside a public road in ‘Sconset that you believe create a public safety hazard (e.g., because they block a public way so as to impede pedestrians or prevent cars from getting off the road for an emergency vehicle) and should be removed?

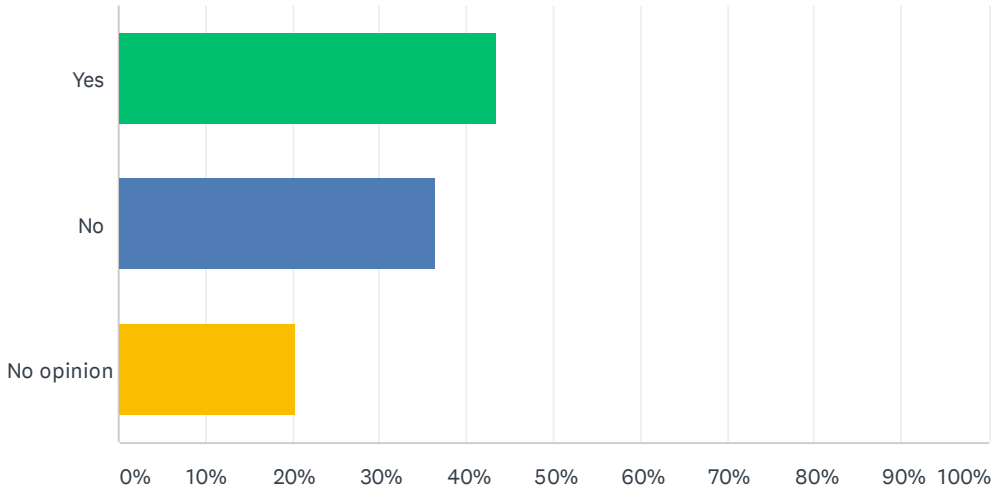
Answered: 520 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	21.92%	114
No	45.38%	236
No opinion	32.69%	170
TOTAL		520

Q7 ROAD SAFETY: Are there any hedges in 'Sconset that you believe create a public safety hazard (e.g., because they block visibility) and should be pruned or removed?

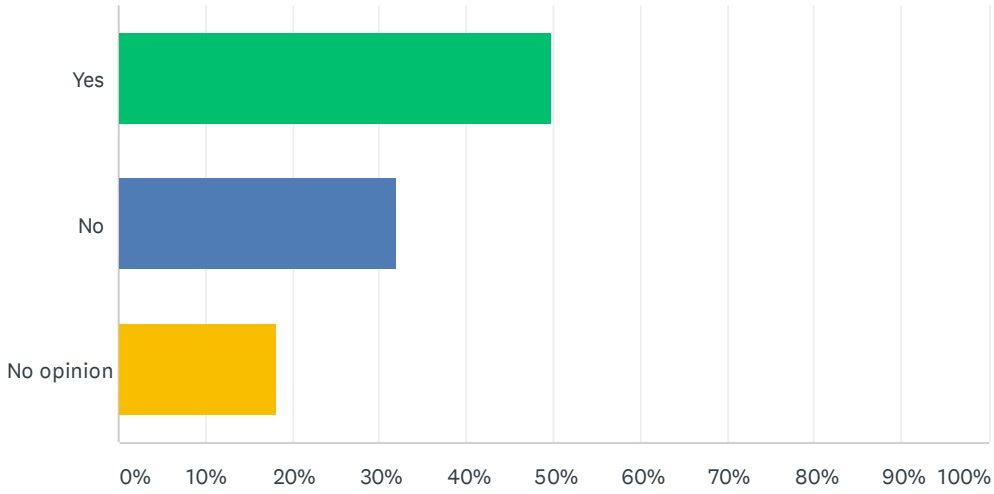
Answered: 520 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	43.46%	226
No	36.35%	189
No opinion	20.19%	105
TOTAL		520

Q8 ROAD SAFETY: Anyone can report an encroachment on a public way to the Department of Public Works (DPW). Would you be in favor of the Town doing more, on its own initiative, to enforce its Encroachment Policy with respect to hedges, plants, stones, fences, stakes and posts?

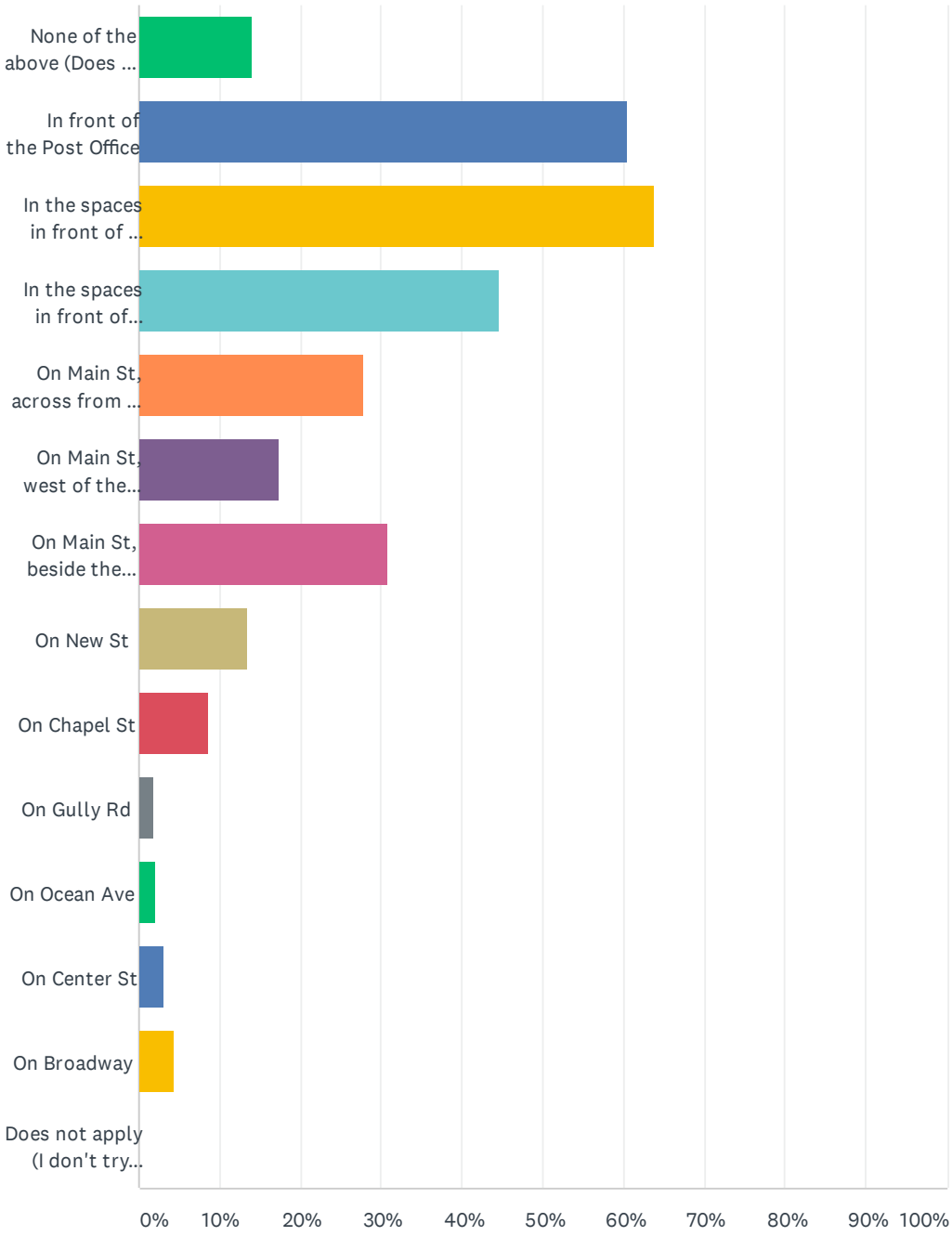
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	49.81%	260
No	31.99%	167
No opinion	18.20%	95
TOTAL		522

Q9 PARKING: Where do you usually park if you drive into the village center? Check all that apply.

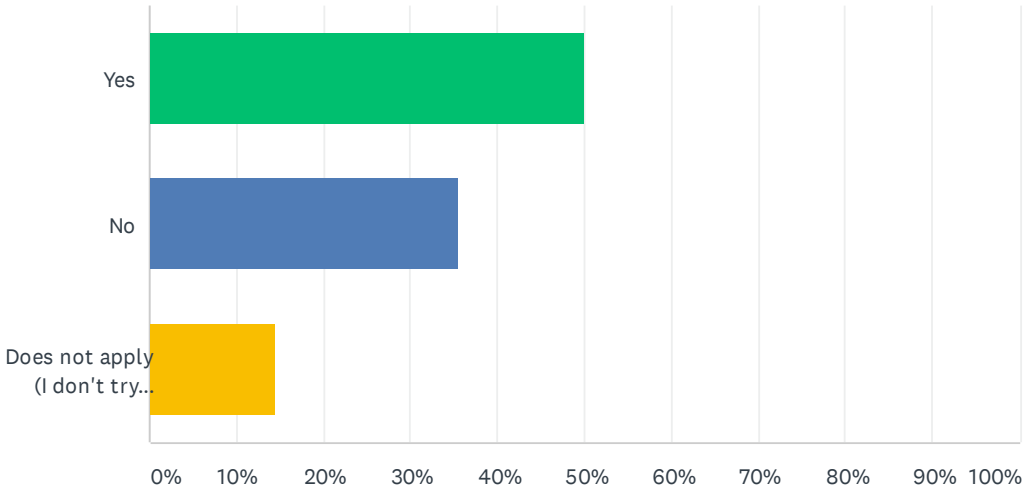
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
None of the above (Does not apply. I don't try to park in the village center)	14.10%	74
In front of the Post Office	60.38%	317
In the spaces in front of the “Sconset Market	63.81%	335
In the spaces in front of Larsen Park (the park beside the Market)	44.57%	234
On Main St, across from the Market or Larsen Park	27.81%	146
On Main St, west of the Rotary	17.33%	91
On Main St, beside the Rotary	30.86%	162
On New St	13.33%	70
On Chapel St	8.57%	45
On Gully Rd	1.90%	10
On Ocean Ave	2.10%	11
On Center St	3.05%	16
On Broadway	4.38%	23
Does not apply (I don't try to park in the village center)	0.00%	0
Total Respondents: 525		

Q10 PARKING: Do you ever have trouble finding a parking place in the village center?

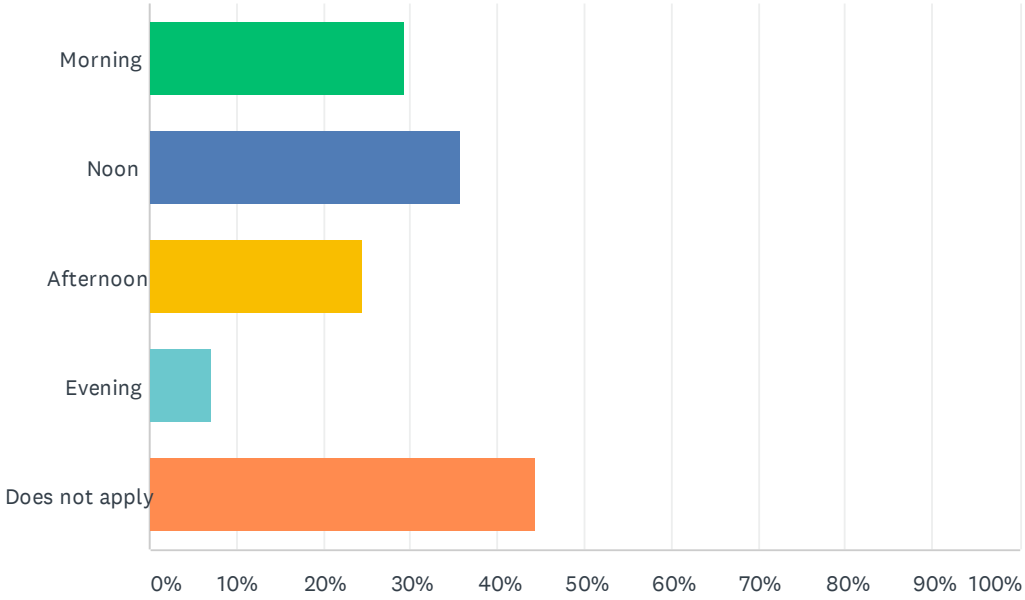
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	50.00%	262
No	35.50%	186
Does not apply (I don't try to park in the village center)	14.50%	76
TOTAL		524

Q11 PARKING: If you answered that you have had trouble finding a parking place in the village center, what time of day have you have problems with parking? Check all that apply

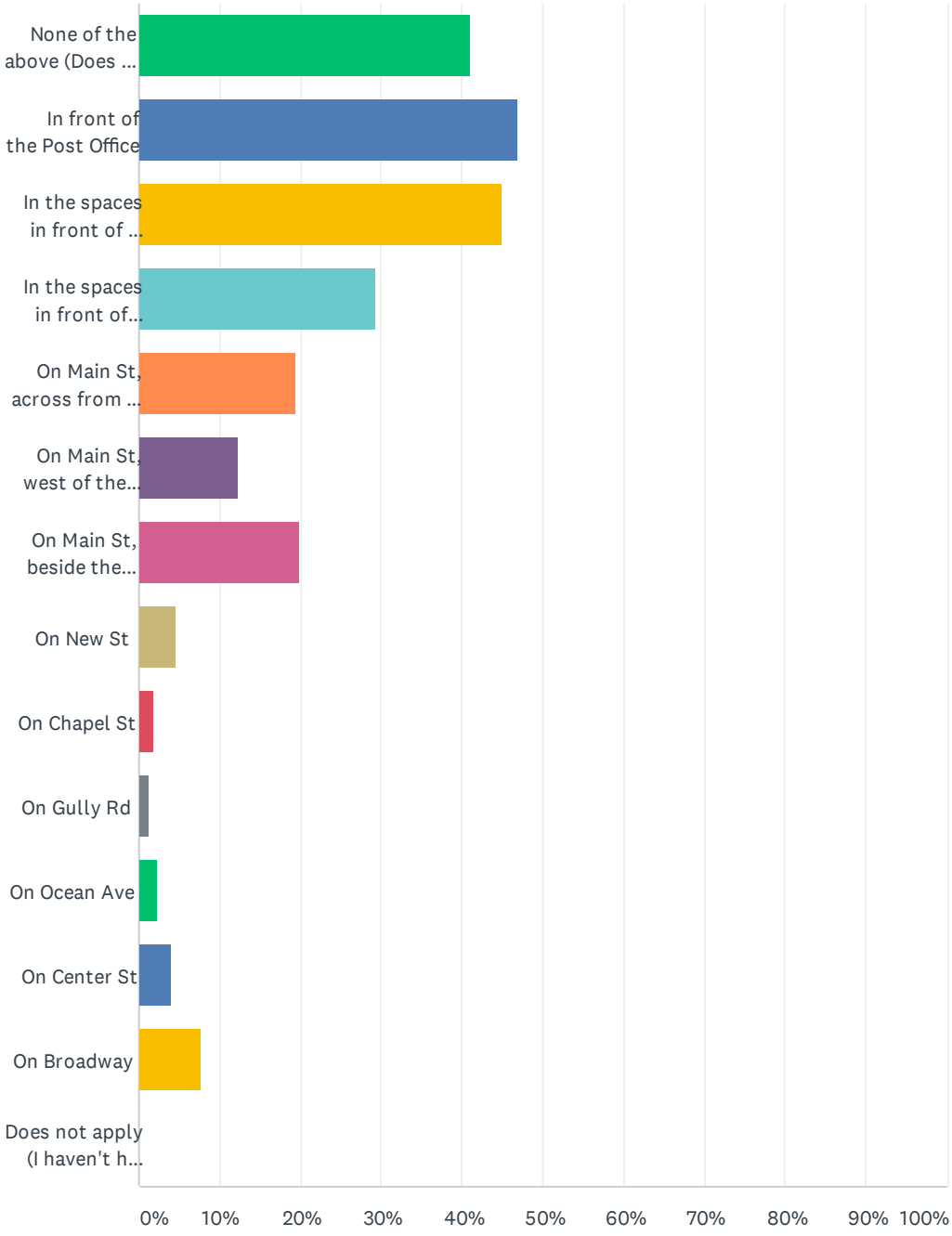
Answered: 496 Skipped: 34



ANSWER CHOICES	RESPONSES	
Morning	29.23%	145
Noon	35.69%	177
Afternoon	24.40%	121
Evening	7.06%	35
Does not apply	44.35%	220
Total Respondents: 496		

Q12 PARKING: If you answered that you have had trouble finding a parking place in the village center, in which places in ‘Sconset do you have difficulty parking? Check all that apply.

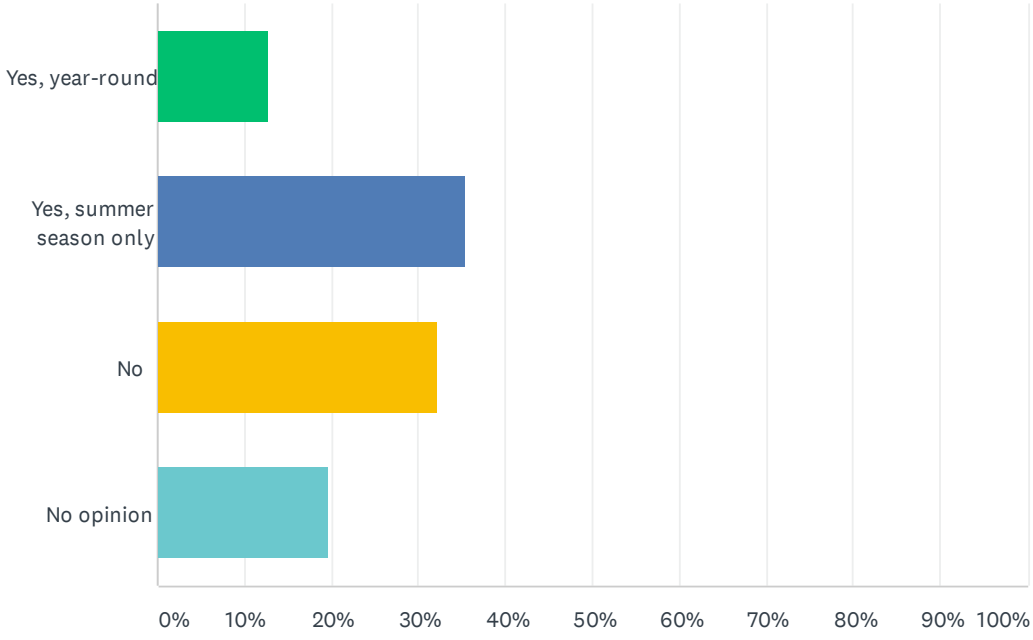
Answered: 482 Skipped: 48



ANSWER CHOICES	RESPONSES	
None of the above (Does not apply. I haven't had any problem finding a place to park)	41.08%	198
In front of the Post Office	46.89%	226
In the spaces in front of the “Sconset Market	45.02%	217
In the spaces in front of Larsen Park (the park beside the Market)	29.25%	141
On Main St, across from the Market or Larsen Park	19.50%	94
On Main St, west of the Rotary	12.24%	59
On Main St, beside the Rotary	19.92%	96
On New St	4.56%	22
On Chapel St	1.87%	9
On Gully Rd	1.24%	6
On Ocean Ave	2.28%	11
On Center St	3.94%	19
On Broadway	7.68%	37
Does not apply (I haven't had any problem finding a place to park)	0.00%	0
Total Respondents: 482		

Q13 PARKING: Parking on Broadway and Center St is very limited. Would you be in favor of a permit parking system for residents who live on the streets of Shell, Center, Broadway and Front St, such that parking would be for residents (and their guests) only?

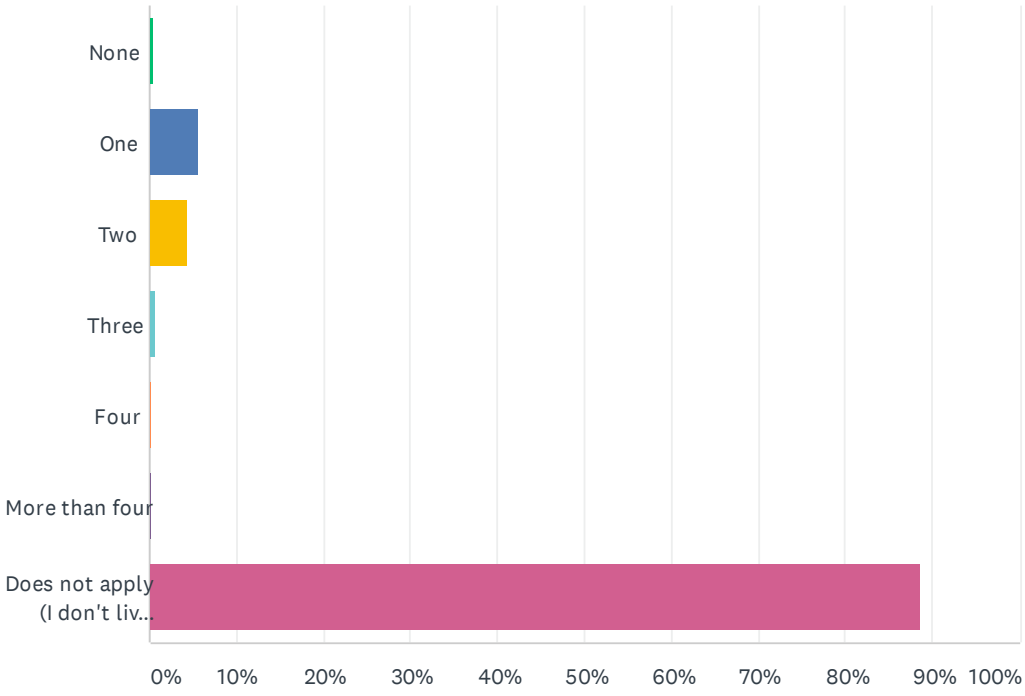
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, year-round	12.67%	66
Yes, summer season only	35.32%	184
No	32.25%	168
No opinion	19.77%	103
TOTAL		521

Q14 PARKING: If you live on Shell, Broadway, Center or Front St, how many cars does your household have?

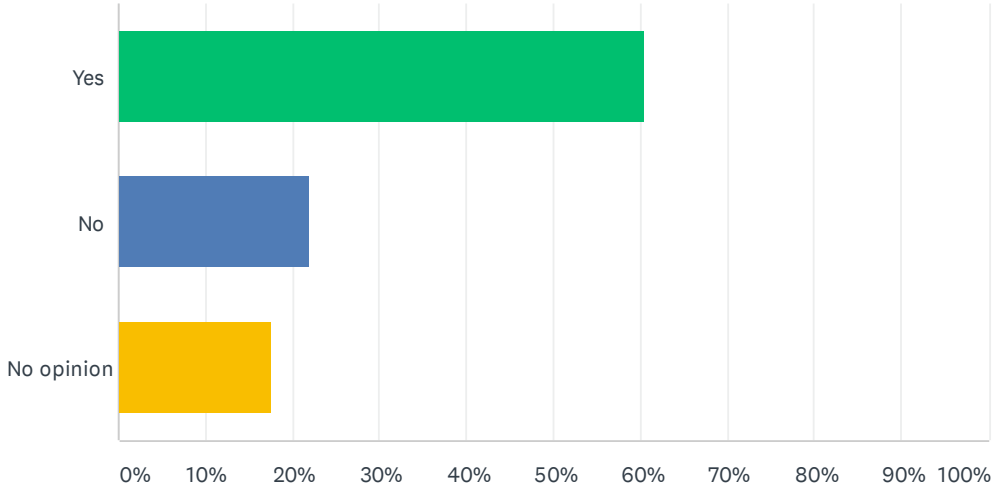
Answered: 505 Skipped: 25



ANSWER CHOICES	RESPONSES	
None	0.40%	2
One	5.54%	28
Two	4.36%	22
Three	0.59%	3
Four	0.20%	1
More than four	0.20%	1
Does not apply (I don't live on any of those streets)	88.71%	448
TOTAL		505

Q15 PARKING: Do you think that parking on Ocean Ave between the Summer House and Morey Ln by those frequenting the Summer House causes a problem for two-way traffic on Ocean Ave?

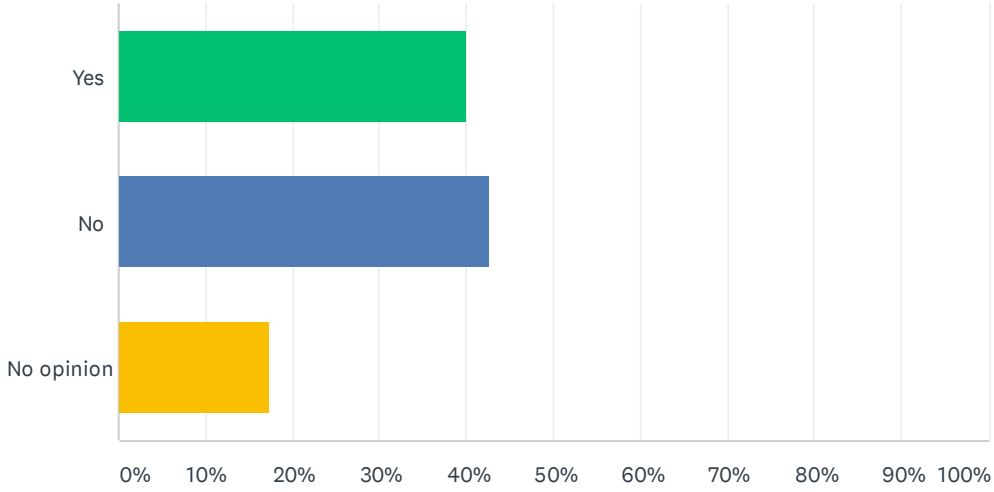
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	60.42%	316
No	21.99%	115
No opinion	17.59%	92
TOTAL		523

Q16 PARKING: Would you be in favor of a satellite parking area for tourists and other visitors to ‘Sconset to park and be brought to the village center and ‘Sconset Beach by a shuttle bus, to reduce the number of cars during the summer season?

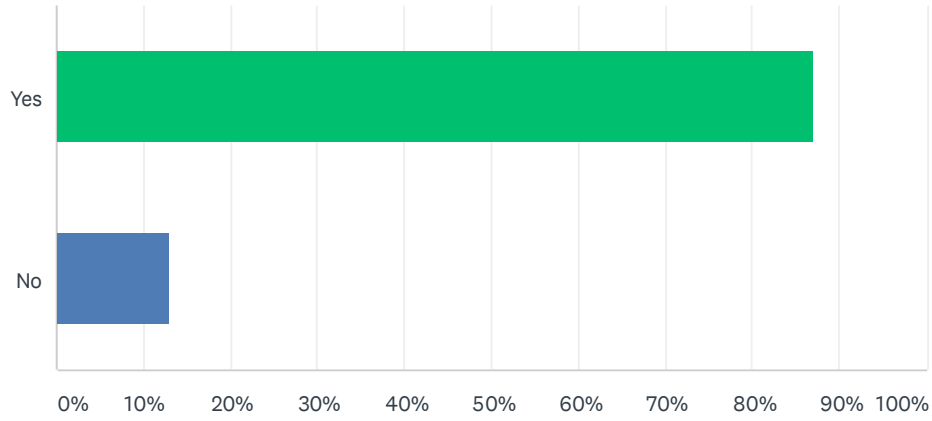
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	39.92%	208
No	42.61%	222
No opinion	17.47%	91
TOTAL		521

Q17 BIKE SAFETY: Do you or someone in your household ride a bike regularly around ‘Sconset?

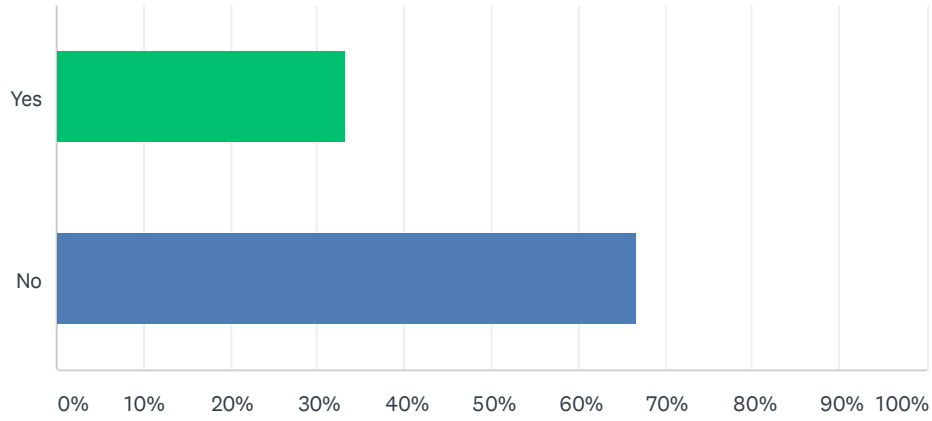
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	86.97%	454
No	13.03%	68
TOTAL		522

Q18 BIKE SAFETY: Do you have a child or children under 18 years old who ride(s) a bike regularly around ‘Sconset?

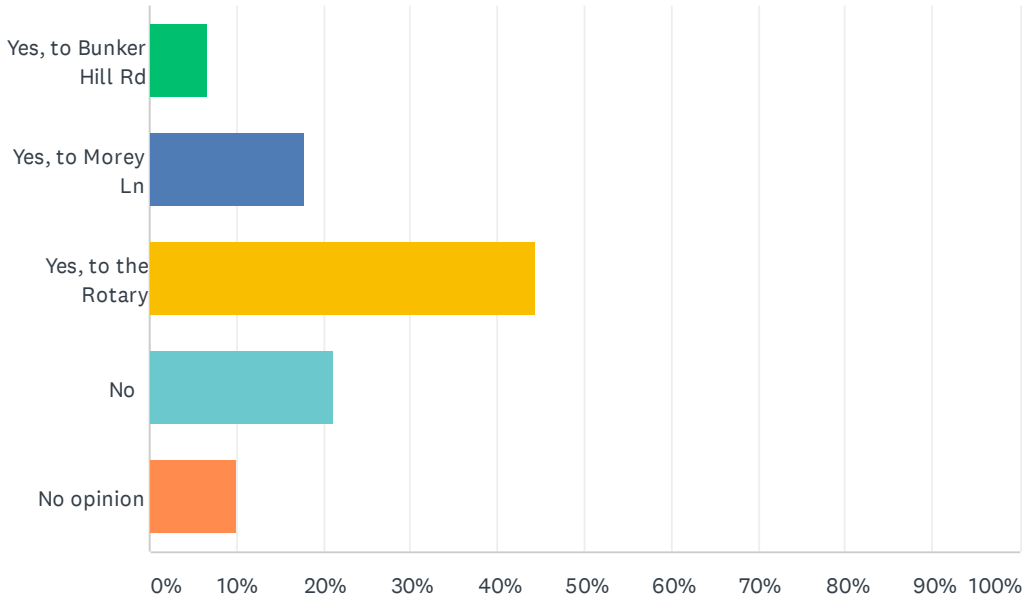
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	33.33%	175
No	66.67%	350
TOTAL		525

Q19 BIKE SAFETY: Would you like to see the bike path on Milestone Rd extended, or a bike lane added, from where it currently ends at New St?

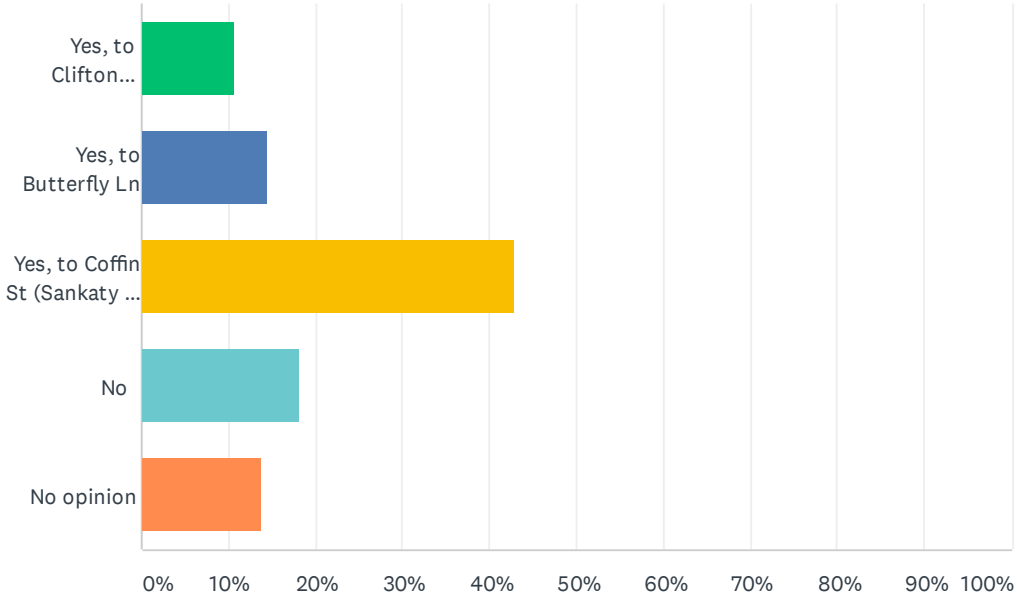
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, to Bunker Hill Rd	6.68%	35
Yes, to Morey Ln	17.75%	93
Yes, to the Rotary	44.27%	232
No	21.18%	111
No opinion	10.11%	53
TOTAL		524

Q20 BIKE SAFETY: Would you like to see the bike path on Sankaty Rd extended, or a bike lane added, from where it currently ends near Eldridge Ln/Anne's Ln?

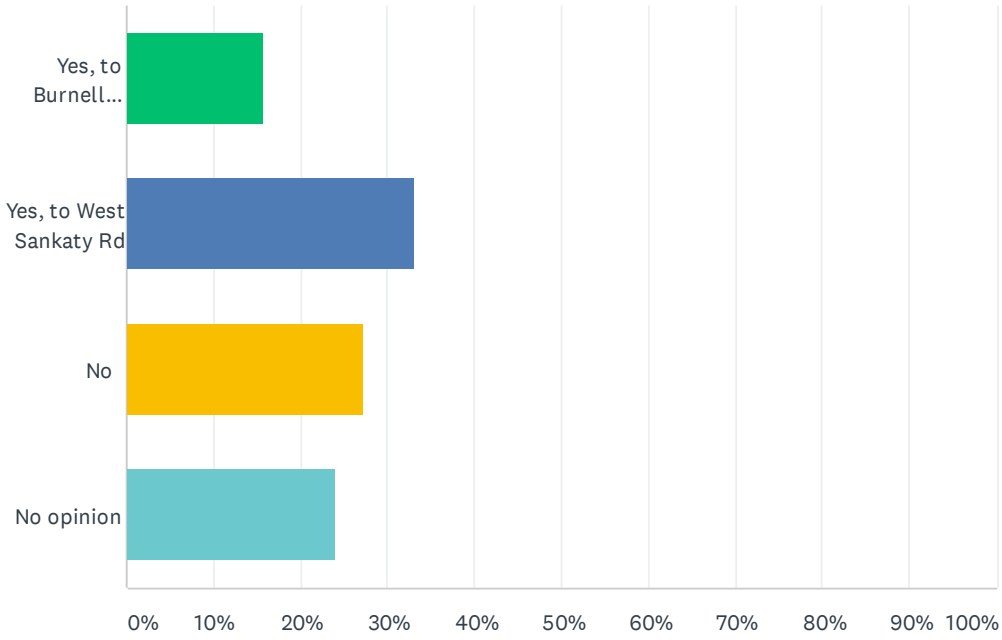
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, to Clifton St/Rosaly Ln	10.69%	56
Yes, to Butterfly Ln	14.50%	76
Yes, to Coffin St (Sankaty Rd turnoff)	42.94%	225
No	18.13%	95
No opinion	13.74%	72
TOTAL		524

Q21 BIKE SAFETY: Would you like to see a bike path or lane added to New St from Milestone Rd/Main St to Burnell St/Bunker Hill Rd or West Sankaty Rd?

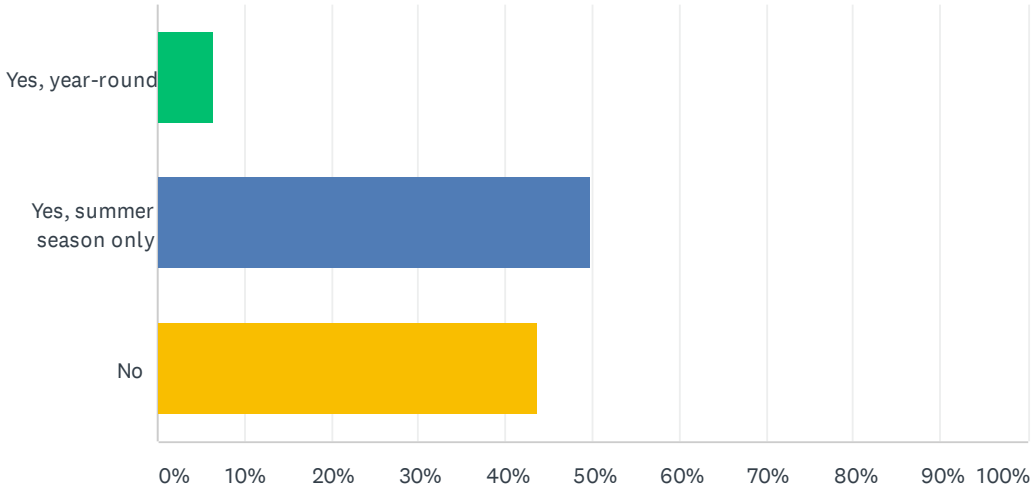
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes, to Burnell St/Bunker Hill Rd	15.68%	82
Yes, to West Sankaty Rd	33.08%	173
No	27.15%	142
No opinion	24.09%	126
TOTAL		523

Q22 NOISE: Are you bothered by the level of noise in ‘Sconset?

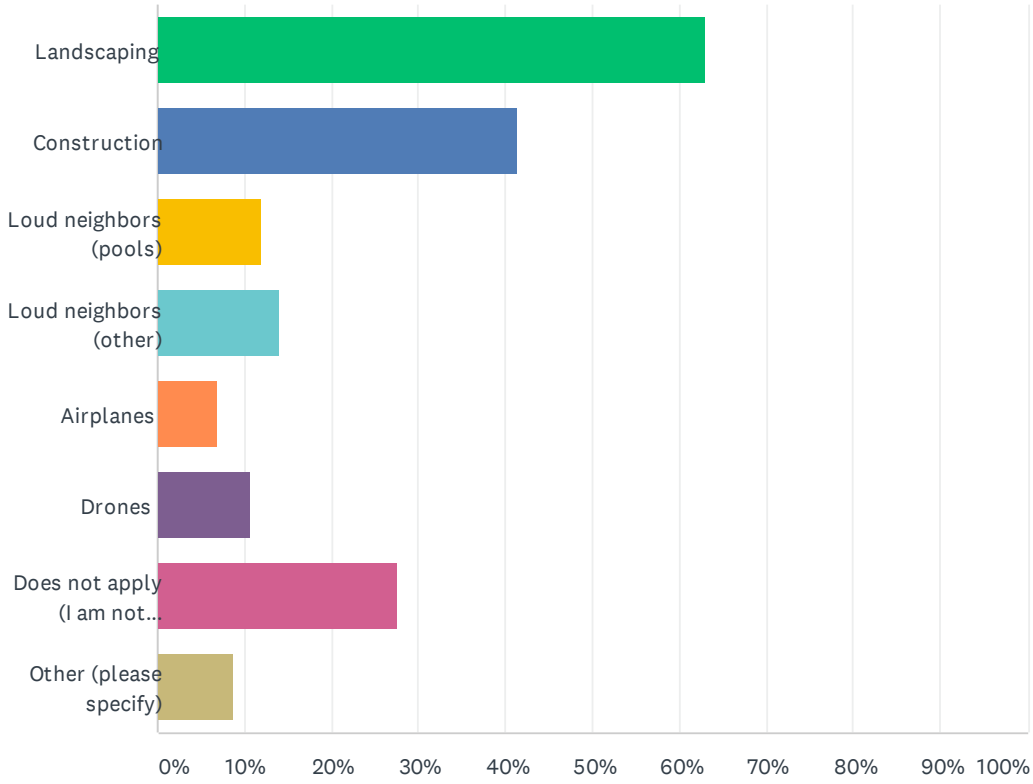
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, year-round	6.49%	34
Yes, summer season only	49.81%	261
No	43.70%	229
TOTAL		524

Q23 NOISE: What type of noise bothers you? Check all that apply.

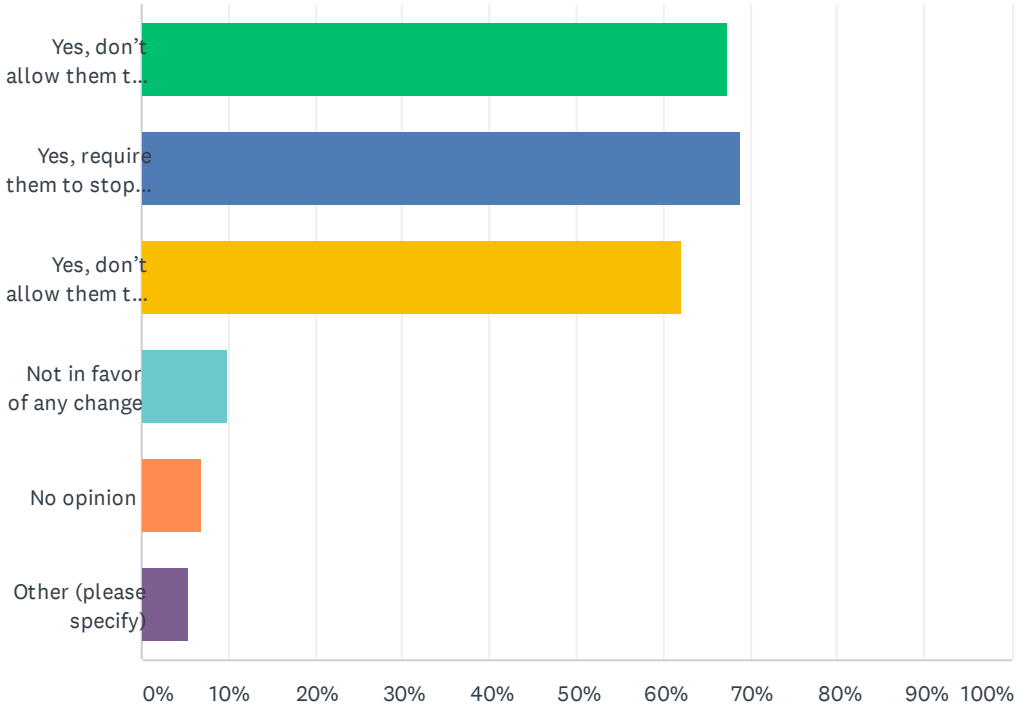
Answered: 518 Skipped: 12



ANSWER CHOICES	RESPONSES	
Landscaping	62.93%	326
Construction	41.51%	215
Loud neighbors (pools)	11.97%	62
Loud neighbors (other)	14.09%	73
Airplanes	6.95%	36
Drones	10.62%	55
Does not apply (I am not bothered by any noise in ‘Sconset)	27.61%	143
Other (please specify)	8.69%	45
Total Respondents: 518		

Q24 NOISE: Currently, new construction or renovation work by a contractor is allowed during the summer from 7:30 am to 8:00 pm, Monday through Saturday, and from 10:00 am to 8:00 pm on Sunday. Would you be in favor of changing the time when contractors are allowed to work during the months of July and August? Check all that apply.

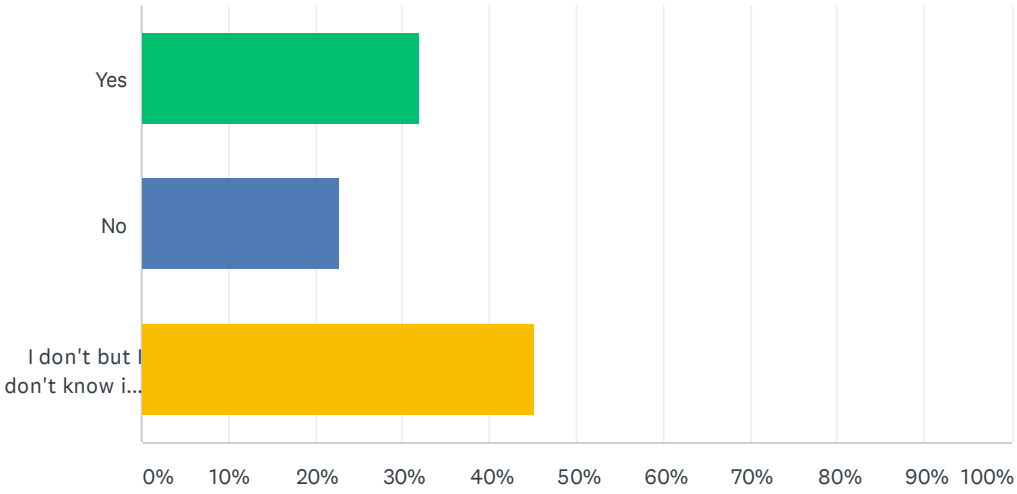
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes, don't allow them to work before 8:00 am, Monday through Saturday	67.43%	354
Yes, require them to stop work by 6:00 pm, Monday through Saturday	68.76%	361
Yes, don't allow them to work on Sundays except in an emergency	62.10%	326
Not in favor of any change	9.90%	52
No opinion	6.86%	36
Other (please specify)	5.52%	29
Total Respondents: 525		

Q25 NOISE: Many landscapers use electric-powered hedge clippers or mowers, which are less noisy than gas-powered equipment. Do you or your landscaper currently use any type of electric-powered landscaping equipment on your property?

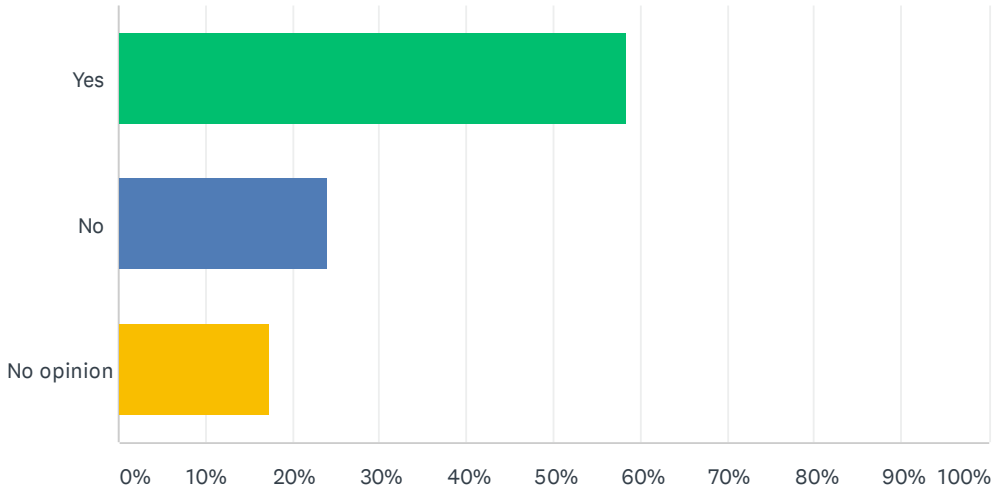
Answered: 518 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	32.05%	166
No	22.78%	118
I don't but I don't know if my landscaper does	45.17%	234
TOTAL		518

Q26 NOISE: Would you be in favor of the Town of Nantucket or the 'Sconset Civic Association offering financial help to landscapers to induce more of them to use electric-powered equipment?

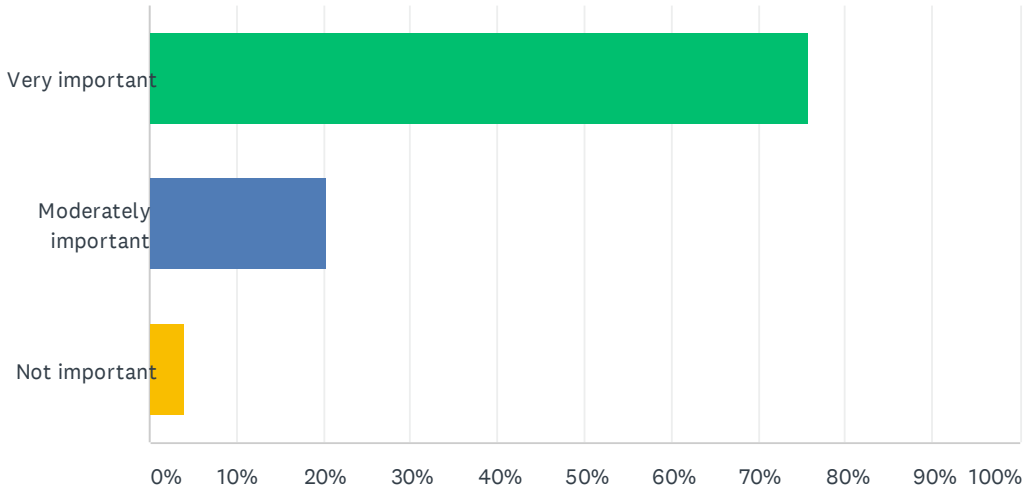
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	58.43%	305
No	24.14%	126
No opinion	17.43%	91
TOTAL		522

Q27 OUTDOOR LIGHTING: How important is it to you to retain the ability to see the stars at night while you are in ‘Sconset?

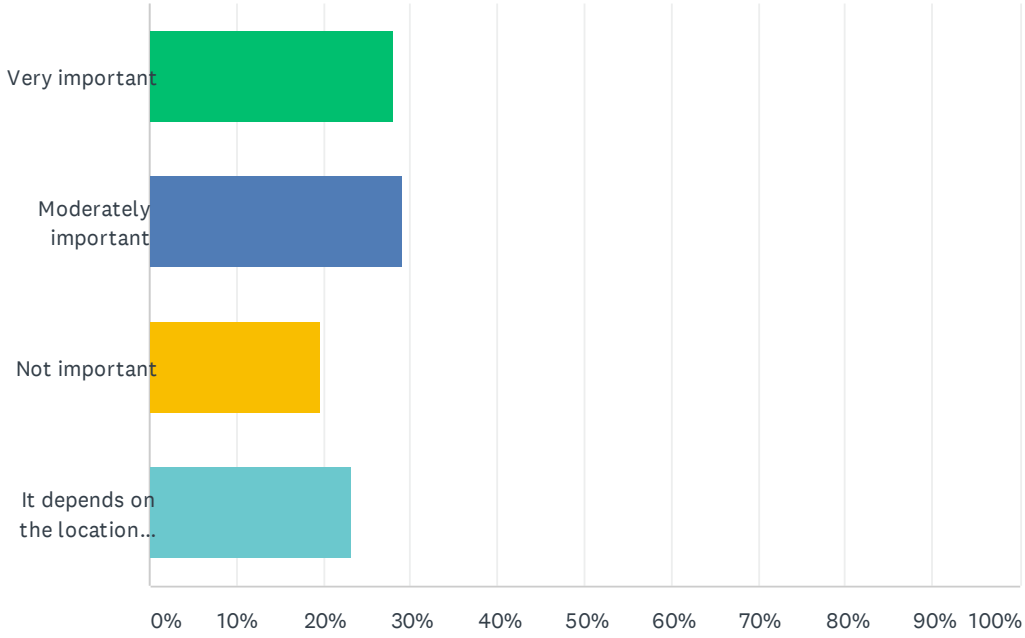
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Very important	75.76%	397
Moderately important	20.23%	106
Not important	4.01%	21
TOTAL		524

Q28 OUTDOOR LIGHTING: By our count, 38% of the existing streetlights in Sconset are currently not working. How important is it to you to have the existing streetlights in ‘Sconset working?

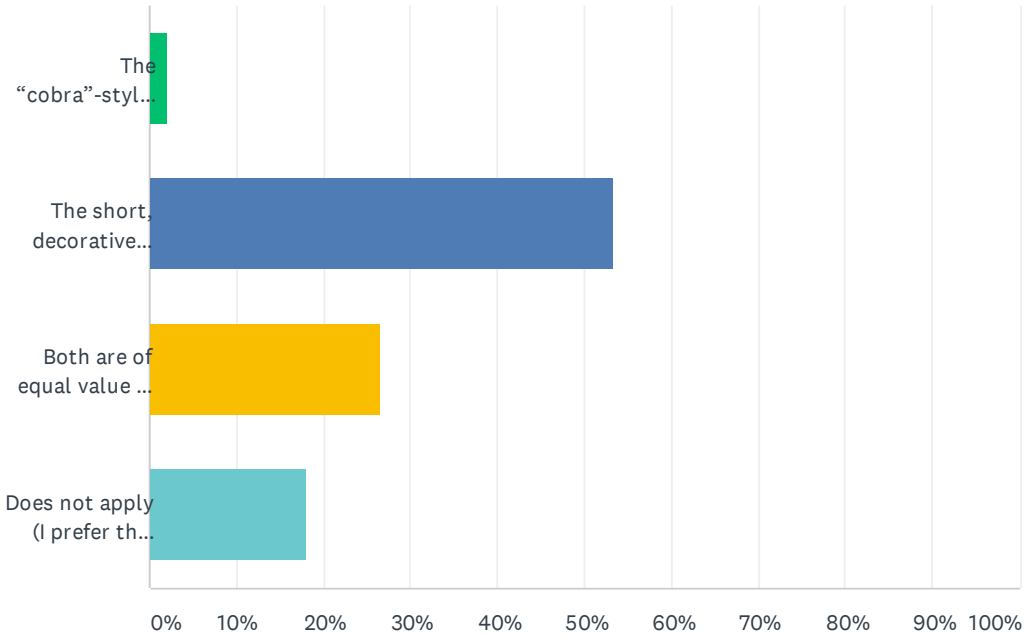
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Very important	28.05%	147
Moderately important	29.01%	152
Not important	19.66%	103
It depends on the location of the streetlight	23.28%	122
TOTAL		524

Q29 OUTDOOR LIGHTING: If working streetlights in Sconset are important to you, which type of streetlight do you value most?

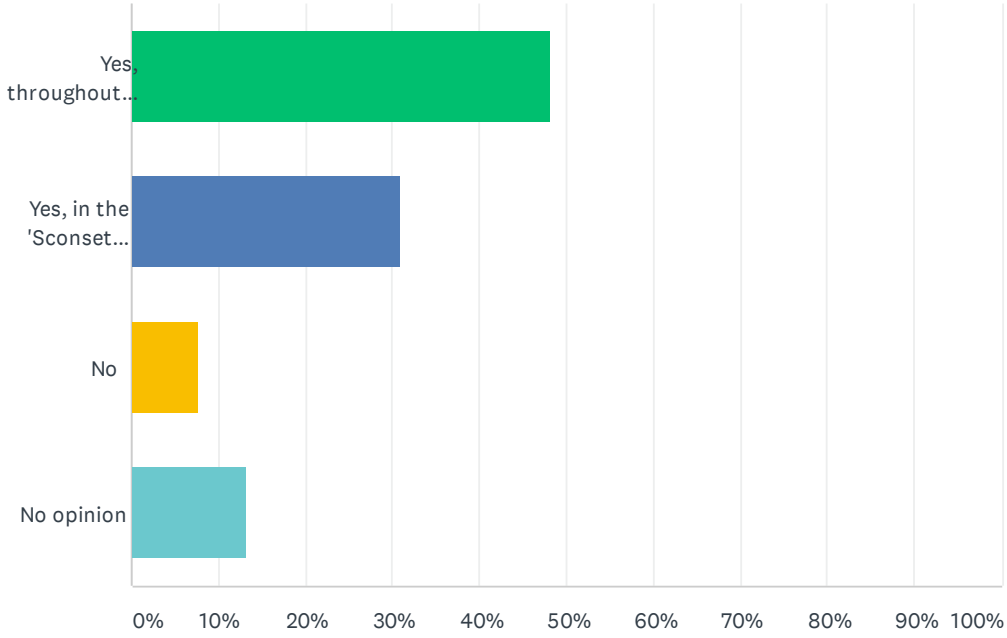
Answered: 516 Skipped: 14



ANSWER CHOICES	RESPONSES	
The “cobra”-style streetlights on utility poles (owned and maintained by The National Grid)	2.13%	11
The short, decorative street lamps (primarily in the ‘Sconset historic district, owned and maintained by the Town)	53.29%	275
Both are of equal value to me	26.55%	137
Does not apply (I prefer that pedestrians and bikers use flashlights/bike lights)	18.02%	93
TOTAL		516

Q30 OUTDOOR LIGHTING: Would you be in favor of replacing some or all of the “cobra”-style streetlights (the ones on utility poles) with decorative street lamps for a more historic look?

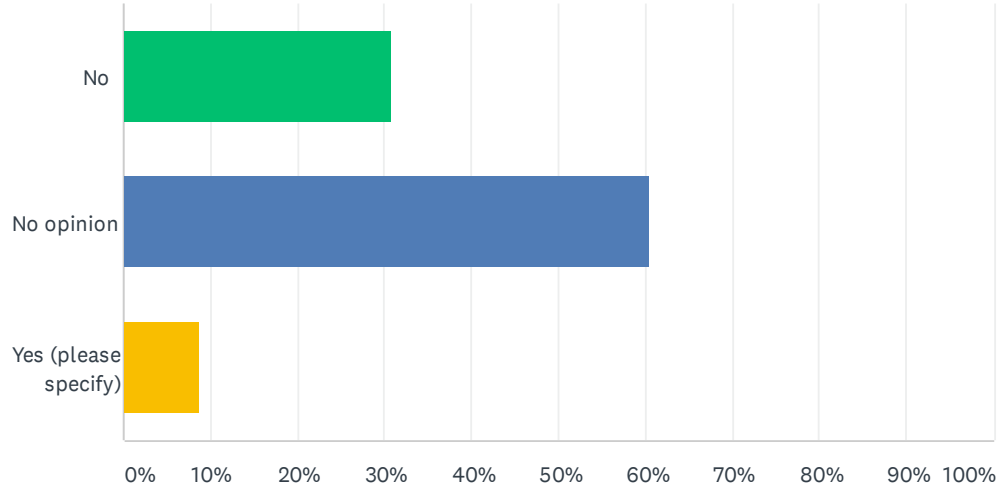
Answered: 517 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes, throughout 'Sconset	48.16%	249
Yes, in the 'Sconset historic district (only)	30.95%	160
No	7.74%	40
No opinion	13.15%	68
TOTAL		517

Q31 OUTDOOR LIGHTING: Are there places in ‘Sconset where you think a streetlight should be added for pubic safety (i.e., where there is currently no streetlight fixture)?

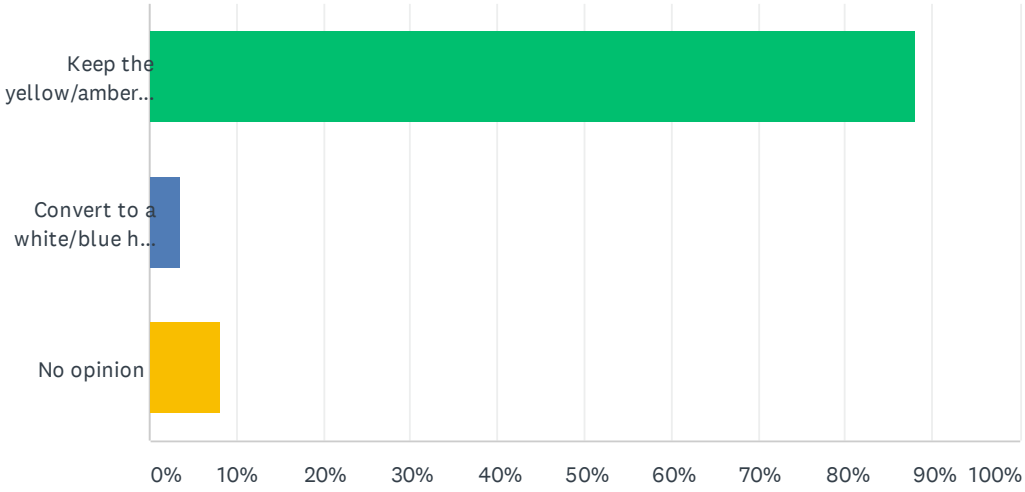
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
No	30.71%	160
No opinion	60.46%	315
Yes (please specify)	8.83%	46
TOTAL		521

Q32 OUTDOOR LIGHTING: At some point, the Town of Nantucket may decide to convert some or all of the street lighting in Sconset to LED fixtures, which are more energy efficient. LED fixtures come in a range of hues (measured in Kelvin), from a yellow/amber hue (under 3000 Kelvin) -- our current streetlights are 2100-2200 Kelvin -- to a white/blue hue (above 3000 Kelvin), as now used in some cities and what is currently installed on Milestone Rd as part of a pilot program. Maria Mitchell, the International Dark-Sky Association, the American Medical Association, and other organizations have advocated against white/blue streetlights above 3000 Kelvin on the grounds that they make seeing the stars harder and also interfere with the circadian rhythm of birds, insects and other wildlife. Would you be in favor of keeping the street lighting in 'Sconset the yellow/amber hue we have now, or would you like the streetlights to be converted to a white/blue hue?

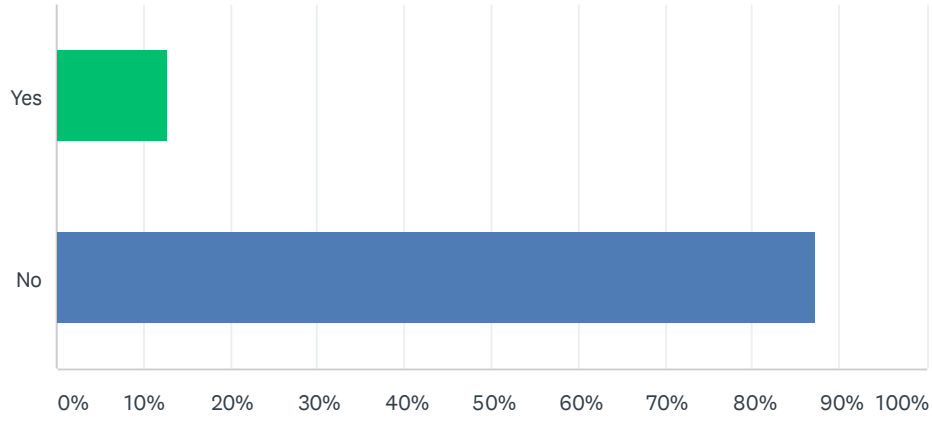
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Keep the yellow/amber hue (3000 Kelvin or less)	88.15%	461
Convert to a white/blue hue (above 3000 Kelvin)	3.63%	19
No opinion	8.22%	43
TOTAL		523

Q33 OUTDOOR LIGHTING: Nantucket's Outdoor Lighting Ordinance (Chapter 102 of the Nantucket Code), adopted in 2005, establishes limits on the wattages and lumens of outdoor lights, the direction of lighting, and the area that certain kinds of outdoor lighting fixtures can illuminate. Among other things, it prohibits: fixtures that allow the bulb to be directly visible from adjacent and neighboring properties or public rights-of-way (Section 102-3A); ground-mounted floodlighting and floodlighting that is not down-directed and fully-shielded (Section 102-4D); uplighting of an entrance that is not under a roof, eave or other architectural element (Section 102-4A(1)); uplighting of building facades, trees, and shrubs (Section 102-4B and C); blinking, flashing, moving, revolving, scintillating, flickering, changing intensity and changing color lights except for temporary holiday displays (Section 102-5C); safety and security lighting that does not have a motion sensor, photocell or timer to control the duration of nighttime illumination (Section 102-4E); and the use of lighting for recreational purposes after 10:00 pm (Section 102-4F). Were you aware of these restrictions before you read this?

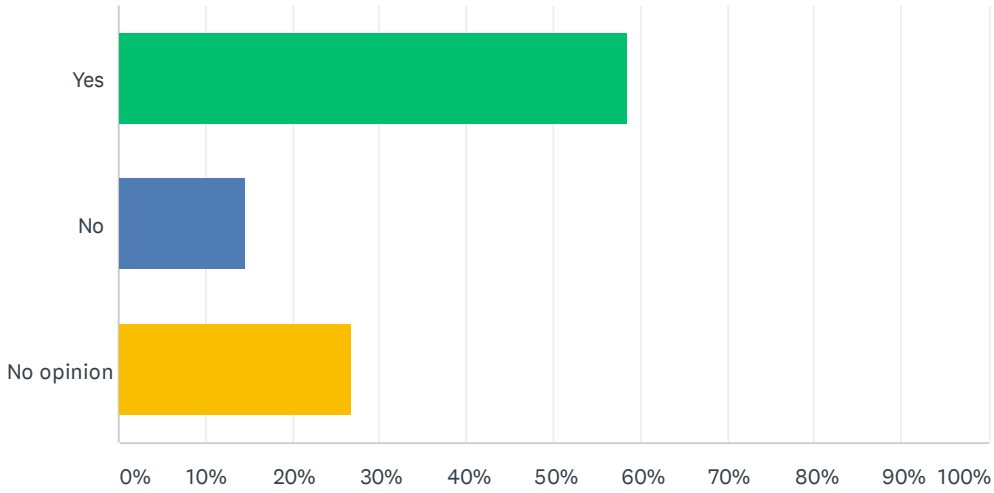
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	12.86%	67
No	87.14%	454
TOTAL		521

Q34 OUTDOOR LIGHTING: Would you be in favor of the Town doing more to enforce the Outdoor Lighting Ordinance?

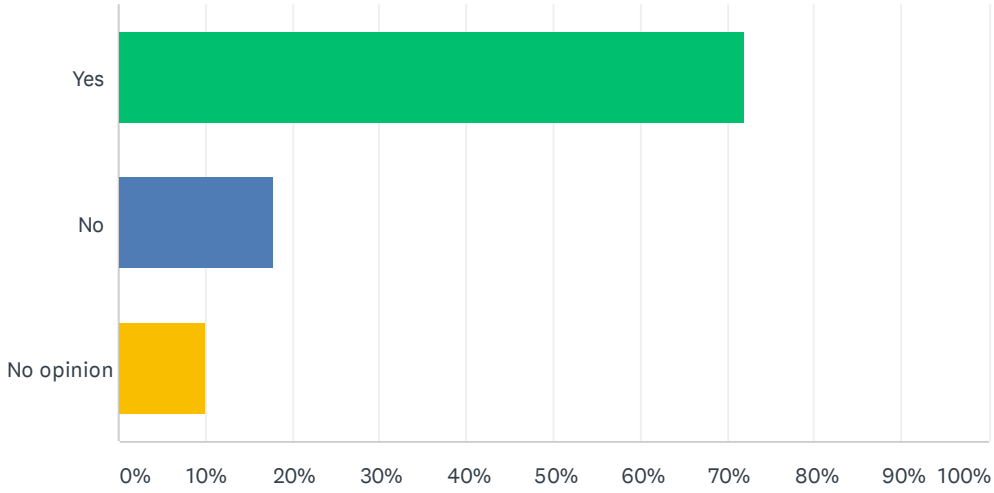
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	58.54%	305
No	14.59%	76
No opinion	26.87%	140
TOTAL		521

Q35 EROSION: Baxter Rd has suffered from bluff erosion and several houses have had to be moved as a result. If the bluff continues to erode, access to Sankaty Head Lighthouse via Baxter Road may become impossible. Currently there is only a privately funded effort to protect the bluff and Baxter Rd. Do you think the Town should support actions to try to prevent further erosion of the bluff?

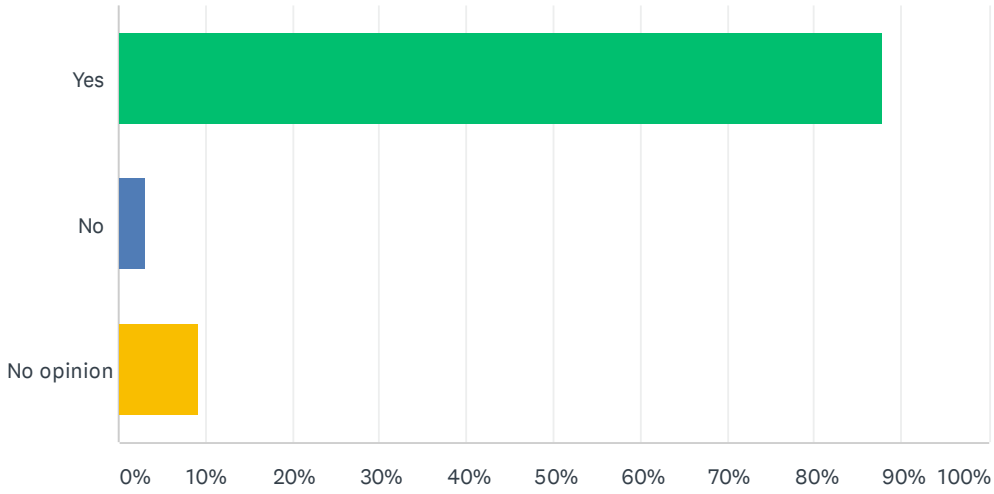
Answered: 526 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	72.05%	379
No	17.87%	94
No opinion	10.08%	53
TOTAL		526

Q36 EROSION: Codfish Park and Low Beach Rd areas have experienced erosion in the past and “snow fencing” can be used to aggregate sand and create dunes. Would you be in favor of using such fencing to protect these areas?

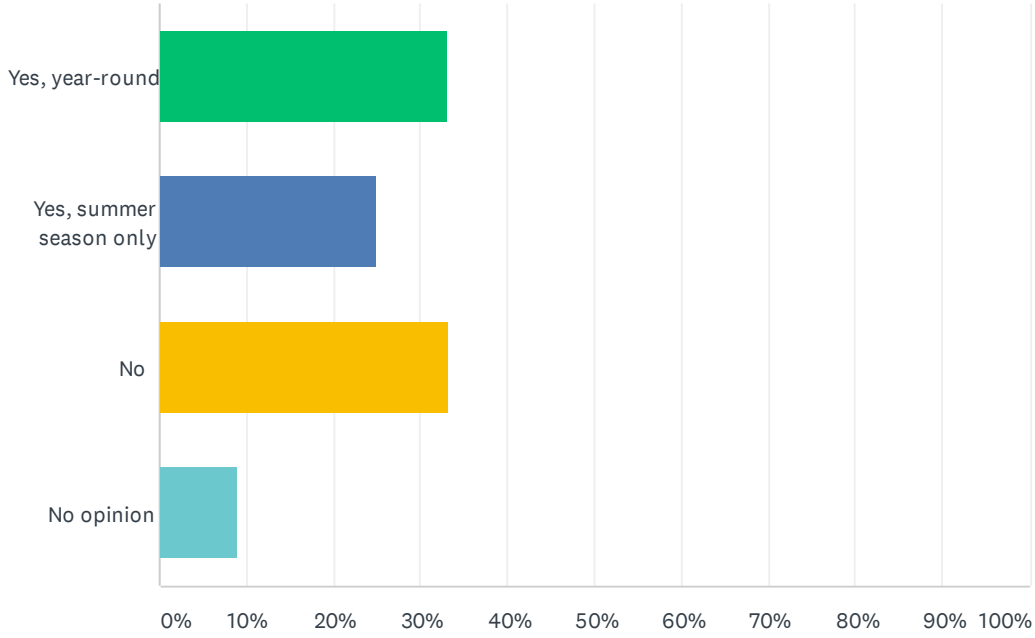
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	87.79%	460
No	3.05%	16
No opinion	9.16%	48
TOTAL		524

Q37 EROSION: 4x4 sport utility vehicles are currently allowed on Low Beach between 6am and 10pm. Would you be in favor of limiting access to the beach for emergency situations only?

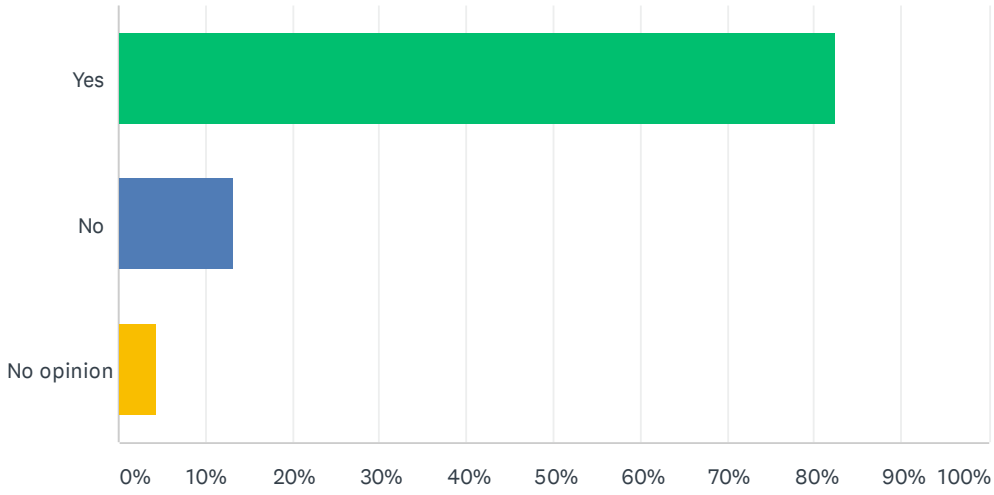
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, year-round	33.02%	173
Yes, summer season only	24.81%	130
No	33.21%	174
No opinion	8.97%	47
TOTAL		524

Q38 EMERGENCY SERVICES: The ‘Sconset fire station is no longer operated by volunteer or paid firefighters. Does it concern you that the closest fire station is now in Town?

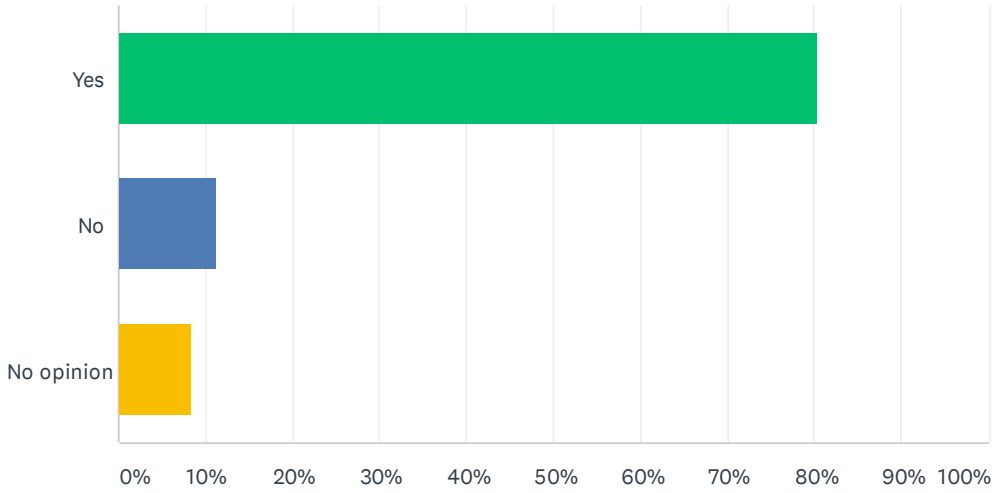
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	82.44%	432
No	13.17%	69
No opinion	4.39%	23
TOTAL		524

Q39 EMERGENCY SERVICES: Do you support finding a new site for a fire station near ‘Sconset that would serve ‘Sconset?

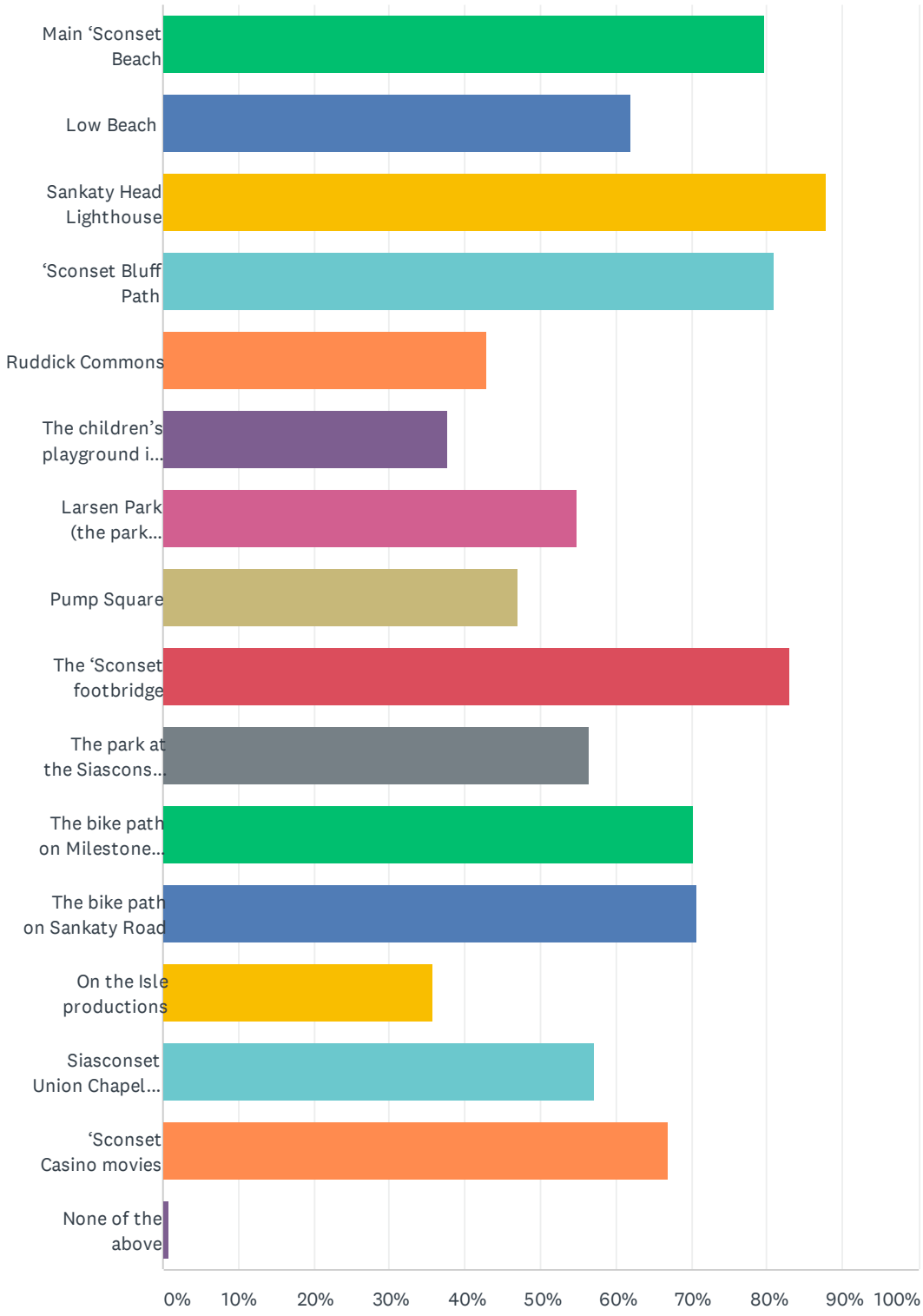
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	80.38%	422
No	11.24%	59
No opinion	8.38%	44
TOTAL		525

Q40 CULTURAL AND NATURAL RESOURCES: Please check all the places you frequent or like to visit on a regular basis.

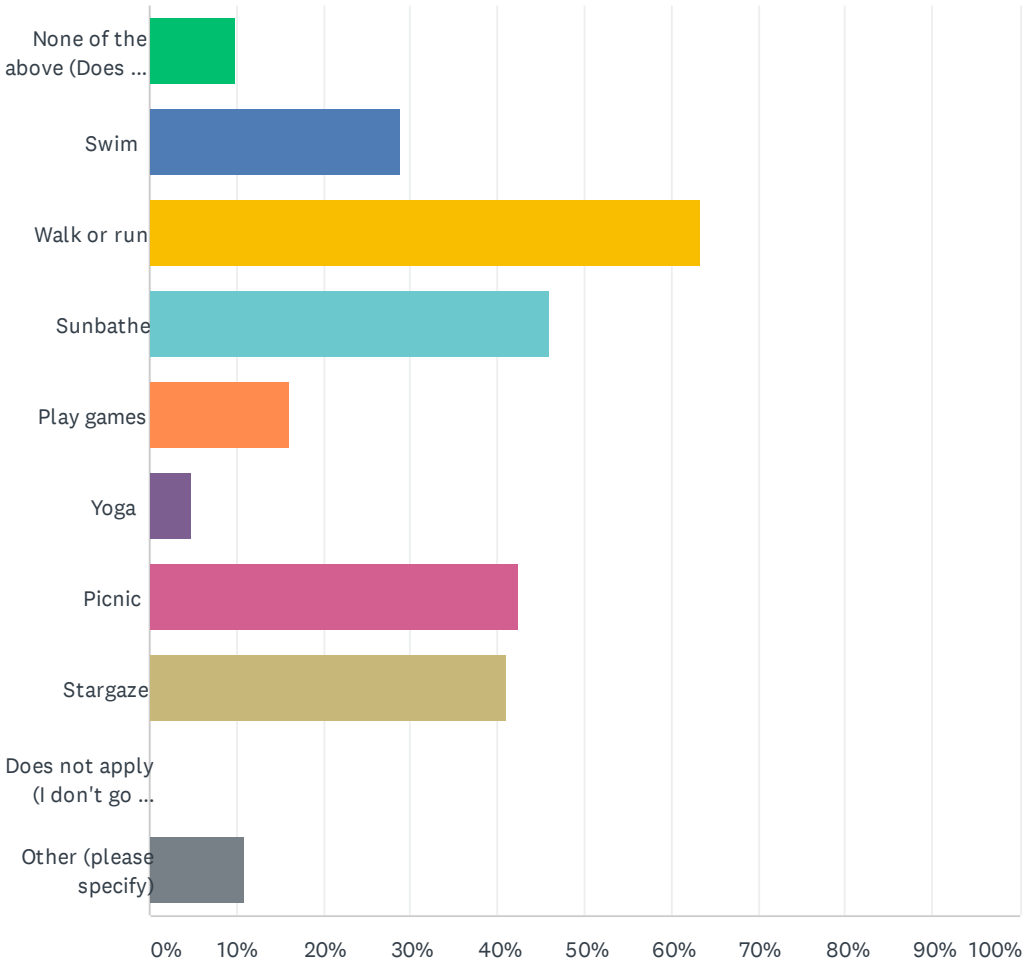
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Main ‘Sconset Beach	79.77%	418
Low Beach	61.83%	324
Sankaty Head Lighthouse	87.79%	460
‘Sconset Bluff Path	80.92%	424
Ruddick Commons	42.94%	225
The children’s playground in Codfish Park	37.60%	197
Larsen Park (the park beside the ‘Sconset Market)	54.77%	287
Pump Square	47.14%	247
The ‘Sconset footbridge	83.02%	435
The park at the Siasconset Union Chapel	56.49%	296
The bike path on Milestone Road	70.23%	368
The bike path on Sankaty Road	70.61%	370
On the Isle productions	35.88%	188
Siasconset Union Chapel picnic, concert or service	57.06%	299
‘Sconset Casino movies	66.98%	351
None of the above	0.76%	4
Total Respondents: 524		

Q41 CULTURAL AND NATURAL RESOURCES: If you go to ‘Sconset Beach, what do you like to do there? Check all that apply.

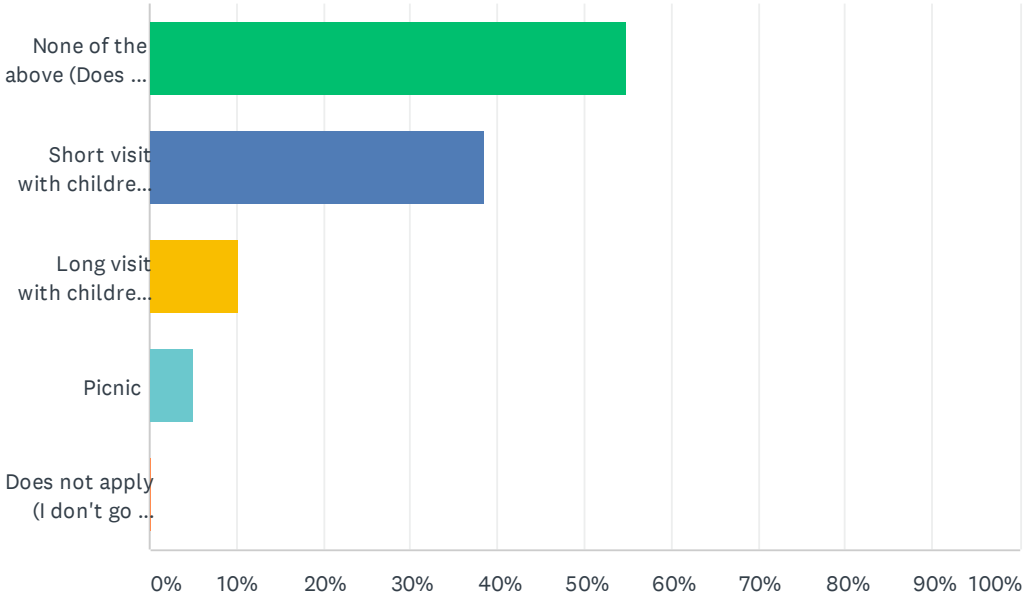
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
None of the above (Does not apply. I don't go to 'Sconset Beach.)	9.92%	52
Swim	28.82%	151
Walk or run	63.36%	332
Sunbathe	45.99%	241
Play games	16.03%	84
Yoga	4.77%	25
Picnic	42.56%	223
Stargaze	41.03%	215
Does not apply (I don't go to 'Sconset Beach)	0.00%	0
Other (please specify)	10.88%	57
Total Respondents: 524		

Q42 CULTURAL AND NATURAL RESOURCES: If you go to the Codfish Park playground, what do you do there? Check all that apply.

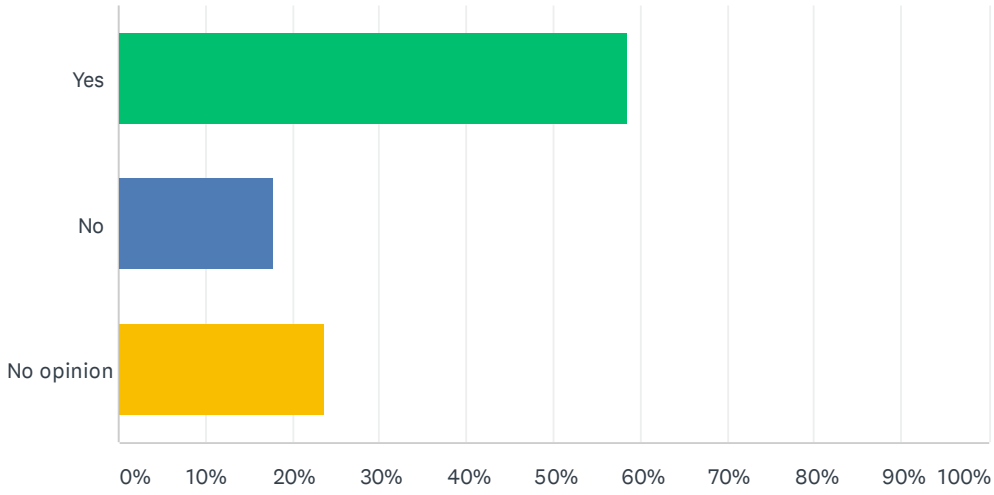
Answered: 519 Skipped: 11



ANSWER CHOICES	RESPONSES	
None of the above (Does not apply. I don't go to this playground.)	54.72%	284
Short visit with children or grandchildren (up to one hour)	38.54%	200
Long visit with children or grandchildren (over an hour)	10.21%	53
Picnic	5.01%	26
Does not apply (I don't go to the Codfish Park playground)	0.19%	1
Total Respondents: 519		

Q43 CULTURAL AND NATURAL RESOURCES: If a new fire station is built, would you be in favor of converting the existing fire station into a community center of some kind?

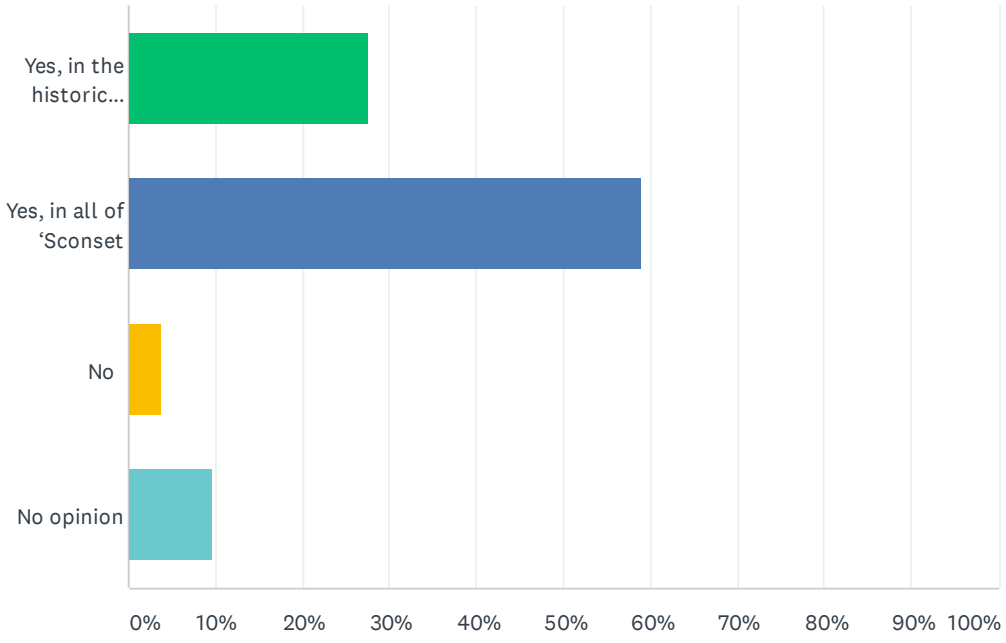
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	58.62%	306
No	17.82%	93
No opinion	23.56%	123
TOTAL		522

Q44 CULTURAL AND NATURAL RESOURCES: Would you be in favor of having utility wires placed underground in ‘Sconset?

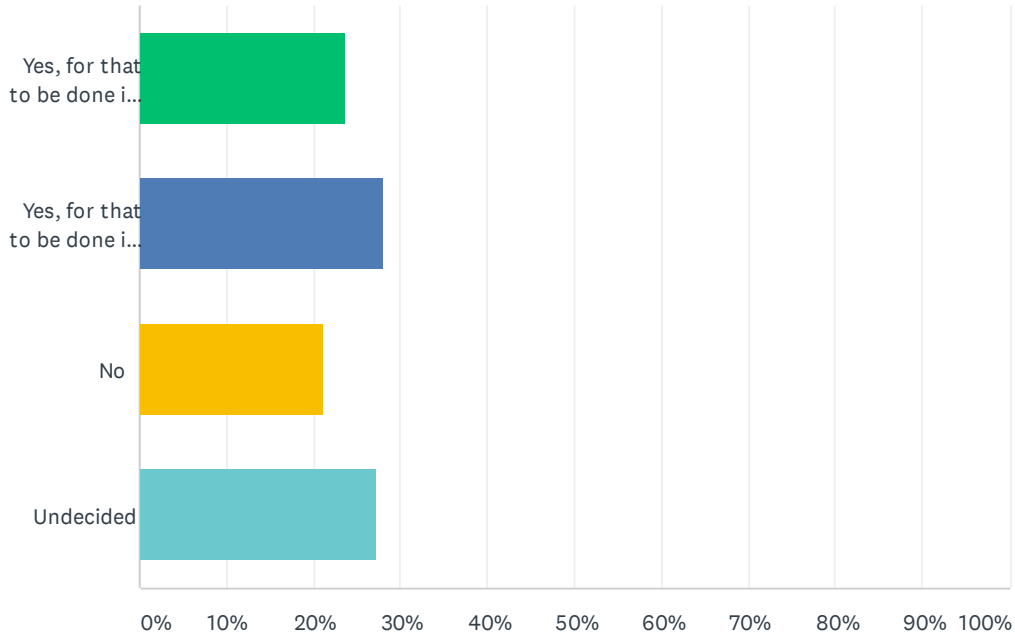
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes, in the historic district (only)	27.53%	144
Yes, in all of ‘Sconset	59.08%	309
No	3.82%	20
No opinion	9.56%	50
TOTAL		523

Q45 CULTURAL AND NATURAL RESOURCES: Would you be willing to donate funds to help pay for the utility wires to be placed underground, if that's what would be needed to make this happen?

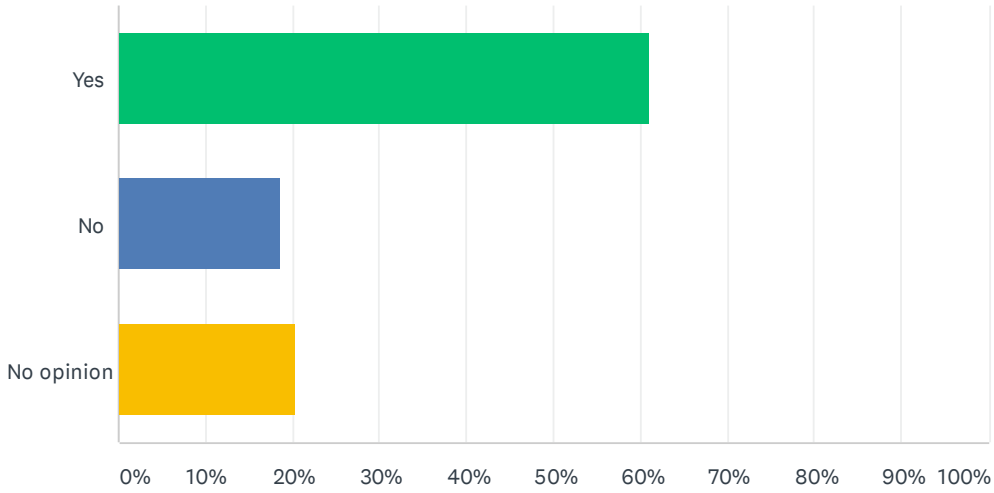
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes, for that to be done in the historic district (only)	23.62%	124
Yes, for that to be done in all of 'Sconset	28.00%	147
No	21.14%	111
Undecided	27.24%	143
TOTAL		525

Q46 CULTURAL AND NATURAL RESOURCES: Would you like to see more open spaces and public walking paths in or near ‘Sconset?

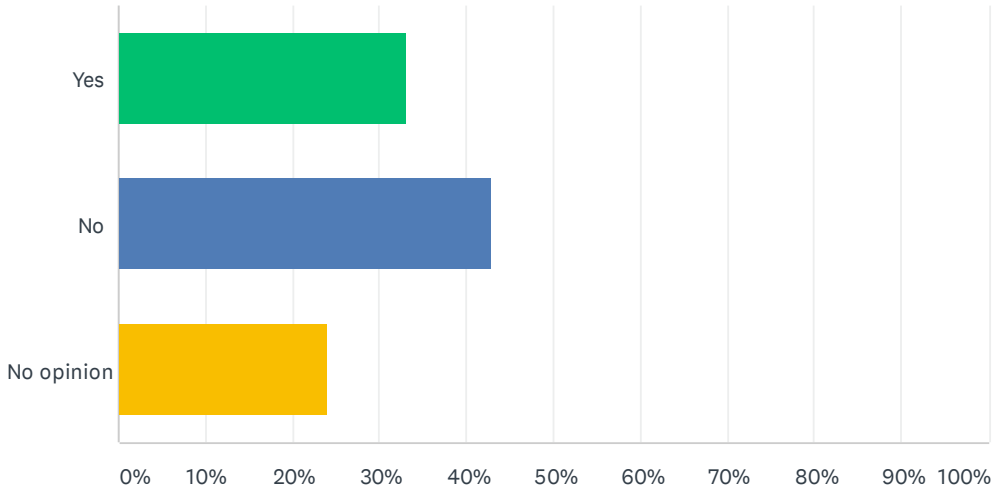
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	61.07%	320
No	18.70%	98
No opinion	20.23%	106
TOTAL		524

Q47 CULTURAL AND NATURAL RESOURCES: Would you be in favor of having a dog park in or near ‘Sconset?

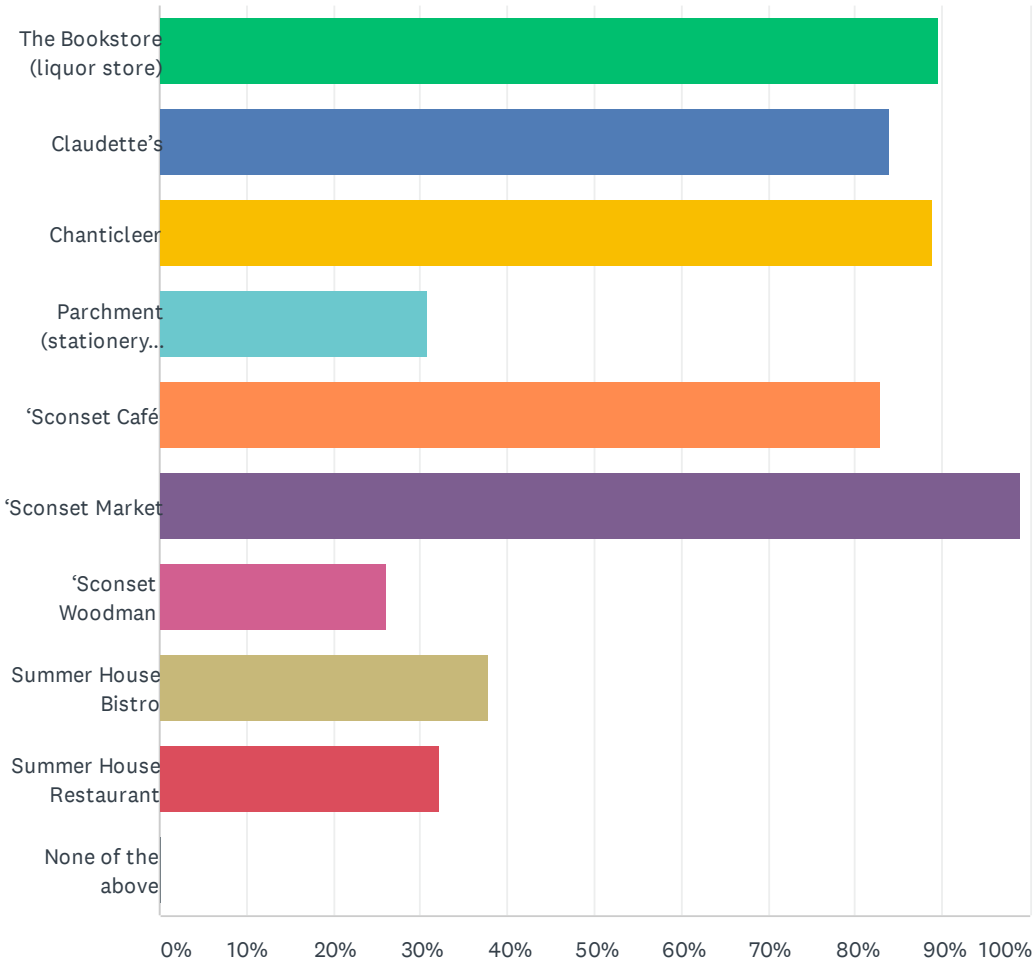
Answered: 524 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	33.02%	173
No	42.94%	225
No opinion	24.05%	126
TOTAL		524

Q48 COMMERCIAL ESTABLISHMENTS: Which of the following do you frequent or use? Check all that apply.

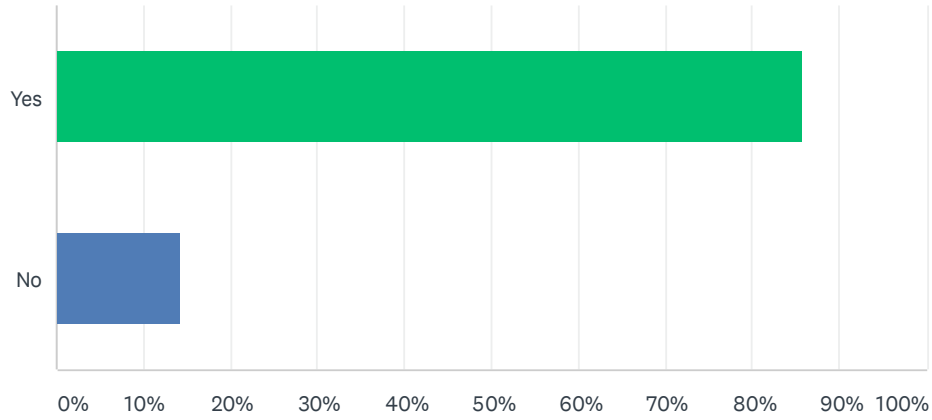
Answered: 526 Skipped: 4



ANSWER CHOICES	RESPONSES	
The Bookstore (liquor store)	89.54%	471
Claudette's	83.84%	441
Chanticleer	88.97%	468
Parchment (stationery store)	30.80%	162
'Sconset Café	82.89%	436
'Sconset Market	99.05%	521
'Sconset Woodman	26.24%	138
Summer House Bistro	37.83%	199
Summer House Restaurant	32.32%	170
None of the above	0.19%	1
Total Respondents: 526		

Q49 COMMERCIAL ESTABLISHMENTS: For a number of years, the Bartlett's farm truck has come to 'Sconset during the summer for several days a week and parked near the Rotary. Do you buy vegetables or flowers from the truck on a regular basis?

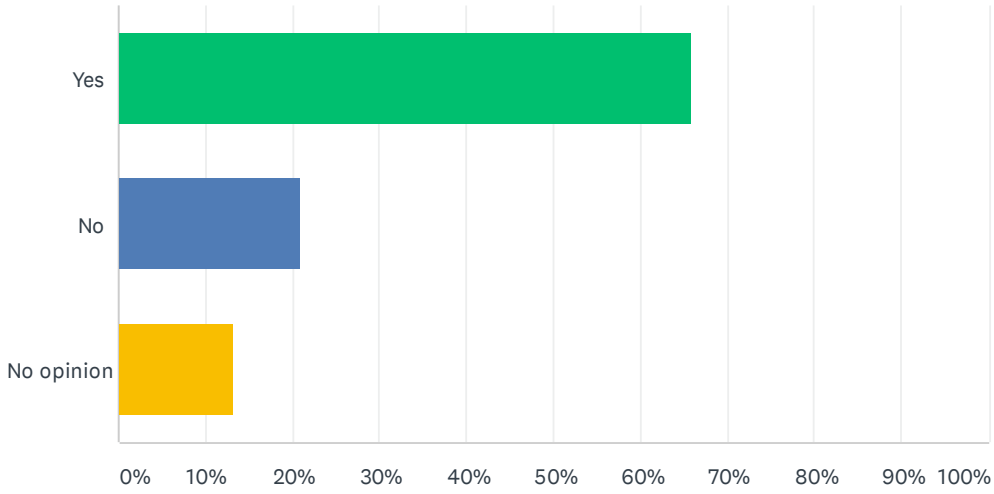
Answered: 527 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	85.77%	452
No	14.23%	75
TOTAL		527

Q50 COMMERCIAL ESTABLISHMENTS: Last summer, food trucks from Millie's and Island Kitchen came to 'Sconset twice a week and served customers in the Casino parking lot. Would you like to see more food trucks come to 'Sconset?

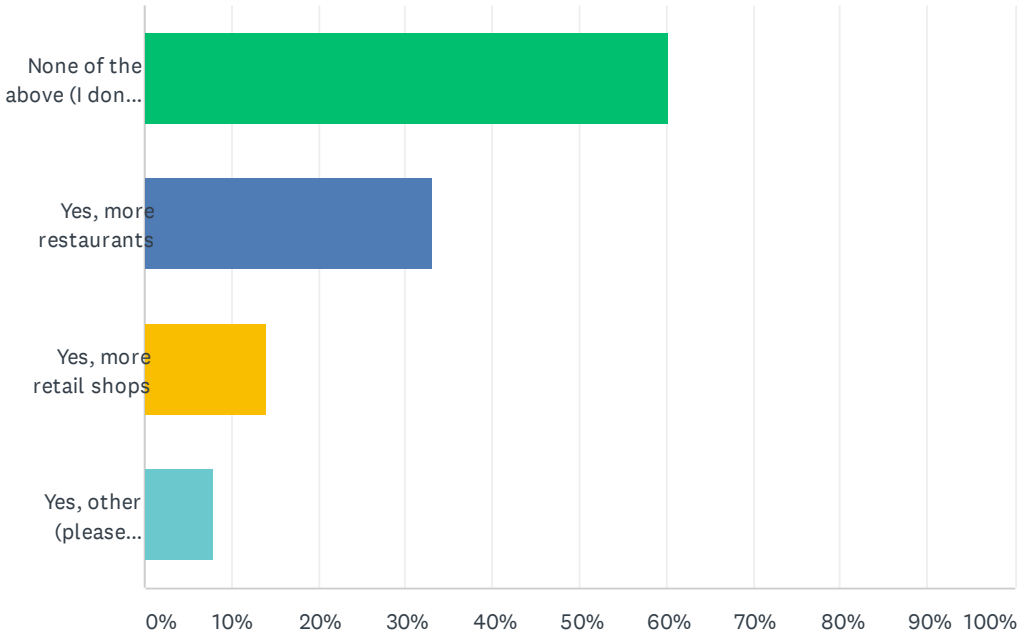
Answered: 526 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	65.97%	347
No	20.91%	110
No opinion	13.12%	69
TOTAL		526

Q51 COMMERCIAL ESTABLISHMENTS: Would you be in favor of having additional commercial establishments in ‘Sconset? Check all that apply. When you answer, please keep in mind the impact on zoning, the economy, and traffic.

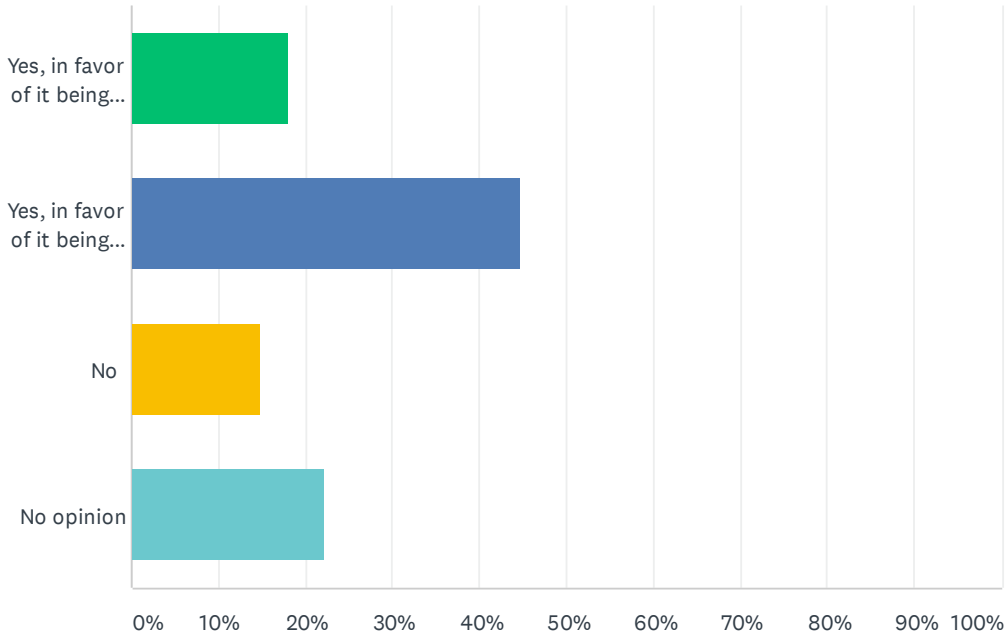
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
None of the above (I don't favor having any more commercial establishments in 'Sconset)	60.19%	316
Yes, more restaurants	32.95%	173
Yes, more retail shops	14.10%	74
Yes, other (please specify)	8.00%	42
Total Respondents: 525		

Q52 VISITOR AMENITIES: The Comfort Station (with public restrooms) near Pump Square is currently open June to September. Would you be in favor of extending the period that this is open?

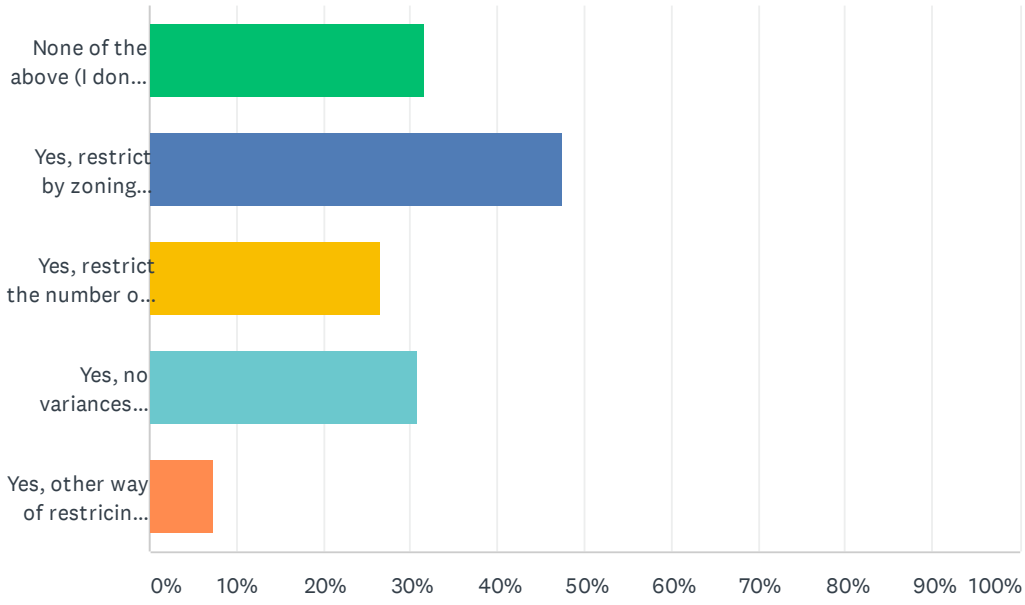
Answered: 526 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes, in favor of it being open year-round	18.06%	95
Yes, in favor of it being open from Daffodil Weekend (the last weekend in April) through Christmas Stroll weekend (first weekend in December)?	44.87%	236
No	14.83%	78
No opinion	22.24%	117
TOTAL		526

Q53 PRIVATE POOLS: Would you be in favor of limiting the number of additional private pools in ‘Sconset? Check all that apply.

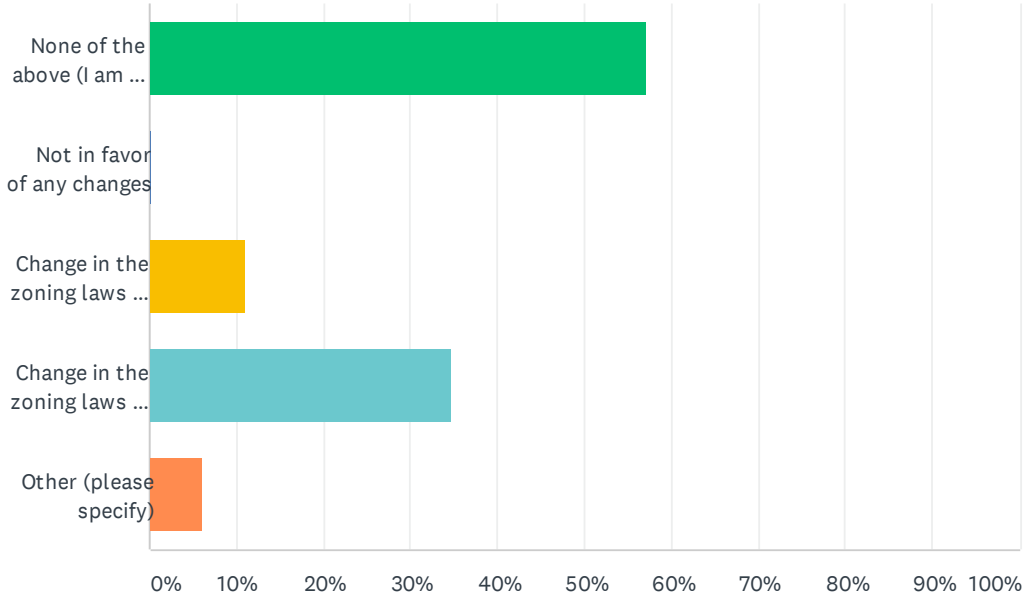
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
None of the above (I don't favor limiting the number of pools in 'Sconset)	31.67%	165
Yes, restrict by zoning (e.g., don’t allow in certain zones)	47.41%	247
Yes, restrict the number of pools that can be built each year	26.49%	138
Yes, no variances should be granted from the current limitations	30.71%	160
Yes, other way of restricing (please specify)	7.29%	38
Total Respondents: 521		

Q54 AFFORDABLE HOUSING: The lack of affordable housing continues to be a problem on Nantucket. Would you be in favor of any of the following? Check all that apply.

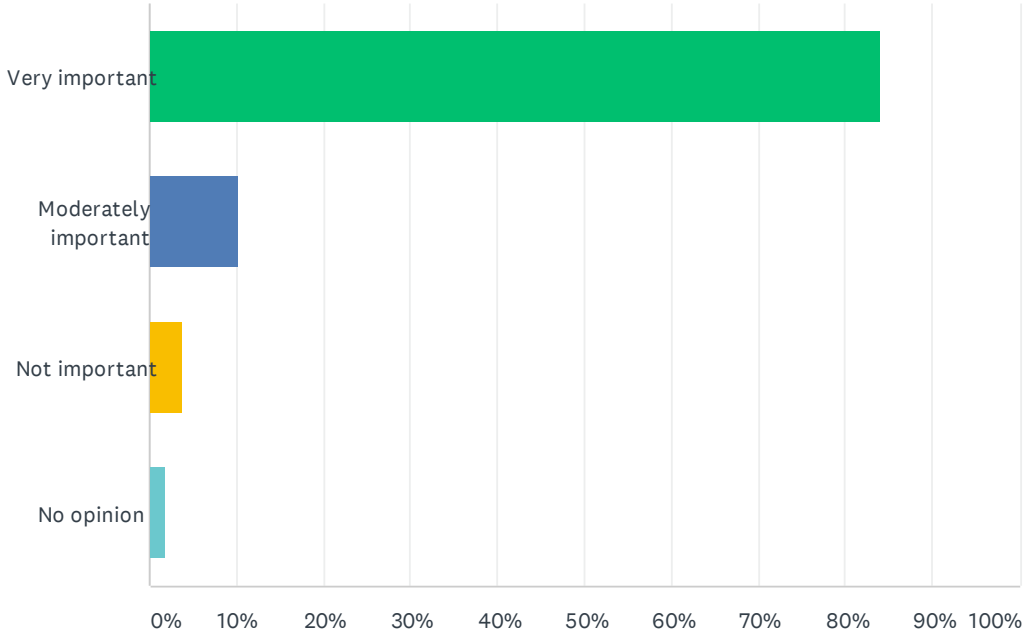
Answered: 516 Skipped: 14



ANSWER CHOICES	RESPONSES	
None of the above (I am not in favor of any changes)	57.17%	295
Not in favor of any changes	0.19%	1
Change in the zoning laws to allow more multi-family housing in ‘Sconset	11.05%	57
Change in the zoning laws to allow more secondary structures (e.g., an apartment above a garage) in ‘Sconset	34.69%	179
Other (please specify)	6.01%	31
Total Respondents: 516		

Q55 POSTAL SERVICE: Mail delivery is guaranteed for all residents. However, how important is it to you that ‘Sconset have its own Post Office?

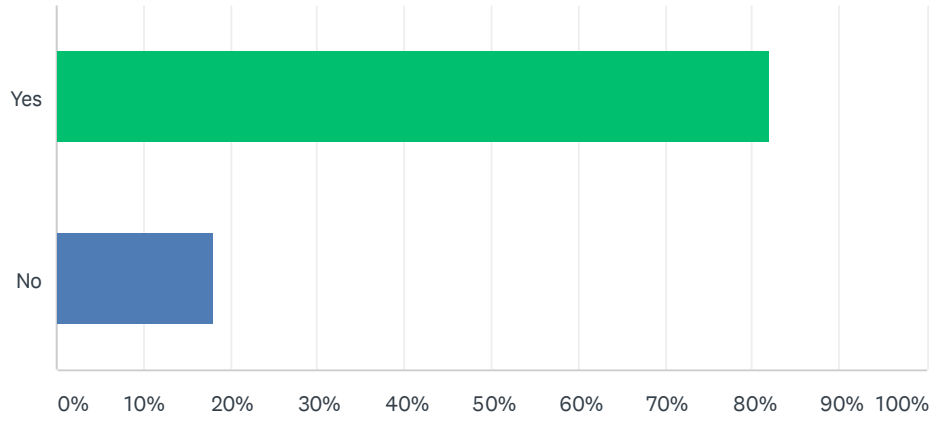
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very important	84.00%	441
Moderately important	10.29%	54
Not important	3.81%	20
No opinion	1.90%	10
TOTAL		525

Q56 POSTAL SERVICE: Do you currently have a ‘Sconset Post Office box or drawer?

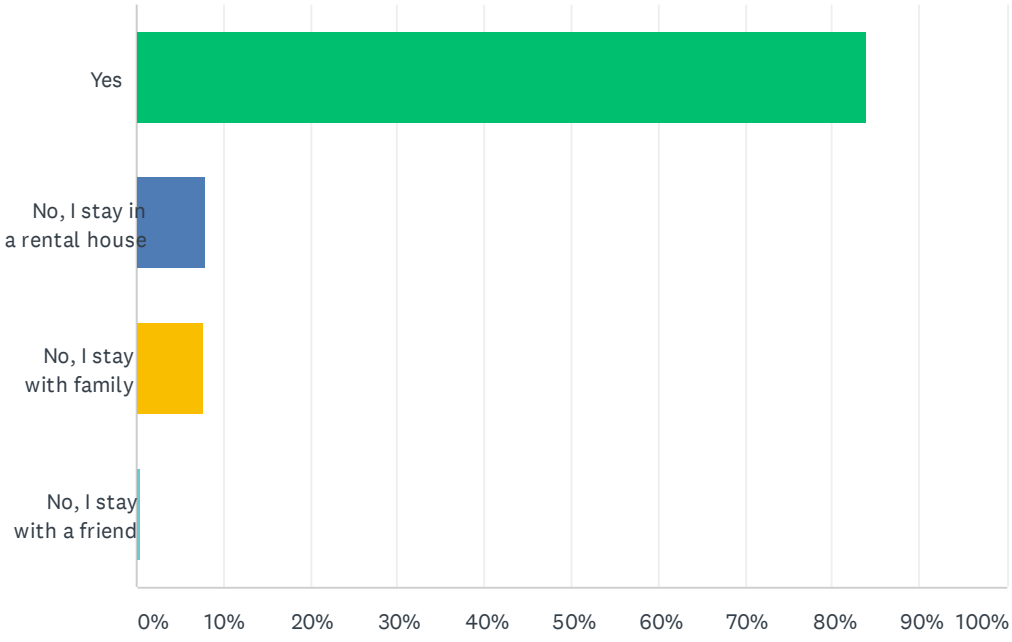
Answered: 525 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	82.10%	431
No	17.90%	94
TOTAL		525

Q57 TELL US ABOUT YOURSELF: Are you a homeowner?

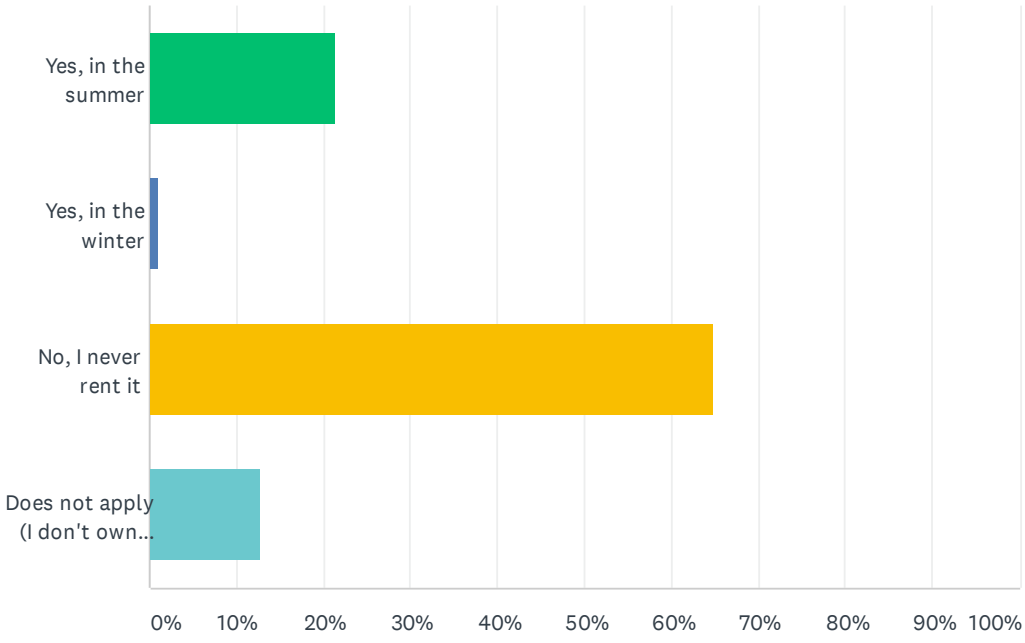
Answered: 523 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	83.94%	439
No, I stay in a rental house	8.03%	42
No, I stay with family	7.65%	40
No, I stay with a friend	0.38%	2
TOTAL		523

Q58 TELL US ABOUT YOURSELF: If you own a home, do you rent it, or a guest house, at any time?

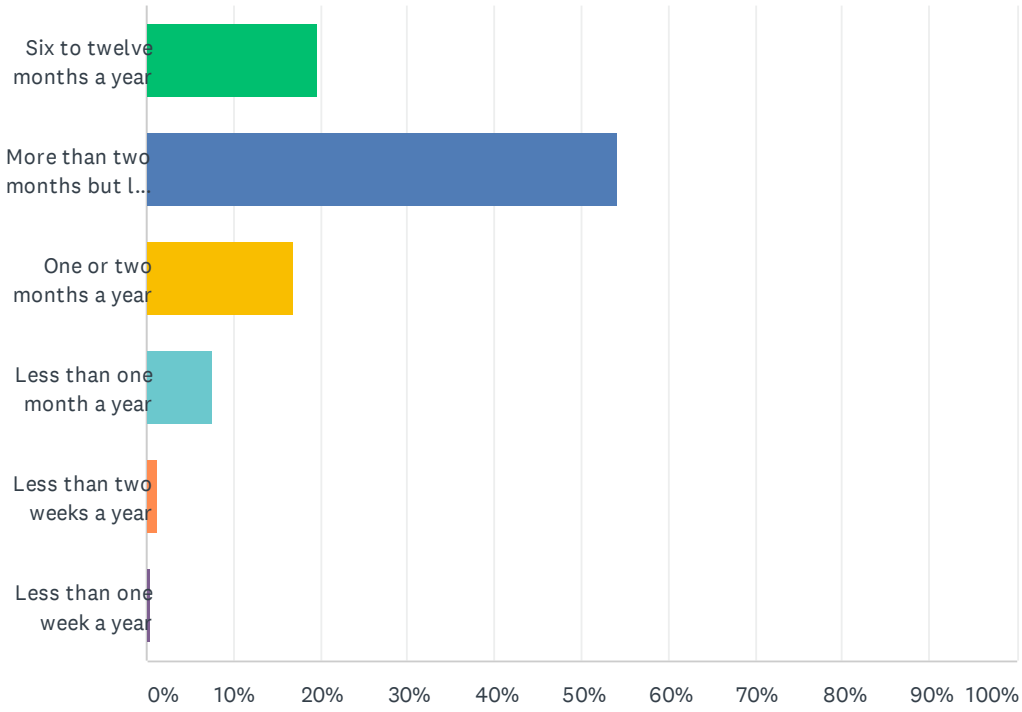
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, in the summer	21.31%	111
Yes, in the winter	0.96%	5
No, I never rent it	64.88%	338
Does not apply (I don't own a home)	12.86%	67
TOTAL		521

Q59 TELL US ABOUT YOURSELF: How long do you stay in ‘Sconset each year?

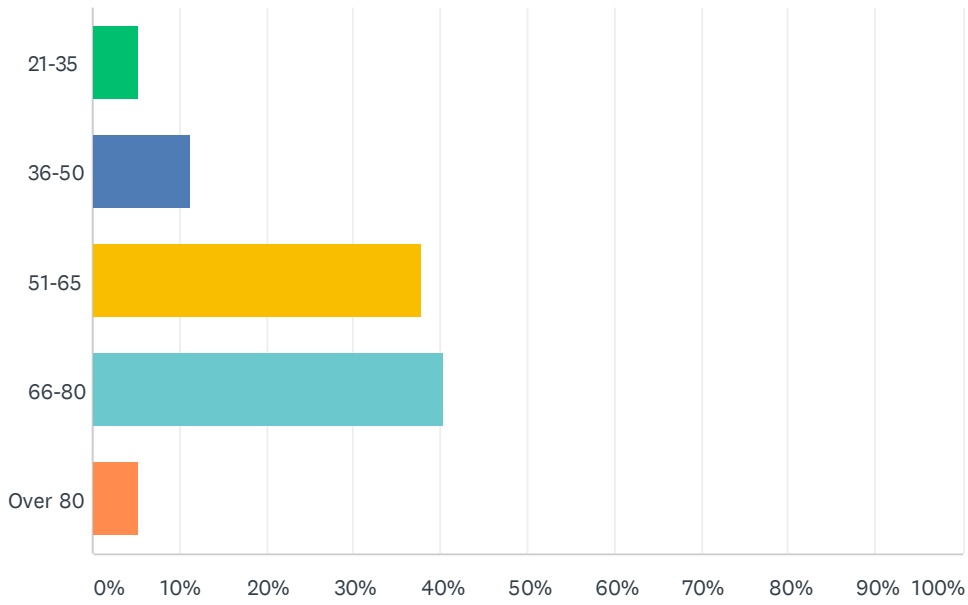
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
Six to twelve months a year	19.73%	103
More than two months but less than six months a year	54.21%	283
One or two months a year	16.86%	88
Less than one month a year	7.47%	39
Less than two weeks a year	1.34%	7
Less than one week a year	0.38%	2
TOTAL		522

Q60 TELL US ABOUT YOURSELF: How old are you?

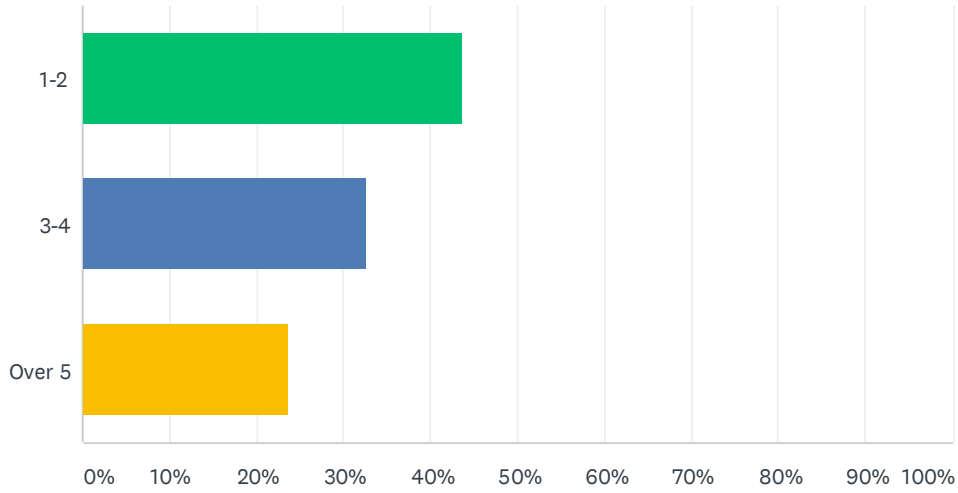
Answered: 522 Skipped: 8



ANSWER CHOICES	RESPONSES	
21-35	5.17%	27
36-50	11.30%	59
51-65	37.93%	198
66-80	40.42%	211
Over 80	5.17%	27
TOTAL		522

Q61 TELL US ABOUT YOURSELF: How many people are there in your household?

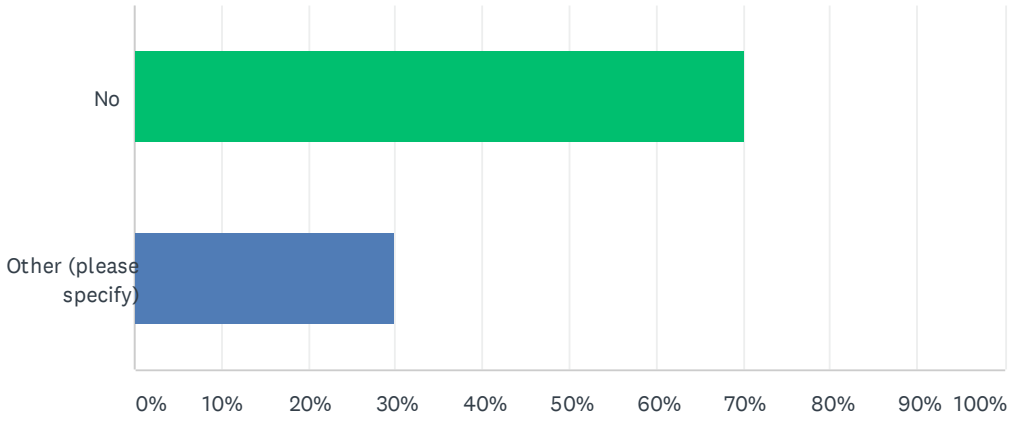
Answered: 521 Skipped: 9



ANSWER CHOICES	RESPONSES	
1-2	43.76%	228
3-4	32.63%	170
Over 5	23.61%	123
TOTAL		521

Q62 OTHER CONCERNS: Do you have any concerns that are not addressed above that you would like to be considered when the ‘Sconset Area Plan is revised?

Answered: 518 Skipped: 12



ANSWER CHOICES	RESPONSES	
No	70.08%	363
Other (please specify)	29.92%	155
TOTAL		518

NPEDC Meeting

3/15/2021

Agenda Item VI.G

2021 Annual Town Meeting –
review of articles of planning concern

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET

WARRANT FOR

2021 ANNUAL TOWN MEETING
Nantucket Public Schools
BACKUS PLAYING FIELD
Saturday, June 5, 2021 – 9:00 AM
RAIN DATE: Sunday, June 6, 2021 – 9:00 AM

AND

ANNUAL TOWN ELECTION
Nantucket High School
Tuesday, June 15, 2021
7:00 AM – 8:00 PM

ARTICLE 10
(Appropriation: General Fund Capital Expenditures)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, for the purposes of capital expenditures for the offices, departments, boards and commissions of the Town of Nantucket; provided that one or more amounts to be raised and appropriated may be contingent upon a Proposition 2½ capital outlay exclusion ballot question; or to take any other action related thereto.

(Select Board)

ARTICLE 11
(Appropriation: Newtown Road Transportation Improvements)
Carried Over from 2020 Annual Town Meeting

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of making various transportation-related improvements on Newtown Road, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.

(Select Board)

ARTICLE 12
(Appropriation: Reconstruction of Lover's Lane)
Carried Over from 2020 Annual Town Meeting

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Select Board, for the purpose of making various transportation-related improvements on Lover's Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.

(Select Board)

ARTICLE 13
(Appropriation: Construction and Improvements to Children's Beach Storm Water Pump Station)
Carried Over from 2020 Annual Town Meeting

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the

land, buildings and infrastructure in the vicinity of Nantucket Harbor, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

(Select Board)

ARTICLE 21
(Appropriation: County Assessment)

To see if the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to pay the County of Nantucket such assessment as is required for Fiscal Year 2022, and to authorize the expenditure of these funds for County purposes, all in accordance with the Massachusetts General Laws and in accordance with the County Charter (Chapter 290 of the Acts of 1996), the sum of One Hundred Seventy-four Thousand Four Hundred Fifty-five Dollars ($174,455); or to take any other action related thereto.

(Select Board/County Commissioners)

ARTICLE 22
(Appropriation: Finalizing Fiscal Year 2022 County Budget)

To see if the Town will vote to overturn any denial of approval by the Nantucket County Review Committee, of any item of the County budget for Fiscal Year 2022 by appropriating a sum of money for such County budget and authorizing the expenditure of estimated County revenues, County reserve funds, County deed excise fees or other available County funds including the Town assessment for County purposes; further, to see if the Town will vote to overturn any denial by the Nantucket County Review Committee of the establishment of a County Reserve Fund, from which transfers may be made to meet extraordinary or unforeseen expenditures with the approval of the County Commissioners acting as the County Advisory Board Executive Committee within the meaning of Chapter 35 section 32 of the Massachusetts General Laws; or to take any other action related thereto.

(Select Board/County Commissioners)

ARTICLE 23
(Appropriation: Affordable Housing Trust Fund)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, the sum of Four Hundred Seventy-five Thousand Dollars ($475,000) to deposit into the Affordable Housing Trust Fund established pursuant to Mass. General Law c. 44, section 55C for Fiscal Year 2022.

Or, to take any other action related thereto.

(Select Board)

ARTICLE 24
(Appropriation: Affordable Housing Trust Fund)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, the sum of Seven Million Five Hundred Thousand Dollars ($7,500,000) to pay costs of acquiring existing properties for affordable housing purposes, which may include an affordable rental program, and also for the acquisition of interests in and/or deed restrictions on properties for affordable housing purposes, including the payment of all costs incidental and related thereto; provided that all of such interests or deed restrictions add affordable housing units to the Town's Subsidized Housing Inventory, within the meaning of G.L. c. 40B, to be spent by the Town Manager with the approval of the Select Board which may include a grant or grants to the Nantucket Affordable Housing Trust, with oversight by the Select Board; that to meet said appropriation the Treasurer, with the approval of the Select Board, is hereby authorized to borrow the sum of Seven Million Five Hundred Thousand Dollars ($7,500,000) pursuant to G.L. c. 44, §§7 or 8, or any other enabling authority, and to issue bonds and notes of the Town therefor; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2½ debt exclusion vote, or to take any other action relative thereto.

(Select Board)

ARTICLE 25
(Rescind Unused Borrowing Authority)

To see what action the Town will take to amend, appropriate or reappropriate, transfer, modify, repeal or rescind unused borrowing authority authorized by previous town meetings.

Or to take any other action related thereto.

(Select Board)

ARTICLE 26
(Appropriation: Other Post-Employment Benefits Trust Fund)

To see what sum the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to deposit into the Other Post-Employment Benefits Liability Trust Fund established pursuant to Mass. General Law chapter 32B, section 20, for Fiscal Year 2022.

Or, to take any other action related thereto.

(Select Board)

ARTICLE 27
(Renewal of Board of Health Septic System Betterment Loan Program)

To see if the Town will vote to appropriate a sum of money for the purpose of financing the following water pollution facility projects: repair, replacement and/or upgrade of septic systems, pursuant to agreements with Board of Health and residential

property owners, including all costs thereof as defined in Section 1 of Chapter 29C of the General Laws; to determine whether this appropriation shall be raised by borrowing from the Massachusetts Clean Water Trust or otherwise, or to take any other action relative thereto.

(Select Board for Board of Health)

ARTICLE 28
(Special Stabilization Fund for Substance Abuse Efforts)

To see if the Town will vote, pursuant to General Laws Chapter 40, Section 5B, to dedicate, without further appropriation, one hundred percent (100%) of any community impact fee paid to the Town by a marijuana dispensary and/or a marijuana retail establishment, pursuant to a host community agreement, to the Special Stabilization Fund for Substance Abuse Efforts established pursuant to Article 30 of the 2018 Annual Town Meeting; said dedication to be in addition to fifty percent (50%) of the local option marijuana sales tax that was dedicated pursuant to the prior vote under Article 30 of the 2018 Annual Town Meeting; or to take any further action relative thereto.

(Select Board)

ARTICLE 29
(Appropriation: Fiscal Year 2022 Senior Work-off Program)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purpose of supporting the Senior Work-off Program pursuant to Massachusetts General Laws Chapter 59, section 5K for the Town of Nantucket for Fiscal Year 2022; or to take any other action related thereto.

(Select Board)

ARTICLE 30
(Appropriation for Special Purpose Stabilization Fund for Airport Employee Accrued Liabilities)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds to be placed in the Airport special purpose stabilization fund established pursuant to M.G.L. Chapter 40, Section 5B, Paragraph 2, for the benefit of the Nantucket Airport, such fund to be used for the future payment of accrued liabilities for compensated absences due any employee upon termination of the employee's full-time employment; or take any action relative thereto.

(Select Board for Airport Commission)

of the Nantucket Parks and Recreation Commission. The Department Head shall be responsible for ensuring that all recreational facilities are kept in good order to serve the public. He or she may coordinate projects with the Department of Public Works, subject to the approval of the Town Manager and the Parks and Recreation Commission. The salary and benefits shall be determined by the 2021 wage scale for the Town of Nantucket. The Department Head shall meet with the Parks and Recreation Commission on a monthly basis keeping them informed on the status of all current projects; and further to raise and appropriate or transfer from available funds a sum of money to fund the position for Fiscal Year 2021 or to take any other action relative thereto.

(Maria Zodda, et al)

ARTICLE 38
(Affordable and Year-round Housing Stabilization Fund

To see if the Town will vote to dedicate, without further appropriation, into a special purpose Affordable and Year-Round Housing Stabilization Fund, created herein in accordance with M.G.L., Chapter 40, Section5B, which was accepted by the Town at the 2017 Annual Town Meeting, for the purpose of meeting affordable and year-round housing needs, two-thirds (2/3) of the local option rooms excise tax that the Town receives on the transfer of occupancy of a room in a bed and breakfast establishment, hotel, lodging house, short-term rental or motel, pursuant to its acceptance of M.G.L., Chapter 64G, Section 3A, as amended by Chapter 337 of the Acts of 2018; provided that said dedication shall take effect beginning in fiscal year 2022;

or take other action with regard thereto.

(Arthur I. Reade, Jr., et al)

ARTICLE 39
(Zoning Map Change: CTEC to R-5 – Grey Lady Lane and Bartlett Road)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Commercial Trade Entrepreneurship and Craft (CTEC) district in the Residential 5 (R-5) district:

MAP	LOT	NUMBER	STREET
66	701	2	Grey Lady Lane
66	702	4	Grey Lady Lane
66	703	6	Grey Lady Lane
66	704	8	Grey Lady Lane
66	705 (a portion of)	10	Grey Lady Lane
66	710 (a portion of)	9	Grey Lady Lane
66	711	7	Grey Lady Lane
66	712	5	Grey Lady Lane
66	713	3	Grey Lady Lane
66	100.5	54	Bartlett Road

complaints procedure together with appropriated redress for the user of the services when its alleged that wrongdoing or maladministration has occurred. Moreover, see if the Town will vote to approve, within any limitations set by the laws of the Commonwealth of Massachusetts, the formation of a committee to deal with complaints of wrongdoing or maladministration made against and employee of the Town of Nantucket, any Department of the Town of Nantucket or any Board of Member of a Board elected by voters of the Town of Nantucket.

(Theresa Williams, et al)

ARTICLE 70
(Bylaw Amendment: Noise)

To see if the Town will vote to amend Chapter 101 (Noise) by taking the following actions:

1. To delete, in its entirety, all existing language in Chapter 101; and
2. To insert the following new language:

§ 101-1. General Prohibitions, Exemptions, Relief, Violations and Penalties.

A. Prohibited Noises.

It shall be unlawful for any person or persons, to create, assist in creating, cause or suffer or allow any excessive, unnecessary, loud or unusual noise which either annoys, disturbs, injures or endangers the reasonable quiet, comfort, repose or the health or safety of others by taking any of the following actions:

a. making of loud outcries, exclamations, other loud or boisterous noises or loud and boisterous singing by any person or group of persons or in the use of any device to amplify the aforesaid noise between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15th and September 15th in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.

b. to operate, play or permit the operation or playing of any electronic sound producing device, radio, television, phonograph, drum, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15th and September 15th in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from the property line of the building, structure, vehicle, vessel or

premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.

c. to load, unload, open, close or otherwise handle boxes, crates, containers, building materials, trash cans, dumpsters or similar objects between the hours of 10:00 p.m. and 6:00 a.m. so as to unreasonably project sound across a real property line.

d. operating or permitting the operation of any mechanically powered tools or equipment actually being used in ongoing building construction, building renovations, non-emergency building maintenance, or building demolition work is prohibited between the hours of 8:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15th and September 15th in each year, except for in the Old Historic District (OHD) as shown on the map entitled “Core Historic Districts”, dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 5:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day) Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound therefrom is plainly audible at a distance of 50 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section. Work referenced in this section shall include any work for which a building, sidewall or roof, shingle, trench, tent, plumbing, gas, or wiring permit has been issued by the Town of Nantucket and any work for which a Certificate of Appropriateness has been issued by the Historic District Commission.

e. operating or permitting the operation of any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool, or similar device used outdoors shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15th and September 15th in each year , except for in the Old Historic District (OHD) as shown on the map entitled “Core Historic Districts”, dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 5:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day) Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the tools are being used shall be prima facie evidence of a violation of this section. Hand-held lawn and garden tools with gas powered engines shall be prohibited beginning July 1, 2025.

f. repairing, rebuilding, modifying, or testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible at a distance of 50 feet from the source of the sound or the property line of the premises on which said activity is located is prohibited between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15th and September 15th in each year) Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property

line on which the work is being conducted shall be prima facie evidence of a violation of this section.

B. Exemptions.

The following uses and activities shall be exempt from subsection A of this Chapter:

a. Noises of safety signals, warning devices and emergency pressure-relief valves.

b. Noises resulting from any vehicle when responding to an emergency call or acting in time of emergency.

c. Noises resulting from emergency and maintenance work as authorized by the Town, by the state or by public utility companies.

d. Noises resulting from activities of a temporary duration permitted by a permit issued in accordance with this bylaw, but only to the extent such activities and the resulting noises are within the scope of such license or permit.

e. Bells, chimes or carillons while being used for religious purposes or in conjunction with religious services, and those bells, chimes or carillons

C. Permit for relief.

a. Upon written application, the Select Board, or its designee, may issue a permit authorizing an activity which is likely to result in noise that would otherwise be prohibited by Section 101-1(A) of this Bylaw.

b. The application shall be in writing, and shall contain the following information:

1. The name, address, e-mail address and phone number of the proponent of the activity;

2. The specified dates and times of the proposed activity;

3. The particular location, specifying outdoors, indoors or indoors open to the outdoors, and where on the premises the specified noise is to originate;

4. Proof of ownership or the right to use the property in question; and

5. The type of noise: i.e., amplified music, amplified speaking or singing voice, live band, acoustic musical instrument, or construction work, other.

c. The Board or its designee will issue a decision on the application within seven days of receipt thereof, unless the applicant demonstrates a need for the permit in a lesser period of time, provided, however, that a timely decision cannot be guaranteed if less than forty-eight hours' notice is required.

d. The Board or its designee may grant the permit subject to reasonable time, place and manner restrictions to protect public health, safety and welfare so as to advance the purposes of this Bylaw to the greatest extent possible.

e. The Board or its designee may deny the application if the activity conflicts with another activity previously permitted, if the activity presents a threat to public health or safety or welfare, or if the activity is prohibited by the laws of the Commonwealth or the Town of Nantucket. If the application is denied, the Board or its designee shall provide the applicant with a statement of reasons.

f. The Select Board may enact regulations to effectuate the purposes of this Bylaw.

g. The issuance of a permit pursuant to this Bylaw shall not relieve the applicant of the requirements of any other applicable laws concerning the activity at issue.

§ 101-2. Air Conditioning and Air Handling Equipment, Pumps, Fans and Compressors Sound Level Limit, Measurement, Violations and Penalties.

A. Prohibited Noises.

a. No person shall operate or cause to be operated any air conditioning or air-handling equipment, swimming pool or spa pump, or an exhaust fan, in such a manner as to exceed 55 dBA over a 10-minute period of time, measured from a distance of 40 feet or more from the source of the sound or the property line of the premises on which said activity is located at any time of the day or night.

b. Upon written notice to the owner of the property as recorded with the Nantucket Assessor of a violation of paragraph §101-2 (A), and the property owner fails to mitigate the violation within fourteen (14) days, then the property owner shall be deemed to be in violation of paragraph §101-2 (A).

B. Sound Measurement.

a. The measurement of sound or noise shall be made with a sound-level meter meeting the standards prescribed by ANSI S1.4, as may be amended or superseded from time-to-time. The instrument shall be maintained in calibration and good working order. A calibration check shall be made of the system at the time of any noise measurement. Measurements recorded shall be taken so as to provide a proper representation of the noise source. During measurement, the microphone shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used when required. Traffic, aircraft and other transportation noise sources and other background noises shall not be considered in taking measurements except where such background noise interferes with the primary noise being measured. Sound levels limits pursuant to this rule shall be measured over a 10-minute period of time with a

sound level meter. Sound levels which exceed the limits set forth in paragraph A above when measured are a violation of this rule.

§101-3. Enforcement and Penalties.

A. This Bylaw may be enforced by Board of Health officials, Nantucket Police Department Employees, PLUS Inspectors, Natural Resources Enforcement Officers, and any other agents appointed by the Select Board.

B. Whoever violates any provision of this Bylaw may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law, Sections 1-2, 1-3, 1-4, 1-5, and 1-6 of the Code of the Town of Nantucket.

C. If non-criminal disposition is elected, then any person who violates any provision of this Bylaw shall be subject to a penalty in the amount of three hundred dollars ($300.00) for each violation; provided, however, that a first offense may be the subject of a warning in the officer's discretion.

D. Each such act which constitutes a violation of this Bylaw, which either continues or is repeated more than 30 minutes after the issuance of an order to cease said activities, shall be considered a separate offense. If more than one, each condition violated shall constitute a separate offense.

E. A violation of this Chapter may be deemed a breach of the peace. Violators shall first be given a verbal order by the enforcing police officer to cease or abate the noise immediately or within a specified period of time. If the person or persons so ordered do not comply with the verbal order, the enforcing police officer may arrest such person or persons for a violation of this Chapter.

F. Whoever violates any provision of this Bylaw may be penalized by indictment or on complaint brought in the district court. Except as may be otherwise provided by law and as the district court may see fit to impose, the maximum penalty for each violation or offense shall be three hundred dollars ($300). Each day or portion thereof shall constitute a separate offense. If more than one, each condition violated shall constitute a separate offense.

G. The Town may enforce this Bylaw or enjoin violations thereof through any lawful process, and the election of one remedy shall not preclude enforcement through any other lawful means.

(Select Board)

ARTICLE 71
(Bylaw Amendment: Noise)

To see if the Town will vote to: Under Section 101-2 Noises prohibited; exemptions: add a new subsection to read as follows: Air handler units, heat

exchangers, air conditioners, condenser units, dehumidifiers and compressors whose noise exceeds the limiting noise spectra set forth in Section 101-4 Table 1.

; or otherwise act thereon.

(Jacques Zimicki, et al)

ARTICLE 72
(Bylaw Amendment: Council for Human Services)

To see if the Town will vote to amend Chapter 12 (Council for Human Services), section 12-2 (Membership; terms; vacancies) as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text; non-substantive changes to the numbering of this bylaw shall be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Chapter 12
Council for Human Services
§12-2 Membership; terms; vacancies.

The Council shall consist of ~~seven~~ nine Nantucket residents who shall be appointed by the Board of Selectmen for three-year terms; provided, however, that three of the initial appointments shall be for a term of one year, three for a term of two years and three for a term of three years. The term of office shall be based on a year commencing on July 1 of each calendar year. Vacancies occurring in any position during a term shall be filled for the balance of the unexpired term in the same manner as an original appointment. Each member of the Council serving at the time of the passage of this chapter shall remain in office until the end of his or her term and until the Board of Selectmen appoints a successor member. All members of the Council for Human Services shall be in full compliance with the provisions of Massachusetts General Law Chapter 268A.

(Select Board)

ARTICLE 73
(Bylaw Amendment: Animals)

To see if the Town will vote to amend Chapter 55 (Animals), section 55-5 (Violations and penalties) as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text; non-substantive changes to the numbering of this bylaw shall be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

Chapter 55
Animals
§12-2 Violations and penalties.

A. Fine. Any violation of this chapter shall be subject to a fine of $50 for the first offense; $250 for the second offense; $500 for the third and each subsequent

offense. This chapter may be enforced by a police officer or Animal Control Officer utilizing the noncriminal disposition contained in Chapter 1 of this Code.

(Select Board)

ARTICLE 74
(Bylaw Amendment: Car Rental Agencies, Registration of)

To see if the Town will vote to amend Chapter 58 (Car Rental Agencies, Registration of) of the Code of the Town of Nantucket, by adding a new Paragraphs B-1 and B-2 to §58-3 as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

§ 58-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BATTERY ELECTRIC VEHICLE
A motor vehicle propelled by a motor powered by electrical energy from rechargeable batteries or other source onboard the vehicle.

MOTOR VEHICLE
The same meaning as defined in the General Laws.

RENTAL AGENCY
A person, business or corporation engaged in the Town of Nantucket in the business of renting, leasing or keeping for rent any motor vehicle.

RENTAL or LEASE
To grant or make available the use, possession or enjoyment of a motor vehicle for an agreed period of time in exchange for an agreed payment, whether or not such transaction is a separate agreement in itself or is part of a broader agreement between the parties thereto.

§ 58-2. License required to rent or lease vehicles; sticker required on rental vehicles.

No person, business or corporation shall engage in the business of renting, leasing or keeping for rent or lease any motor vehicle without first being licensed annually by the Select Board to do so. It shall be unlawful for any motor vehicle to be rented, leased or made available for rental or lease in the Town of Nantucket without such motor vehicle displaying a rental sticker affixed to the rear bumper pursuant to this chapter.

§ 58-3. Annual fee; issuance of licenses and stickers.

A. Each application for a rental agency license shall be accompanied by a nonrefundable application fee as established by the Select Board. The

application shall include a listing of the registration number of each motor vehicle available or to be available for lease for the year in which the license is to be valid. Licenses for rental agencies shall be issued on a calendar-year basis and shall be issued after payment of an annual fee of $100 per rental motor vehicle; provided, however, that no payment of such fee shall be required for a motor vehicle upon which an excise has been assessed, levied and paid to the Town of Nantucket under the provisions of Chapter 60A of the General Laws. The Select Board shall issue a license to each approved applicant, which shall be posted in a conspicuous manner at the place of business.

B. The total number of motor vehicles available for lease on the island of Nantucket shall not exceed 700. The Select Board shall issue each rental agency one rental vehicle medallion (RVM) for each motor vehicle listed in its 1996 application and which received a rental sticker. Each RVM constitutes the nonexpiring right to lease one motor vehicle. A rental agency shall possess one RVM for each motor vehicle listed in its application beginning in 1998.

B-1. The Select Board is authorized to enact regulations to effectuate the purposes of this Bylaw, which may include but not be limited to establishing the maximum number of vehicles that may be available for rent on the island, procedures for allocating rental vehicle medallions (RVMs) to rental agencies, and the establishment of fees, provided, however, that any fees established shall comply with the requirements of Chapter 266 of the Acts of 1989, as may be amended from time-to-time. Prior to enacting regulations, the Select Board shall conduct a public hearing. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts of the proposed regulation may be inspected shall be published in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, by posting such notice in a conspicuous place in the town hall and on the Town's website for a period of not less than fourteen days before the day of said hearing.

B-2. Upon the effective date of any regulations enacted by the Select Board, Subsection 58.3-B of this Bylaw shall be replaced with Subsection 58.3-B-1, and Subsection 58-3.D shall expire and be stricken from the Bylaws of the Town; provided that any licenses and/or RVMs in effect at the time the regulations become effective shall remain in effect until the end of that calendar year. Notwithstanding anything in this Bylaw to the contrary, said Paragraphs B and D shall remain in full force and effect unless and until the Select Board enacts regulations in accordance with this Bylaw.

C. Upon issuance of the license, the Select Board shall provide one annual rental sticker for each motor vehicle listed in the approved application, which shall be affixed by the licensee to the left rear bumper of each motor vehicle so listed. Each sticker shall recite the registration number of the vehicle to which it is affixed.

D. RVM's are transferable, with or without consideration, to any other rental agency or entity. Such transfers may be made whenever, and to the extent that, the number of RVM's held by the transferor exceeds the number of unexpired annual stickers issued to the transferor. A transfer shall be effective upon written notice of the transfer, by the transferor, to the Select Board. Should a rental agency surrender its RVM rights to the Select Board, or should the Select Board possess surplus RVM's from any other cause, these RVM's may be retained by the Town and/or may be re-issued at a fee to be established from time to time by the Select Board. Any RVM's not obtained by any rental agency by the end of any calendar year shall be considered surplus as of January first and may be retired by the Town at that time.

§ 58-3.1. Licensee to pay fees.
No license pursuant to this chapter shall be issued unless or until the applicant shall have paid to the Town all lease or rental transaction surcharges established by MGL c. 90, § 20E(i).

§ 58-4. Nontransferability.
The license shall not be transferable between businesses, persons or corporations, nor between location of business premises; individual motor vehicle stickers shall not be transferable between different motor vehicles.

§ 58-5. Violations and penalties.
Violations of this chapter shall be punishable by a fine of $300, each day being considered a separate offense.

§ 58-6. Vehicles with controls for disabled.
Any rental motor vehicle equipped with controls for the disabled and used by a disabled person shall not be required to have a rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

§ 58-7. Electric vehicles.
The Select Board may develop an exemption for up to 10 battery electric vehicles from the rental vehicle sticker, without regard to the requirements and limitations of § 58-3B, C and D of this Code.

(Select Board for Airport Commission)

ARTICLE 75
(Bylaw Amendment: Single-Use Plastics)
Carried Over from 2020 Annual Town Meeting

To see if the Town will vote to:

1) make certain amendments to the bylaw “The Regulation of Commercial Sale, Distribution and Use of Single Use Plastics” as approved in Special Town Meeting 2018, Article 16 (Called”STM2018-16”);

Or to act in relation thereto.

(Ken Beaugrand, et al)

ARTICLE 82
(Bylaw Amendment: Streets and Sidewalks)

To see if the Town will vote to limit and minimize traffic signs on the island of Nantucket by amending Chapter 127, Sections 19 and 20 of the Code of the Town of Nantucket, by adding new language as highlighted:

§ 127-19 Limitations on road improvements and construction.

A. The Town will preserve the historic character of its road system by prohibiting the following improvements or construction for any publicly owned way or street on Nantucket unless an exception of any of the following standards is expressly authorized by a vote of Town Meeting:

(1) The installation of automated traffic signals;

(2) Road widenings for the purpose of increasing motor vehicle travel capacity;

(3) The construction of travel lanes dedicated as turning lanes for motor vehicles;

(4) The construction of new public streets; and

(5) Paving of any unimproved publicly owned streets, ways, or roads.

(6) Reserved

(7) The installation of regulatory signs larger than the smallest or "minimum" size, as defined in the Massachusetts Department of Highways current Manual on Uniform Traffic Control Devices (MUTCD); the installation of any non-regulatory or MUTCD warning or guide sign with a dimension greater than 24"; the use of fluorescent background colors on signs; the use of LED or other lights in a sign; the installation of a warning sign within 1000 feet of another sign, unless such warning sign is defined by the MUTCD as an intersection warning sign or a pedestrian warning sign posted directly at a crosswalk.

B. This section shall not apply to state roads, ways pursuant to the Subdivision Control Law, and common driveways.

§ 127-20 Exceptions.

Exceptions to the above prohibitions are:

A. Areas located within the Town Overlay District (not including traffic signals or road widenings for vehicle capacity or installation of signs) as depicted on the map entitled "Town and County Overlay District," dated January 2, 2002, Nantucket Planning and Economic Development Commission (Article 37, 2002 ATM) as duly amended and on file at the Town Clerk's office.

B. Reconstruction of road beds and resurfacing of paved roads in existence prior to the effective date of this article.

C. Road improvements (not including traffic signal systems or installation of signs) as required by the Planning Board in conjunction with the approval of subdivision plans.

D. Reconstruction of existing road drainage systems or construction of new drainage systems, provided that such systems are equipped with petroleum separation and capture per Massachusetts Department of Environmental Protection standards.

E. Bike paths and bike lanes.

F. Installation of warning signs in a school zone. Temporary installation of warning signs during construction.

G. Road improvements on First Way required by the Planning Board or the Board of Selectmen to support affordable housing, such housing defined herein as that housing intended primarily for year-round residents earning up to 150% of median family income as determined by the U,S. Department of Housing and Urban Development, and sponsored by a municipal entity, the Housing Authority or its designated nonprofit; housing required in connection with § 139-11J (MCD); or housing on lots subject to a Nantucket Housing Needs Covenant.

(Kevin Kuester, et al)

ARTICLE 83
(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Changes)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by taking the following actions:

Add the following parcels to the Town Sewer District:

Map	Lot	Number	Street
68	700.1	2A	Evergreen Way
68	701.1	4	Evergreen Way
68	701.2	4A	Evergreen Way
68	702	6	Evergreen Way
68	703	8	Evergreen Way
68	703.1	8 -	Evergreen Way

68	704	10	Evergreen Way
68	705	12	Evergreen Way
68	706	14	Evergreen Way
68	707	16	Evergreen Way
68	707.1	16B	Evergreen Way
68	708	18	Evergreen Way
68	700	44	Monohansett Road

And to take any other action as may be related thereto.

(Select Board/Sewer Commissioners)

ARTICLE 84
(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change - 18 Evergreen Way)

To see if the Town will vote to: Amend the core sewer district map to include 18 Evergreen Way identified as Nantucket Tax Assessor's Map-68, Parcel 708 which property currently abuts the existing sewer district

; or otherwise act thereon.

(Brian Ryder, et al)

ARTICLE 85
(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change - 154R Cliff Road)

Carried Over from 2020 Annual Town Meeting

To see if the Town will vote to: Amend the sewer district map to include 154R Cliff Road, identified as Nantucket Tax Accessor's Map 41, Parcel 73.1, which is currently outside the core sewer district.

; or otherwise act thereon.

(Bryan Swain, et al)

ARTICLE 86
(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change - 18 Kimball Avenue)

Carried Over from 2020 Annual Town Meeting

To see if the Town will vote to: Amend the sewer district map to include 18 Kimball Avenue, identified as Nantucket Tax Accessor's Map 30, Parcel 109, which is currently outside the core sewer district.

; or otherwise act thereon.

(Bryan Swain, et al)

ARTICLE 90
(Bylaw: Short-Term Rentals)

To see if the Town will vote to amend the Town Code by adding a new Chapter 142 as follows, and further to authorize the Town Clerk to make non-substantive, ministerial revisions to the numbering of this bylaw in order that it be in compliance with the numbering format of the Code of the Town of Nantucket; or to take any other action relative thereto.

CHAPTER 142: SHORT-TERM RENTALS

§ 142-1 PURPOSE.

The purposes of this Bylaw are to:

- Provide a process through which Nantucket can continue the historic tradition of a vibrant vacation rental market by owner-occupied homes such that they may be permitted and registered with the Town of Nantucket for lawful use as Short-Term Rentals (as defined below);
- Help ensure equity and sufficiency of housing stock for year-round residents
- Protect the health and safety of renters and residents for those lawful Short-Term Rentals;
- Ensure that Short-Term Rentals will not be detrimental to the character and livability of the Island and the residential neighborhoods surrounding such Short-Term Rentals; and
- Ensure proper regulation of exclusively commercial uses of homes in Nantucket's residential areas.

§ 142-2 DEFINITIONS.

Short-Term Rental: Any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days, but not a Transient Residential Facility.

Short-Term Renter: Any person or persons occupying a dwelling unit, or a bedroom within a dwelling unit, as a Short-Term Rental.

Short-Term Rental Operator: The person or persons offering a dwelling unit or bedroom for short-term rental with (if not the owner) the written permission of the owner, and the condominium association or homeowners association, where applicable.

Resident Short-Term Rental: The short-term rental of a dwelling unit, or of individual bedrooms within a dwelling unit, that is a residence of, or accessory to the residence of, a Nantucket resident, which residency shall be determined by the Town using one or more of the following methods – proof of enrollment in the Nantucket residential exemption program, tenancy agreement along with photo ID, or an income tax return for the current year and a recent utility bill, both showing the current address of the operator as the address of the Short-Term Rental.

§ 142-3 REQUIREMENTS AND LIMITATIONS ON FREQUENCY AND USE.

(a) Short-Term Rentals are permitted as an accessory use to a permitted principal residential use, subject to the following requirements:

1. No residential premises may be used as a Short-Term Rental except in compliance with this bylaw.

2. The following residential housing units may not be used as short-term rentals: (i) Any residential property in violation of the State Sanitary Code, 105 CMR 410; and (ii) residential units designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.

3. Resident Short-Term Rentals shall not exceed, in the aggregate, ninety (90) consecutive or nonconsecutive days per calendar year.

4. Other than Resident Short-Term Rentals, Short-Term Rentals shall not exceed, in the aggregate, forty-five (45) consecutive or nonconsecutive days per calendar year.

5. Short-Term Rental Operators shall offer all Short-Term Rentals, other than Resident Short-Term Rentals, to only one party of Short-Term Renters at a time, not rented as separate bedrooms, beds, or spaces to separate parties.

6. Occupancy within a Short-Term Rental shall be limited to 2 people per bedroom for the maximum number of bedrooms lawfully available at the Short-Term Rental pursuant to its current Title V certification.

7. A Short-Term Renter shall be limited to parking one (1) vehicle per Short-Term Rental.

8. No Short-Term Rentals shall be for a period of less than seven (7) consecutive days. Resident Short-Term Rentals shall be exempt from the minimum stay duration requirement set forth in this paragraph provided that such rental is for a single private room in a residence occupied by a Nantucket resident as defined in this Chapter.

9. Short-Term Rental Operators shall provide all Renters with contact information for the Short-Term Rental Operator, or when the operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors or municipal authorities. Short-Term Rental Operators shall also provide all Short-Term Renters with all applicable trash, noise, parking and other local regulations.

§ 142-4 REGULATIONS. The Board of Health shall have the authority to promulgate regulations to carry out and enforce the provisions of this Chapter 142 "Short-Term Rentals."

§ 142-5 REGISTRATION, PERMITTING, INSPECTION AND FEES.

(a) All Short-Term Rental Operators shall apply for a "Short-Term Rental Operator Permit" (the "Permit") with the Town's Board of Health prior to offering the Short-Term Rental use and occupancy.

(b) The fees for such Permit shall be as follows:

a. Resident Short-Term Rentals - $150 per year, exclusive of any other applicable local fees or costs; and

b. All other Short-Term Rentals - $500 per year, exclusive of any other applicable local fees or costs.

(c) Permit applicants must be current with all town taxes, water, and sewage charges, and shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. If a violation or other order is issued to the Short-Term Rental Operator after a Permit is granted, the Town may suspend or revoke said Permit until the violation has been cured or otherwise resolved, subject to the requirements of Chapter 19, §§ 13 -18. Multiple violations by any one Short-Term Rental Operator may, at the Town's discretion, disqualify that Short-Term Rental Operator from obtaining a permit in the future. Short-Term Rental Operators shall comply with all applicable federal, state, and local laws and codes, including but not limited to the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings.

(d) If a Permit is granted, the Short-Term Rental Operator shall register with the Town all such Short-Term Rentals, and secure a Certificate of Registration according to standards set forth by the Board of Health. Such registration shall include an attestation that the Permit-holder is in compliance with all applicable federal, state and local laws. The Board of Health shall not grant any Certificate of Registration unless the Permit-holder has (1) paid all associated permit fees; (2) provided contact information for person to address any issues at the Short-Term Rental within two (2) hours' notice; and (3) provided the Town with a Certificate of Insurance evidencing liability insurance coverage for the Short-Term Rental in an amount to be determined by regulation by the Board of Health.

(e) At all times, the Short-Term Rental Operator shall maintain an up-to-date log of all occupants that occupy the Short-Term Rental. This log shall contain the name of at least one Short-Term Renter, the total number of guests for the stay, and dates of each rental period. The log shall be available for inspection by the Board of Heath upon request, and kept accessible for a period of three (3) years.

(f) Permit-holders are subject to inspection of the Short-Term Rental by the Town upon reasonable notice via consent or administrative warrant, or without such notice in the event of imminent concern or threat to public health or safety.

(g) Permits are valid for one (1) year, and may be renewed at the Board of Health's discretion, provided that the Short-Term Rental Operator has compiled with the provisions of this Chapter and any associated regulations during the preceding year and the Building Department issues a new Certificate of Registration.

(h) Permits are granted to named Short-Term Rental Operators and do not run with the land. If the Short-Term Rental is sold or transferred out of ownership, a new Permit application needs to be filed before Short-Term Rentals can continue or resume.

(i) The Town, through its Town Manager, may procure services to assist in any aspect of administering this Bylaw.

§ 142-6 ENFORCEMENT

All violations of this section may be penalized by a noncriminal disposition as provided for in G.L. c. 40, § 21D and imposing a fine of Three Hundred Dollars ($300). Each day of violation shall be deemed a separate and distinct offense. The provisions of this section may also be enforced, if applicable, by the Town seeking an injunction from a court of competent jurisdiction prohibiting the offering of the Short-Term Rental. Nothing herein shall be construed to preclude the Town from seeking any additional penalties or taking any additional enforcement action as allowed for by law.

§ 142-9 SEVERABILITY.

If any provision in this section shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

§ 142-8 EFFECTIVE DATE.

The provisions of this Chapter 142 "Short-Term Rentals" shall take effect on October 1, 2021.

(Tobias Glidden, et al)

ARTICLE 91
(Bylaw: Safety of Drinking Water)

To see if the town will vote to amend the General Bylaws of the town by inserting a new bylaw as follows:

Safety of Drinking Water

1. In addition to, as supplemental home rule requirements, and not in any way in derogation of any applicable federal or state water quality standards and requirements, public water suppliers or distributors, that are operated by the town of Nantucket or any of its instrumentalities, boards, committees, commissions or agencies, included but not

limited to the Nantucket water department, Wannacomet Water Company, Nantucket Public Schools, Nantucket Memorial Airport, and Nantucket Land Bank shall have the quality of water tested at an independent laboratory at least once per calendar quarter, or more often as may be required by applicable federal or state requirements, which tests shall include at least tests for the presence of chemical compounds known as PFAS.
2. In the event any test described in section 1 of this Bylaw or any test however arising reports a test result for PFAS at a level of 15 parts per trillion, or higher, the foregoing described town of Nantucket public water supplier or distributor shall in addition to any other applicable federal or state requirement:

(A) issue a public alert by posting such test results in a newspaper of general circulation within the town and posting the test results on the town of Nantucket website; and

(B) present to the town of Nantucket Select Board at a public meeting within 90 days of the date of receipt of such test report, a corrective action plan and time table by which the presence of PFAS in drinking water supplies at the above stated level are to be addressed and remediated.

(Meghan P. Glowacki, et al)

ARTICLE 92
(Home Rule Petition: Real Estate Exchange of Nantucket Islands Land Bank's Nobadeer Playing Fields for the Town of Nantucket's Mill Hill Park)

To see if the Town will vote to authorize submission of a petition by the Town to the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the transfer and conveyance of portions of certain parcels of land in the Town of Nantucket owned by the Town and Nantucket Islands Land Bank respectively for recreational, open space, or public park purposes, as described in more detail below and as shown on a map entitled "2021 Annual Town Meeting Warrant Article 92" dated June 5, 2021 and filed with the Office of the Town Clerk, provided, however, that the General Court may with the approval of both the Nantucket Islands Land Bank Commission and the Select Board, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this article or in order to secure passage:

AN ACT AUTHORIZING THE NANTUCKET ISLANDS LAND BANK AND THE TOWN OF NANTUCKET TO TRANSFER, CONVEY OR OTHERWISE DISPOSE TO EACH OTHER PORTIONS OF CERTAIN LANDS SITUATED IN THE TOWN OF NANTUCKET HELD FOR RECREATIONAL, OPEN SPACE, OR PUBLIC PARK PURPOSES

Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. In order to promote the effective and efficient management of each property for the purposes that it is now used, the Town of Nantucket and the Nantucket Islands

Land Bank are hereby authorized to exchange ownership of the property commonly known as “Mill Hill Park”, now owned by the Town of Nantucket as a public park, for the property commonly known as the “Nobadeer Playing Fields,” now owned by the Nantucket Islands Land Bank for recreational purposes, all as more particularly described in the following sections of this Act.

Section 2. Pursuant to Article 97 of the Amendments of the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Nantucket Islands Land Bank may transfer, convey or otherwise dispose of portions of that certain parcel of land situated in the Town of Nantucket to the Town of Nantucket for recreational purposes, described as follows:

a. Approximately 14.8 Acres of Lot 1 on the plan entitled “Plan of Land North Pasture Milestone Road on Nantucket, MA” dated February 5, 1998, recorded with the Nantucket Registry of Deeds in Plan File 52A, being that Project Area called the Nobadeer Farm Recreational Facility permitted by the Division of Fisheries & Wildlife MA Endangered Species Act (G.L. c. 131A) Conservation and Management Permit Conservation Permit No. 008-126.DFW recorded in Nantucket Registry of Deeds Book 1167, Page 213, and also being a portion of Nantucket Tax Assessor’s Map 69, Parcel 1; and
b. A parcel of land comprised of a portion of 2 Milestone Road, shown on Nantucket Tax Assessor’s Map 55, Parcel 65 and a portion of 174 Orange Street, shown on Nantucket Tax Assessor’s Map 55, Parcel 64 from the edge of asphalt road to include the existing bike path as shown on a plan entitled “Conceptual Plan for 174 Orange Street and 2 Milestone Road” containing 7,450 square feet more or less.

Any such disposition shall be on such terms and conditions as the Nantucket Islands Land Bank Commission deems appropriate, which may include the reservation of restrictions and easements and which shall be conditioned upon receipt of the parcel described in the following Section 3.

Section 3. Pursuant to Article 97 of the Amendments of the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Town of Nantucket may transfer, convey or otherwise dispose of portions of those certain parcels of land situated in the Town of Nantucket to the Nantucket Islands Land Bank for passive recreational, open space, or public park purposes, described as follows:

Approximately 16.5 Acres of land comprised of five (5) parcels now used as a public park:

a. Nantucket Tax Assessor’s Map 55.4.4, Parcel 81, being the fourth parcel described in the deed recorded in Nantucket Registry of Deeds Book 124, Page 403 (37 Prospect Street);
b. Nantucket Tax Assessor’s Map 55.4.4, Parcel 57, being the first parcel described in the deed recorded in Nantucket Registry of Deeds Book 124,

Page 403 and shown as Lot D on Land Court Plan No. 12559A (39 Prospect Street);

c. Nantucket Tax Assessor's Map 55, Parcel 321, being the third parcel described in the deed recorded in Nantucket Registry of Deeds Book 124, Page 403 and shown as Lot C on Land Court Plan No. 12559A (47 Prospect Street);
d. Nantucket Tax Assessor's Map 55, Parcel 319, being the second parcel described in the deed recorded in Nantucket Registry of Deeds Book 124, Page 403 and shown on Land Court Plan No. 13837A (North Mill Street); and
e. Nantucket Tax Assessor's Map 55, Parcel 1, being described in the deed recorded in Nantucket Registry of Deeds Book 663, Page 250 and shown as Lot 15 on the plan recorded in Nantucket Registry of Deeds Plan Book 24, Page 84 (29 Vesper Lane).

Any such disposition shall be on such terms and conditions as the Town of Nantucket Select Board deems appropriate, which may include the reservation of restrictions and easements and which shall be conditioned upon receipt of the parcel described in the foregoing Section 2.

Section 4. This act shall take effect upon its passage.

Or to take any other action related thereto.

(Select Board)

ARTICLE 93
(Home Rule Petition: Amending the Town Charter Relative to the Audit Committee)

To see if the Town will vote to request its representatives in the General Court to introduce special legislation amending the charter for the Town of Nantucket, and to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation in order to secure passage, as follows:

AN ACT RELATIVE TO THE MEMBERSHIP OF THE AUDIT COMMITTEE OF THE TOWN OF NANTUCKET.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (c) of section 3.5 of article III of the charter of the town of Nantucket, as established by chapter 289 of the acts of 1996, as amended, which is on file in the office of the archivist of the commonwealth, as provided in section 12 of chapter 43B of the General Laws, is hereby amended by striking out the words "further, to establish and shall so establish as a permanent standing committee of the town a three member audit committee whose duties shall include appointment of an outside audit firm, review of the annual audit results and evaluation of the internal accounting procedures and controls. The audit committee shall be composed of three members

ARTICLE 96
(Charter Change: Mailing of Town Meeting Warrant)

To see if the Town will vote to: To change the requirement of mailing of a copy of the warrant from 7 days to 14 days. By changing the following words with in the Town of Nantucket Charter located at Ch A302 Pt 1 Town Charter, Art II: Legislative Functions, Section 2.5 Town Meeting Warrant that states the following:

(c) The Board of Selectmen shall publish the warrant with the recommendations of the Finance Committee by mailing a copy of such warrant to the address or postal box of each registered voter at least seven days prior to the Town Meeting.

And change it to the following:

(c) The Board of Selectmen shall publish the warrant with the recommendations of the Finance Committee by mailing a copy of such warrant to the address or postal box of each registered voter at least fourteen (14) days prior to the Town Meeting.

; or otherwise act thereon.

(Thomas Barada, et al)

ARTICLE 97
(Home Rule Petition: Allocate Portion of Land Bank Real Estate Transfer Fee to Support Year-Round Housing)

Preamble:

Nantucket has long been experiencing an acute crisis of affordable and workforce housing that came further into focus during the pandemic. The shortage of stable, suitable housing that is affordable to year-rounders at a variety of income levels carries significant public health consequences with wide-ranging ripple effects. While the pandemic will end, the severe year-round housing shortage on Nantucket will not without further action.

Tremendous work has been done by conservation organizations over the past half century. As a result, over 50% of the Island is now in environmental conservation of one form or another. Thirty-five years after the Land Bank was conceived, it is perhaps time to discuss allocating a minor portion of this steady revenue stream -- for a defined temporary timeframe -- to preserving an equally important resource – our year-round community.

Town Meeting has on three occasions unanimously sent a Home Rule Petition to the State House seeking to establish a separate source of funding, also based on a real estate transfer fee. Yet the legislature has been reluctant to affirm the will of Nantucket voters. Feedback from Boston has suggested that the simple change proposed by this article may be viewed more favorably as it reallocates an existing fee versus adding a new one.

This article seeks to respond to the members of the community who have wondered if the revenue stream of the Land Bank could be shared in a manner that would allow the Land Bank to continue with its land conservation mission while simultaneously allowing another critical community mission to be addressed: to provide safe and stable housing for those who live and work on Nantucket year-round.

It should be noted this article is designed intentionally with a delayed implementation date, in order that it will not result in any financial insecurity or risk for the Land Bank or the Town of Nantucket. Delaying implementation until January 1, 2022 will allow the Land Bank to address the questions of how its outstanding debt and operating expenses can be reconfigured so that an ongoing 1.5% revenue will be adequate to serve their needs and mission during the 20 years the reallocation of the 0.5% portion would be in effect.

It is the intention of this article to ask the Land Bank to refrain from the incurring of any additional debt obligations until it can be determined that the existing and future debt obligations can be supported by 75% of its current fee (1.5%).

A reliable, steady source of funding would allow the Nantucket Affordable Housing Trust (NAHT) to be able to offer programs it has long envisioned: down-payment assistance for year-round home buyers, more housing options for our seniors, and the ability to incorporate greater buffers and green space in future housing development.

Article:

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation to modify the Land Bank Act of 1983 (Chapter 669 of the Acts of 1983), as amended, to have 25% of the total Land Bank fee (1/4 of the 2% transaction fee prescribed therein) be transferred directly to the Nantucket Affordable Housing Trust Fund for a period of twenty (20) years to begin on January 1, 2022 for the purposes of the creation and preservation of affordable housing in the Town of Nantucket for the benefit of year-round low and moderate income households, consistent with the Trust's enabling legislation; provided that said special legislation shall include a requirement that the transfer of 25% of the Land Bank fee to the Affordable Housing Trust Fund shall be reduced in any given year by the amount necessary for the Land Bank to meet its then existing debt service obligations and other normal and customary operating expenses of the Land Bank as certified by the Land Bank to the Select Board each on or before June 30; and provided further that the Land Bank shall not incur any additional debt service obligations or other normal and customary operating expenses that cannot be supported by the remaining 75% of the Land Bank fee as so certified each year; and further to direct the Select Board that during the pendency of this Home Rule Petition not to enter into a Memorandum of Understanding as was contemplated in Article 30 of the 2020 Annual Town Meeting that would result in the incurring of a debt obligation of the Land Bank that would exceed its available revenue at the adjusted 1.5% fee; Or to take any other action related thereto.

(Brooke Mohr, et al)

ARTICLE 98
(Real Estate: Long-term Lease Authorization/Airport)

To see if the Town will vote to allow the Airport Commission, as provided by Chapter 90, Section 51F of the General Laws of the Commonwealth of Massachusetts, to extend the period for leasing land from twenty (20) years as referenced in Chapter 90, Section 51F to forty (40) years for parcels of land at the Nantucket Memorial Airport off Old South Road for hangar development or other airport purposes. Said land is described as Assessors Map 78, Parcel 1 and Assessors Map 69, Parcel 10.1 the approximate boundaries of which are described in plans on file in the Office of the Town Clerk; or, to take any other action in relation thereto.

(Select Board for Airport Commission)

ARTICLE 99
(Real Estate Acquisition: 114 Orange Street)
Carried Over from 2020 Annual Town Meeting

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift or eminent domain for public way, drainage, general municipal purposes, and/or the purposes of conveyance, the fee title or lesser interests in all or any portions of the property known as 114 Orange Street, shown on Tax Assessor's Map 55 as Parcel 403.

All as shown on a map entitled "2020 Annual Town Meeting Warrant Article 99 Acquisition of 114 Orange Street" dated January 2020 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

ARTICLE 100
(Real Estate Conveyance: 114 Orange Street)
Carried Over from 2020 Annual Town Meeting

To see if the Town will vote to authorize the Select Board to sell, convey or otherwise dispose of the fee or lesser interests in all or any portion of 114 Orange Street shown on Assessor's Map 55 as Parcel 403 to the Nantucket Islands Land Bank for all purposes pursuant to their enabling legislation, to be on any terms and conditions the Select Board deem appropriate, and may include the reservation of any easements and restrictions in regard to the property.

All as shown on a map entitled "2020 Annual Town Meeting Warrant Article 100 Conveyance of 114 Orange Street," dated January 2020 and filed herewith at the office of the Town Clerk.

Or to take any other action related thereto.

(Select Board)

Article Concepts for 2021 ATM (October 23, 2020 – LWS Draft)

*****These are concepts for discussion only, final list to be determined collectively as a Board*****

RC-2 Phase Out Articles

- RC-2 to CTEC – Appleton Road, Perry Lane, and Bartlett Road (Article 43 2020 ATM). Remove 8 and 10 Appleton from CTEC and add to R-5.
- RC-2 to R-5 and CN – 33 OSR and 24 Ticcoma Way (Article 44 2020 ATM)
- RC-2 to R-5 – Tom's Way
- ~~RC-2 to CTEC? – Somerset and Raceway~~
- CTEC to R-5 – Grey Lady Lane (new from 09/28 PB meeting)

RC Phase Out Articles

- RC to CN – Francis, Union, and Washington Streets and Salt Marsh Way (Article 45 2020 ATM)

R-1 Phase Out Articles

- Expand SOH to Coffin Street and Burnell Street to remove more SR-1 in Sconset

Other Zoning Map Amendments

- Citizen Articles from 2020 ATM
  - Article 54 – R-10 to CN: Cobble Court
  - Article 55 – VR to VN: Polpis Road
  - Article 56 – LUG-2 to R-20: Rugged Road
  - Article 57 – LUG-3 to LUG-1: Driscoll Way
- R-5 to CN - 18 and 18B Bartlett (recently rezoned from RC-2, owners now may want commercial)
- R-20 to VR – Tautemo and Osprey Ways, and Hummock Pond Road
- R-20 to VR or LUG-1 – Hummock Pond Road
- R-5 to CN – 1 Young's Way (new from 09/28 PB meeting)

Technical Amendment to the Zoning Map

- 8 Red Mill Road (a portion of) from R-40 to R-1

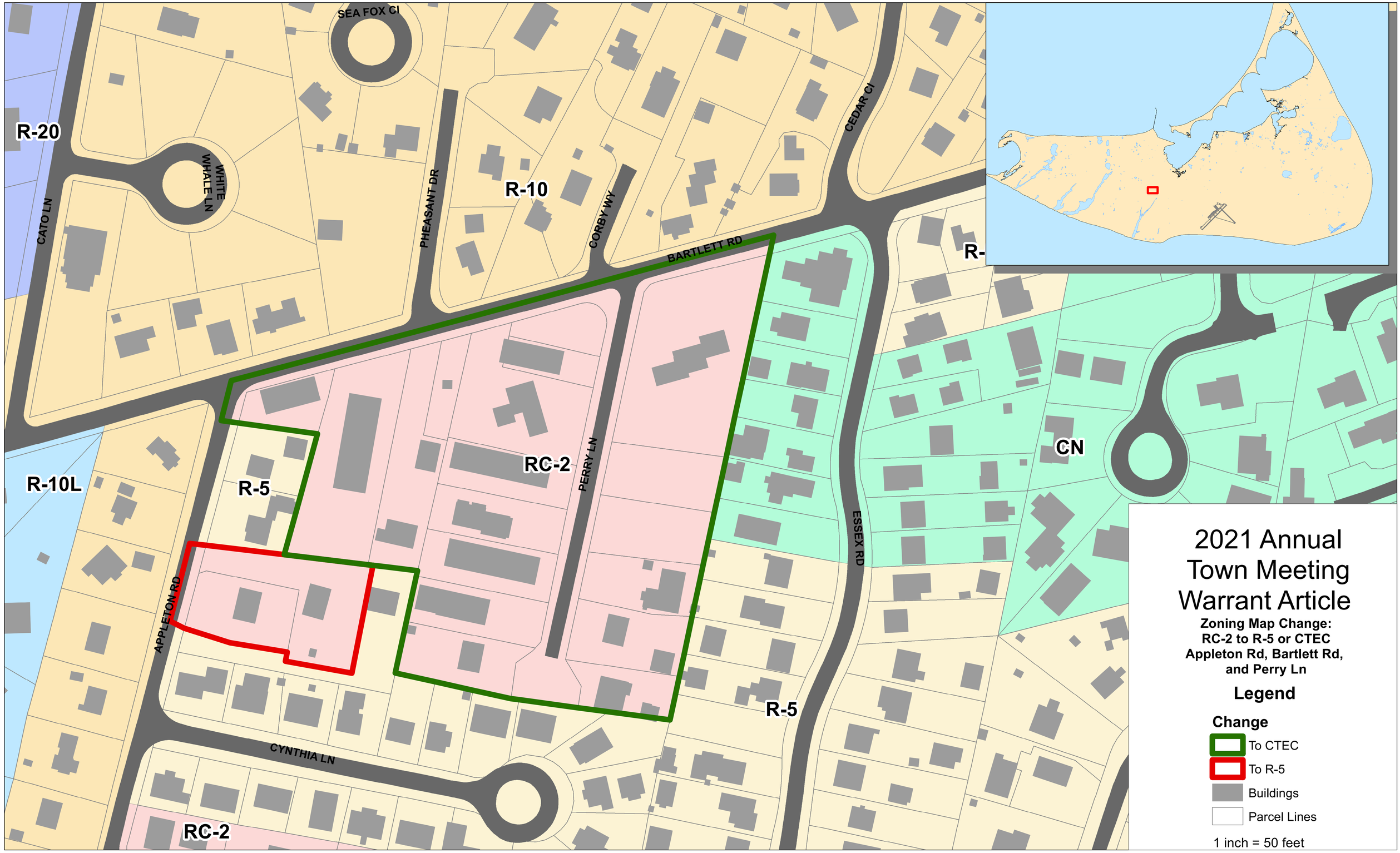
Zoning Bylaw Amendments

- Modification to swimming pool allowance (Article 48 2020 ATM)
- 1-2 Cannabis Craft Cooperative related zoning bylaw amendments from CAC
- Remove allowance for storage containers as a primary use? Add more standards for them such as like color, required screening?
- Technical Amendments
  - Match statutory language in 139-33B with 139-30
  - Correct outdated language in "qualified family member" definition in 139-8C to match other sections (primary and secondary lots now just secondary lots)
  - Correct site plan review language in 139-12G to match other sections (major and minor site plan review now just site plan review
  - Correct language in definition of "apartment" to clarify that the 50% rule only applies to the COMMERCIAL STRUCTURE

Real Estate

- Surfside yard sale in vicinity of Curve Street (Plan 2012-60)
- Codfish Park

DRAFT



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
RC-2 to R-5 or CTEC
Appleton Rd, Bartlett Rd, and Perry Ln

Legend

Change

- To CTEC
- To R-5
- Buildings
- Parcel Lines

1 inch = 50 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

ARTICLE 43 (REVISED FOR 2021 ATM BASED ON OWNER PREFERENCES)
(Zoning Map Change: RC-2 to R-5 and CTEC – Appleton Road, Bartlett Road and Perry Lane)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. By placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

MAP	LOT	NUMBER	STREET
67	476	8	Appleton Road
66	437	10	Appleton Road

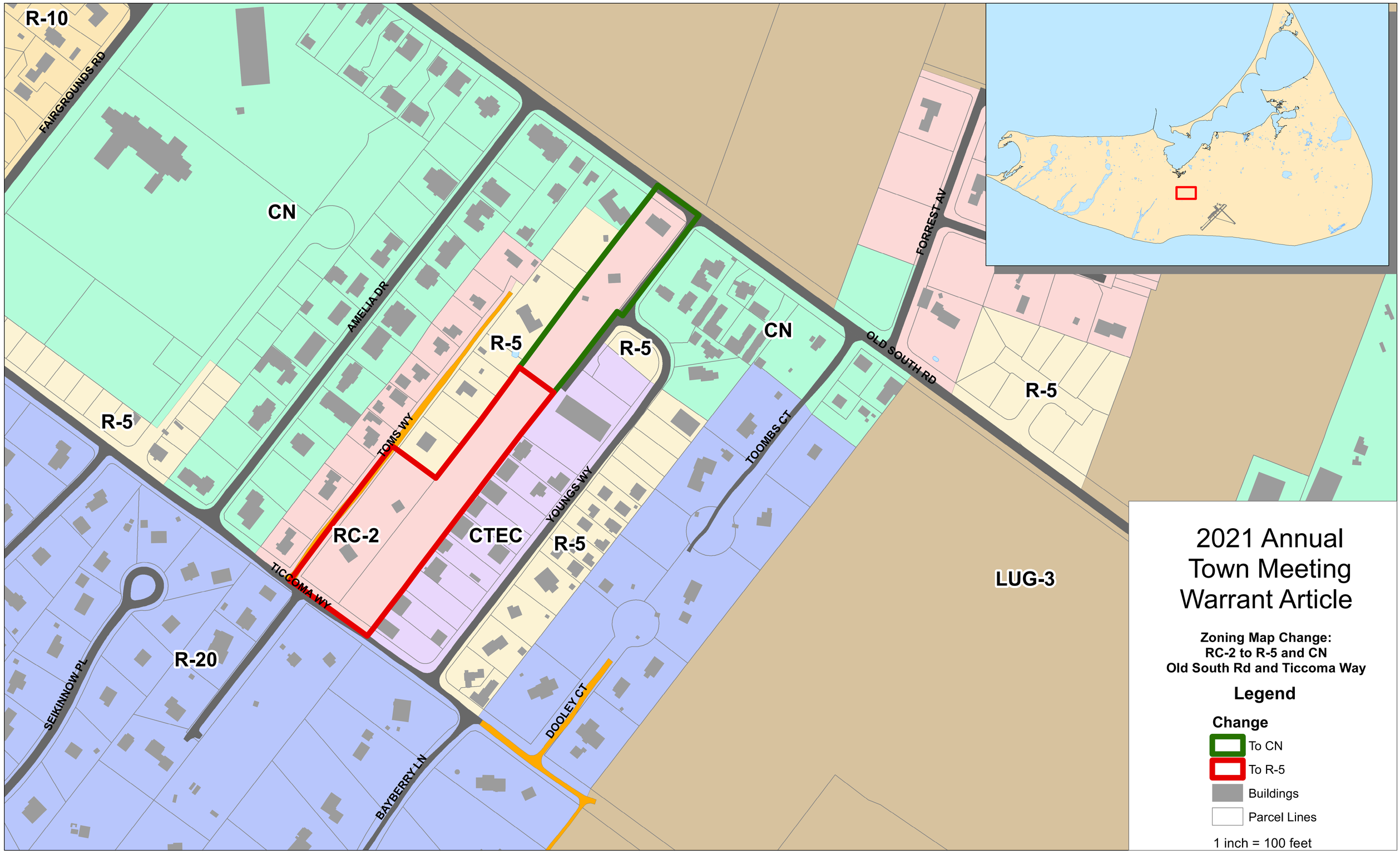
2. By placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district:

MAP	LOT	NUMBER	STREET
66	19	32	Bartlett Road
67	110	30	Bartlett Road
67	111	28½	Bartlett Road
67	478	28	Bartlett Road
67	901	26	Bartlett Road
67	900	26½	Bartlett Road
67	425.5	24	Bartlett Road
67	902	1	Perry Lane
67	903	3	Perry Lane
67	112.3	5	Perry Lane
67	112.4	7	Perry Lane
67	112.5	9	Perry Lane
67	112.6	11	Perry Lane
67	112.1	12	Perry Lane
67	425.1	10	Perry Lane
67	425.2	8	Perry Lane
67	425.3	6	Perry Lane
67	425.4	4	Perry Lane

All as shown on a map entitled “2021 Annual Town Meeting Warrant Article __ RC-2 to R-5 and CTEC” dated October 2020 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
RC-2 to R-5 and CN
Old South Rd and Ticcoma Way

Legend

Change

- To CN
- To R-5
- Buildings
- Parcel Lines

1 inch = 100 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

ARTICLE 44 (Revised for 2021 ATM TO MATCH 2020 ATM MOTION)
(Zoning Map Change: RC-2 to R-5 and/or CN – 33 Old South Road and 24 Ticcoma Way)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. By placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

MAP	LOT	NUMBER	STREET
68	4	33	Old South Road (a portion of)
67	50	24	Ticcoma Way

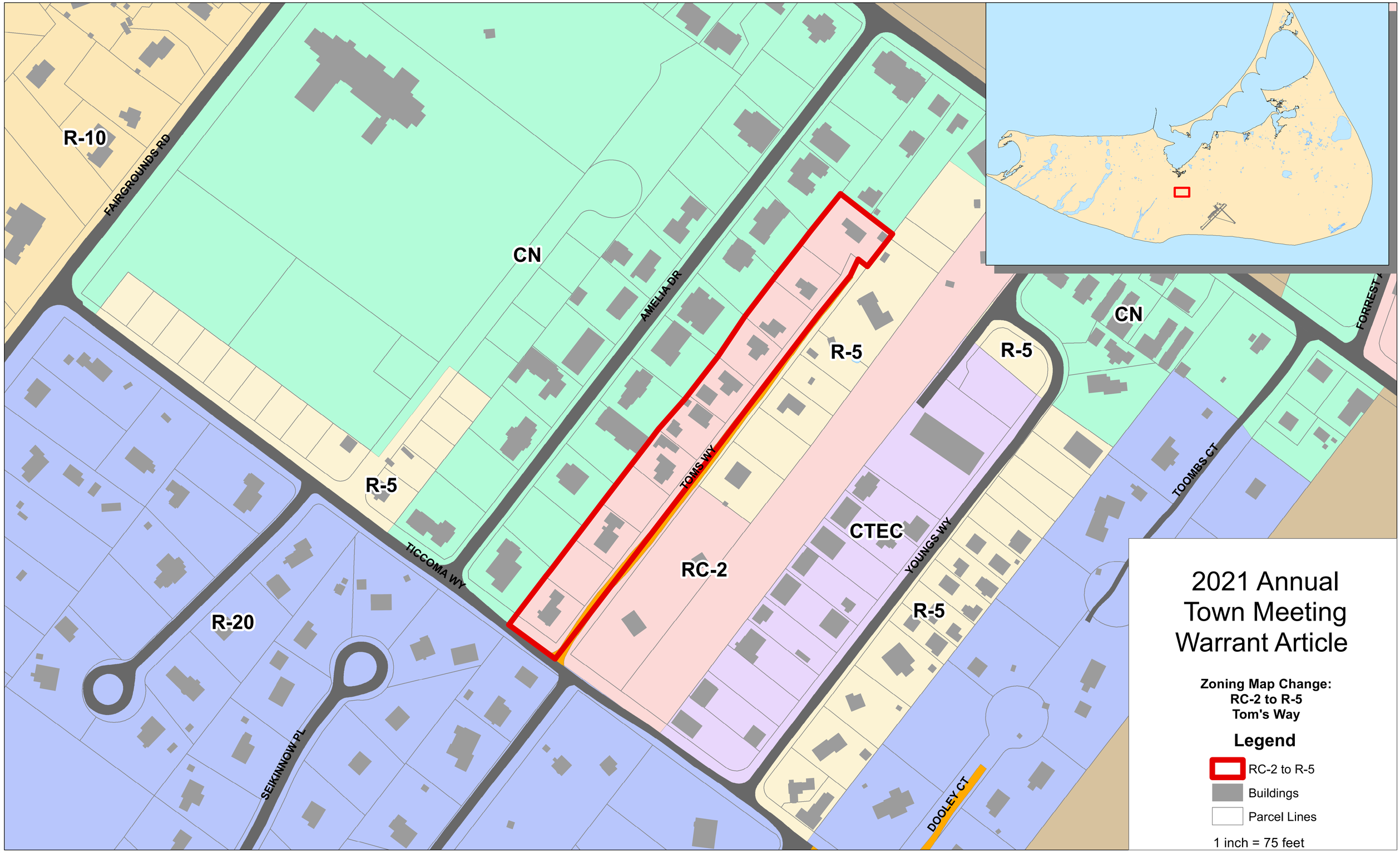
2. By placing the following property currently located in the Residential Commercial 2 (RC-2) district in the Commercial Neighborhood (CN) district:

MAP	LOT	NUMBER	STREET
68	4	33	Old South Road (a portion of)

All as shown on a map entitled "2020 Annual Town Meeting Warrant Article __ RC-2 to R-5 and CN" dated October 2020.

Or to take any other action related thereto.

(Select Board for Planning Board)



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
RC-2 to R-5
Tom's Way

Legend

- RC-2 to R-5
- Buildings
- Parcel Lines

1 inch = 75 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

ARTICLE __
(Zoning Map Change: RC-2 to R-5 – Toms Way)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

MAP	LOT	NUMBER	STREET
68	78	22	Toms Way
68	77	20	Toms Way
67	44	18	Toms Way
67	45	16	Toms Way
67	46	14	Toms Way
67	47	12	Toms Way
67	51	10	Toms Way
67	52	8	Toms Way
67	53	6	Toms Way
67	54	4	Toms Way
67	55	22	Ticcoma Way

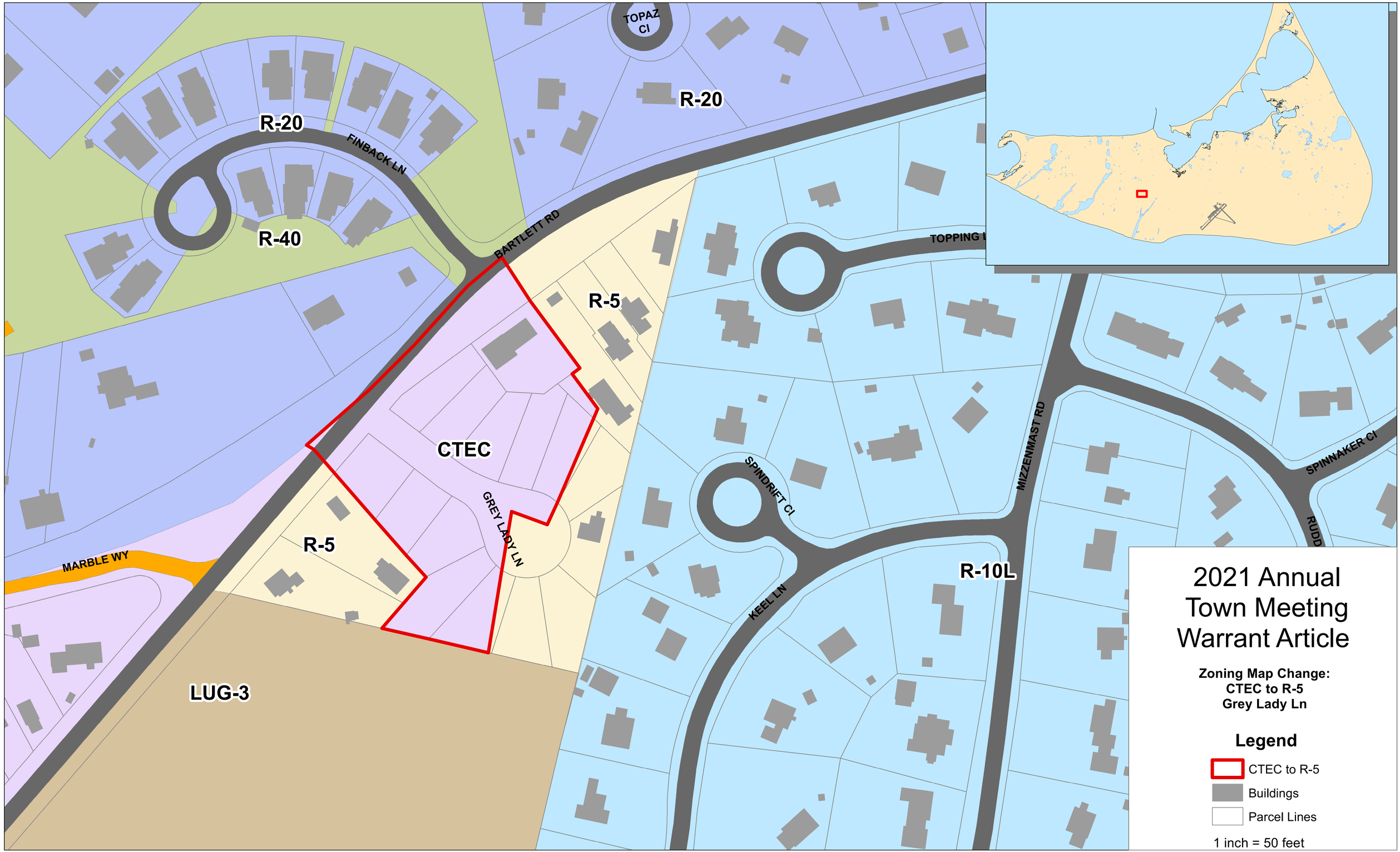
All as shown on a map entitled "2021 Annual Town Meeting Warrant Article __ RC-2 to R-5" dated October 2020 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

Toms Way Analysis (092420)

Map	Lot	Number	Street	Lot Size	Frontage	Side Setback N	Side Setback S	Front Setback	Rear Setback	GCR	Commercial Use	Other Notes
68	78	22	Toms Way	14583	30	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	N	As-Built in file does not reflect recent permits. CO's outstanding.
68	77	20	Toms Way	7857	87.33	45.57	12.89	20	32.85	10.50%	N	
67	44	18	Toms Way	7858	87.32	Not noted, but clearly conforming	5.9	20.74	Not noted, but clearly conforming	10.90%	N	
67	45	16	Toms Way	7859	87.32	13.1	Not noted, but clearly conforming	20.4	Not noted, but clearly conforming	12.46%	N	
67	46	14	Toms Way	7859	87.32	10.8	5.8	20	7.1	22.45%	N	
67	47	12	Toms Way	7860	87.32	5.7	5	22.6	5 for smaller building	19.38%	N	Shed in rear setback, protected by statute. 139-16C(4) allows both structures to have a 5 foot setback
67	51	10	Toms Way	7860	87.33	5	7.1	20.4	5.1 for smaller building	23.48%	N	139-16C(4) allows both structures to have 5 foot side yard setbakcs
67	52	8	Toms Way	8,049		VACANT						
67	53	6	Toms Way	7861	87.3	5.3	Not noted, but clearly conforming	23.8	Not noted, but clearly conforming	23.53%	N	
67	54	4	Toms Way	7861	87.33	Not noted, but clearly conforming	7	20+	Not noted, but clearly conforming	7.33%	N	
67	55	22	Ticcoma	7830	90	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	Not noted, but clearly conforming	N	No as-built in file.



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
CTEC to R-5
Grey Lady Ln

Legend

- CTEC to R-5
- Buildings
- Parcel Lines

1 inch = 50 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

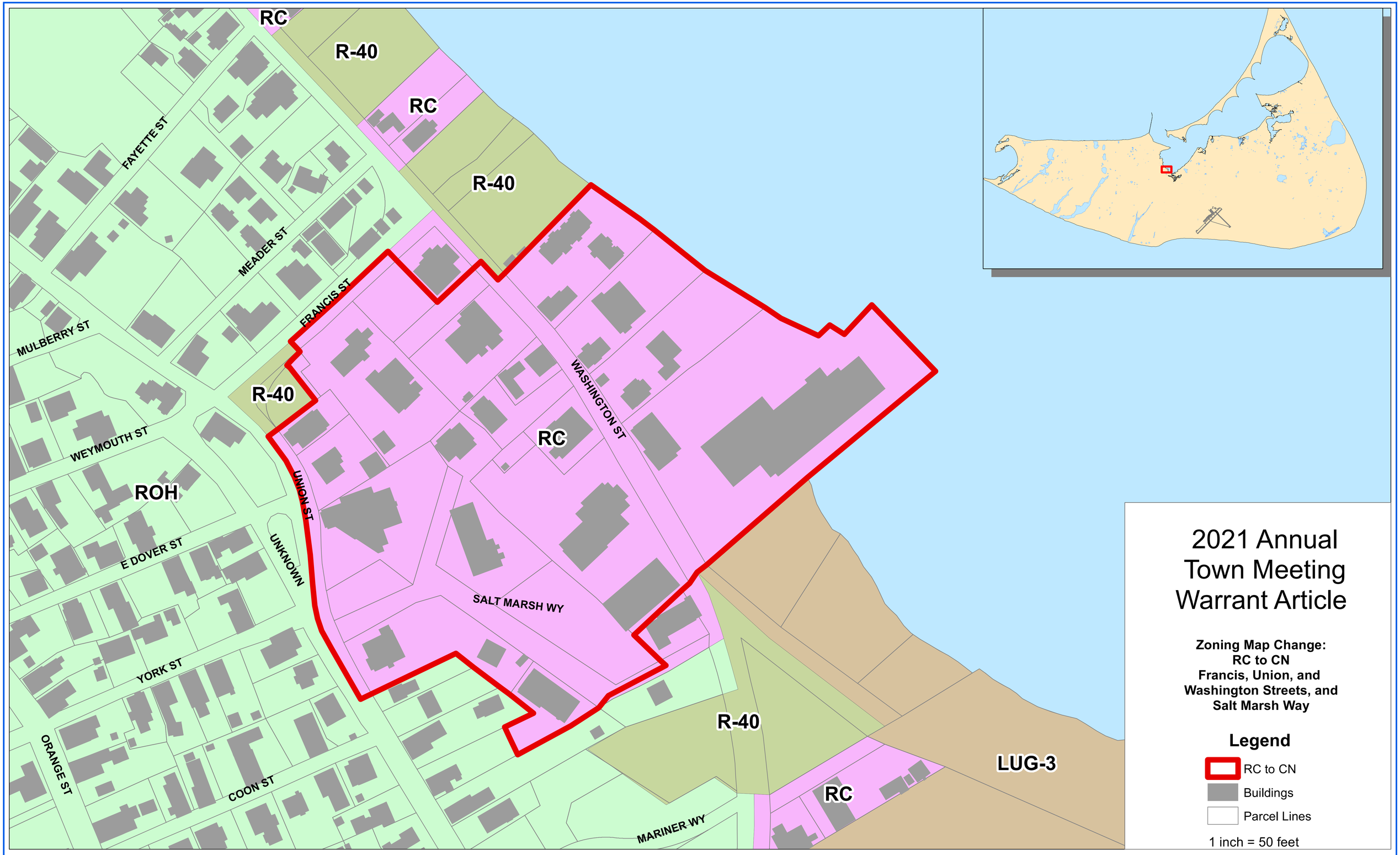
Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
RC to CN
Francis, Union, and Washington Streets, and Salt Marsh Way

Legend

- RC to CN
- Buildings
- Parcel Lines

1 inch = 50 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

ARTICLE 45 (Revised for 2021 ATM)
(Zoning Map Change: RC to CN – Francis, Union, and Washington Streets, and Salt Marsh Way)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial (RC) district in the Commercial Neighborhood (CN) district:

MAP	LOT	NUMBER	STREET
~~42.2.3~~	~~42~~	~~77~~	~~Washington Street~~
42.2.3	20	80B	Washington Street
42.2.3	20.2	80C	Washington Street
42.2.3	20.3	80D	Washington Street
42.2.3	20.4	80E	Washington Street
42.2.3	20.5	80F	Washington Street
42.2.3	20.6	80G	Washington Street
42.2.3	20.7	80H	Washington Street
42.2.3	25	81	Washington Street
42.2.3	24	81	Washington Street
42.2.3	23	83	Washington Street
55.1.4	81	89	Washington Street
55.1.4	109	89A	Washington Street
55.1.4	110	89B	Washington Street
55.1.4	111	89C	Washington Street
55.1.4	112	89D	Washington Street
42.2.3	21	90	Washington Street
55.1.4	5	91	Washington Street
42.2.3	22	92	Washington Street
55.1.4	7	95	Washington Street
55.1.4	8	96	Washington Street
55.1.4	6.1	97	Washington Street
55.1.4	6	97	Washington Street
~~55.1.4~~	~~37~~	~~103~~	~~Washington Street~~
55.1.4	36	11	Salt Marsh Way
55.1.4	35	9B	Salt Marsh Way
55.1.4	69	70	Union Street
55.1.4	66	64	Union Street
55.1.4	64	58	Union Street
55.1.4	33	56	Union Street
55.1.4	32	54	Union Street
55.1.4	3	52	Union Street
55.1.4	4	2	Francis Street

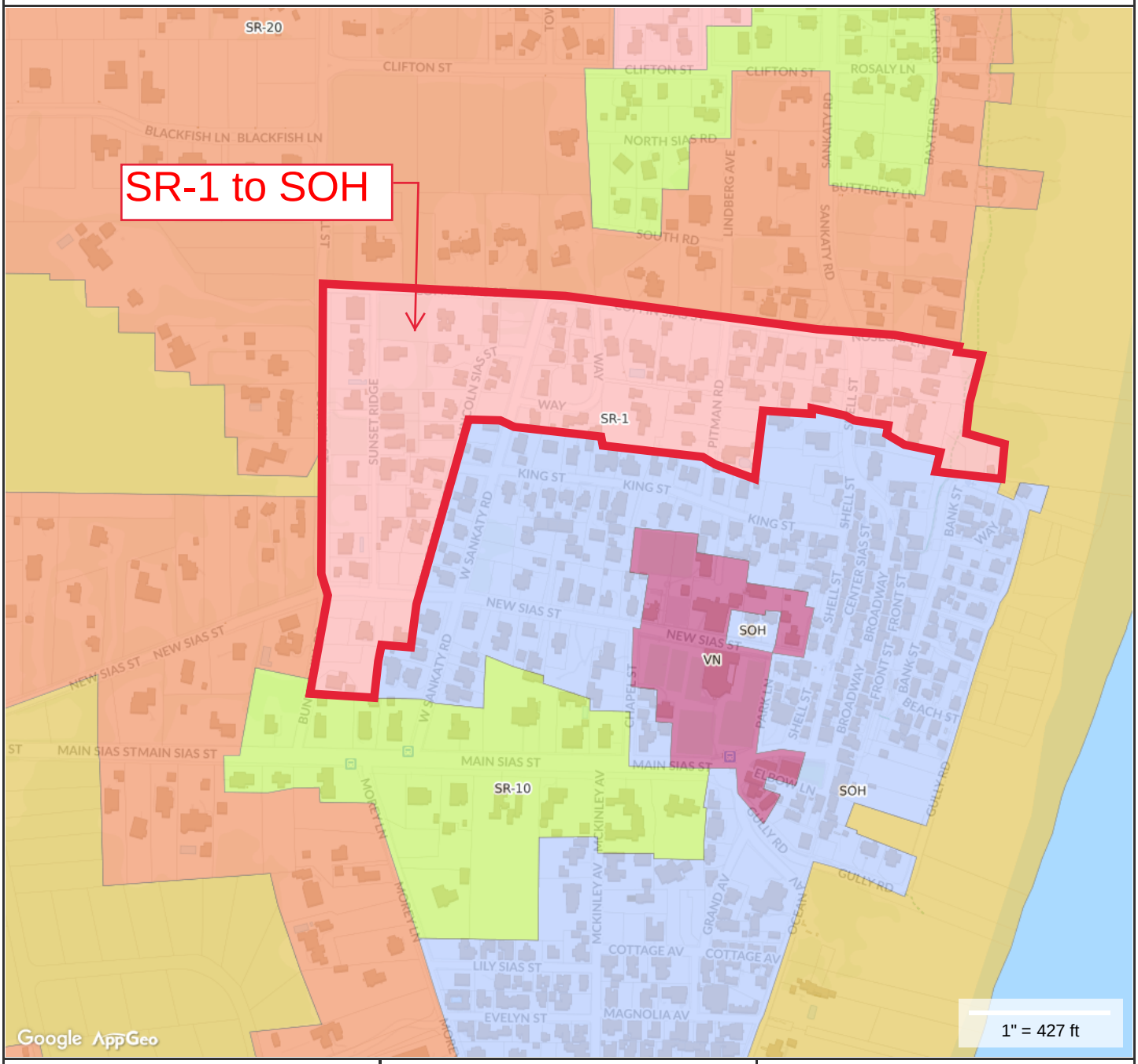
All as shown on a map entitled “2021 Annual Town Meeting Warrant Article __ RC to CN” dated October 2020 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

Is Sayle’s all set or does that property need to stay out of the article again?

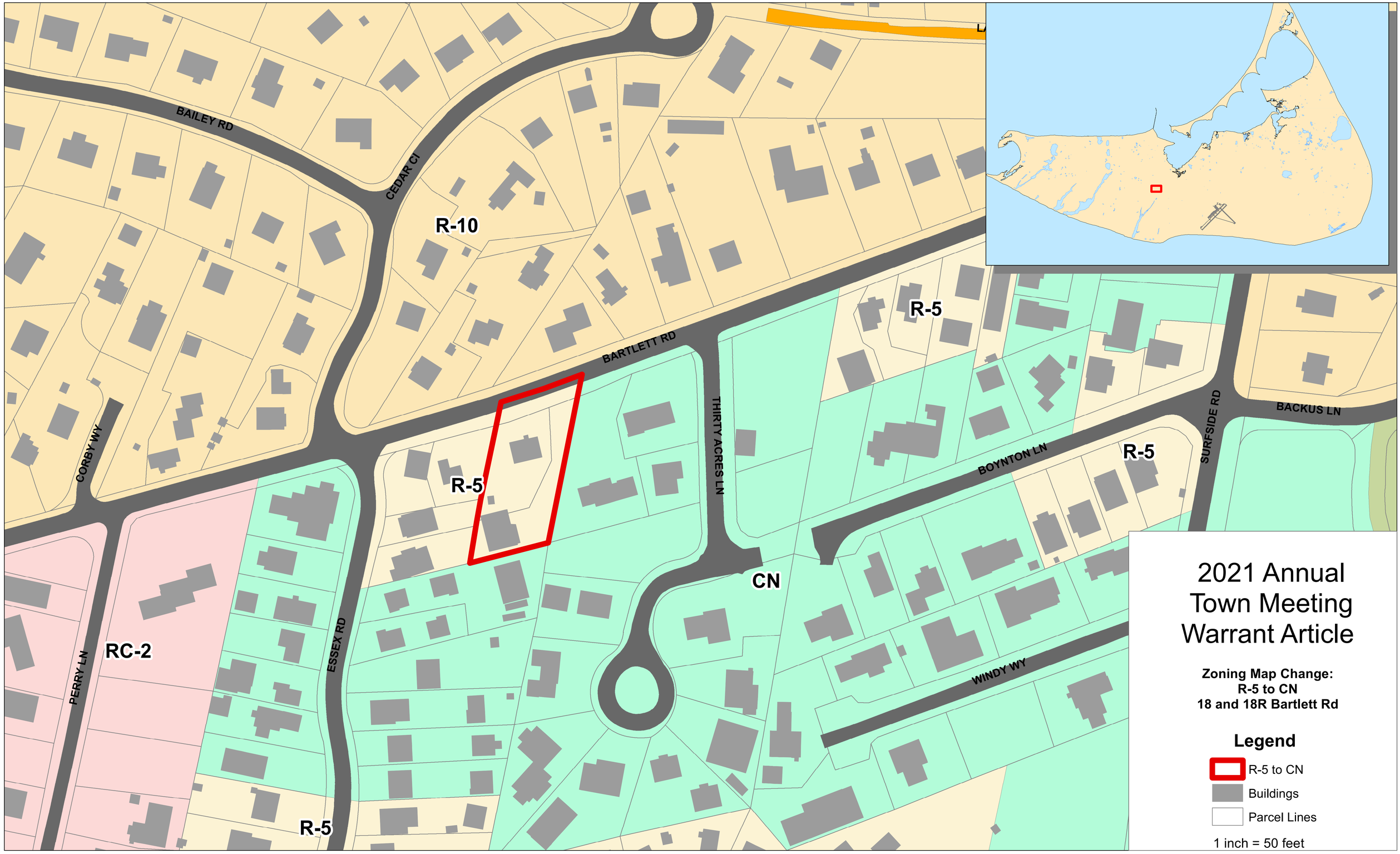
SR-1 to SOH Sconset



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018



Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

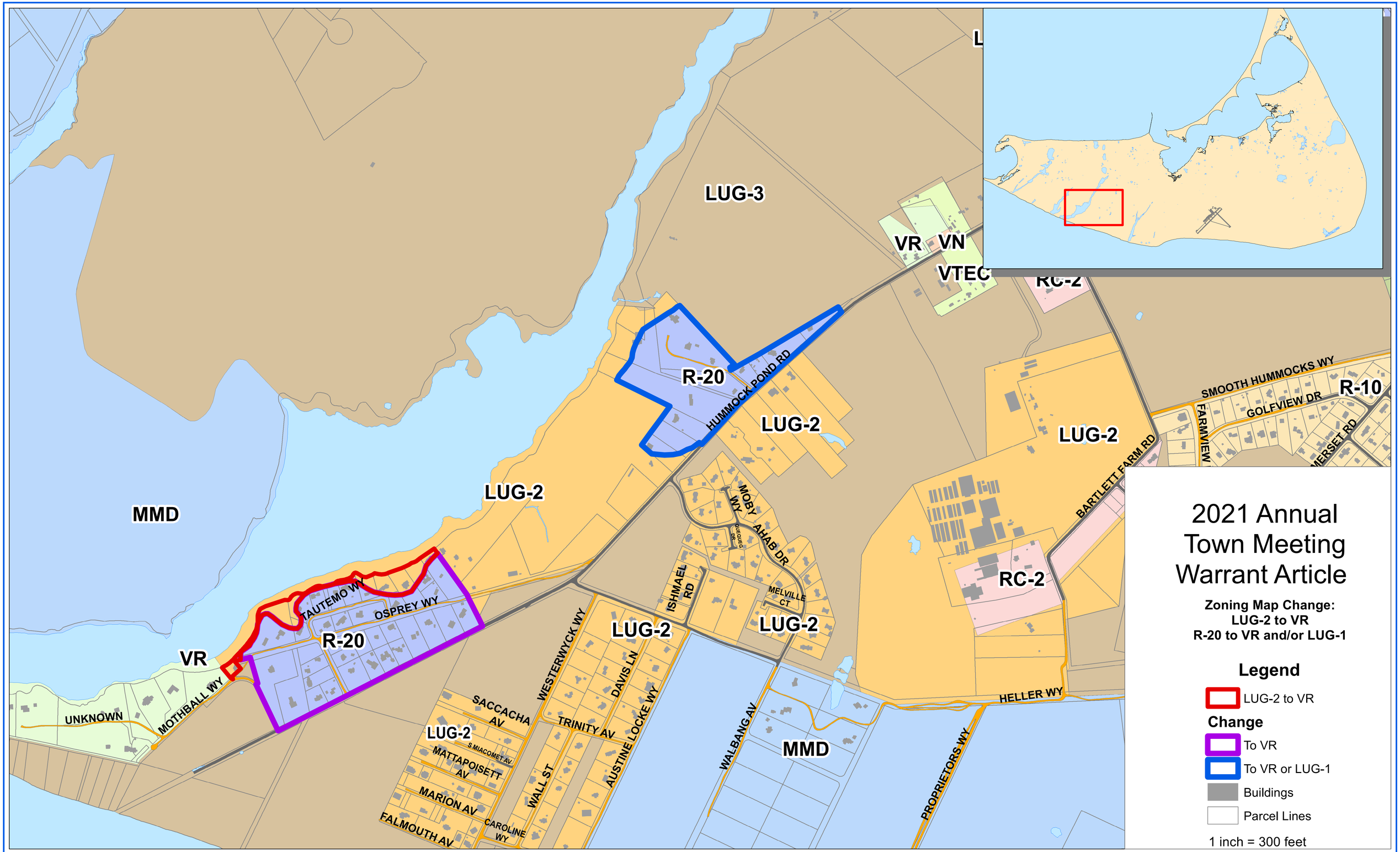
Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
LUG-2 to VR
R-20 to VR and/or LUG-1

Legend

LUG-2 to VR

Change

To VR

To VR or LUG-1

Buildings

Parcel Lines

1 inch = 300 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

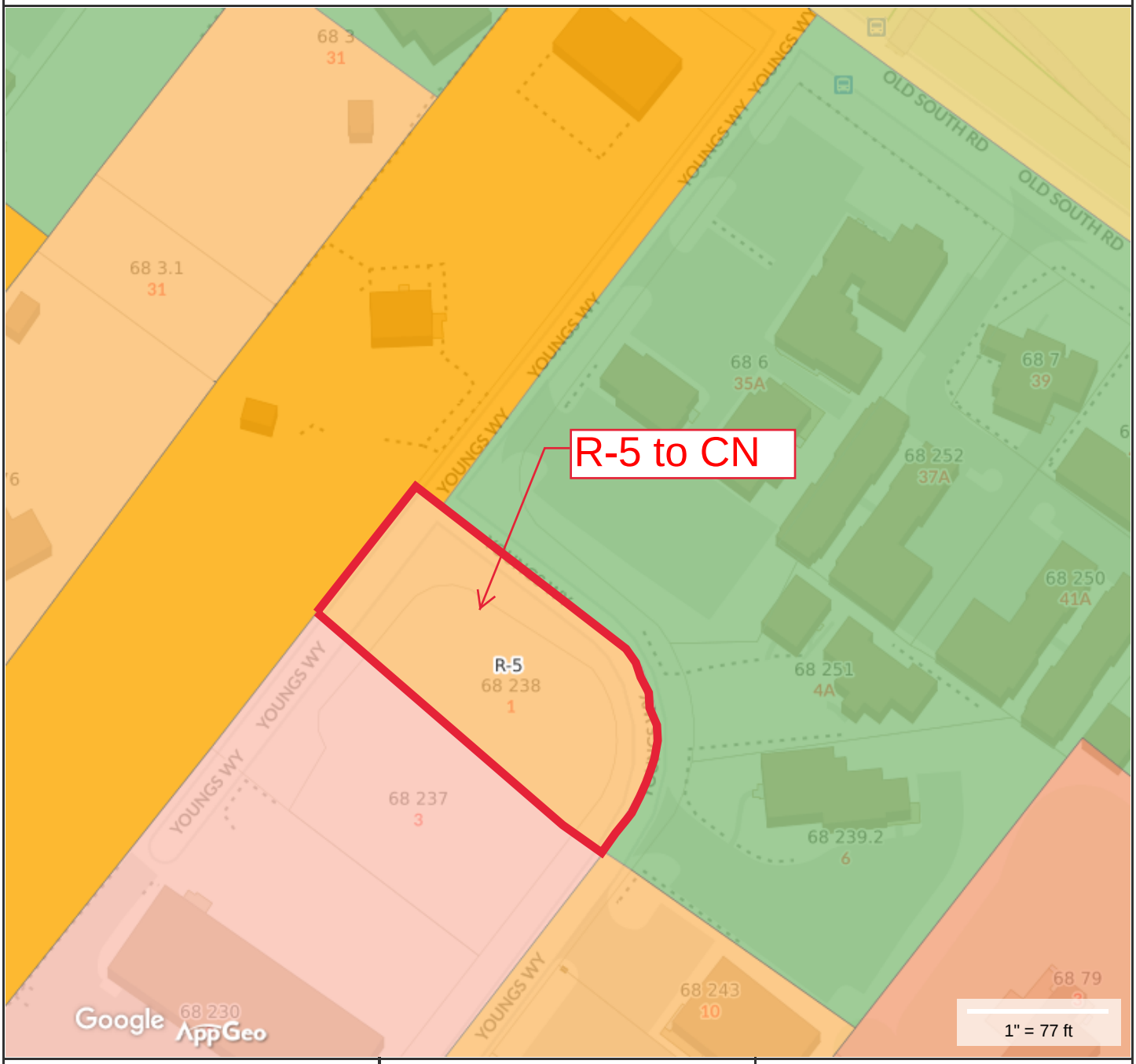
The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

R-5 to CN - 1 Young's Way

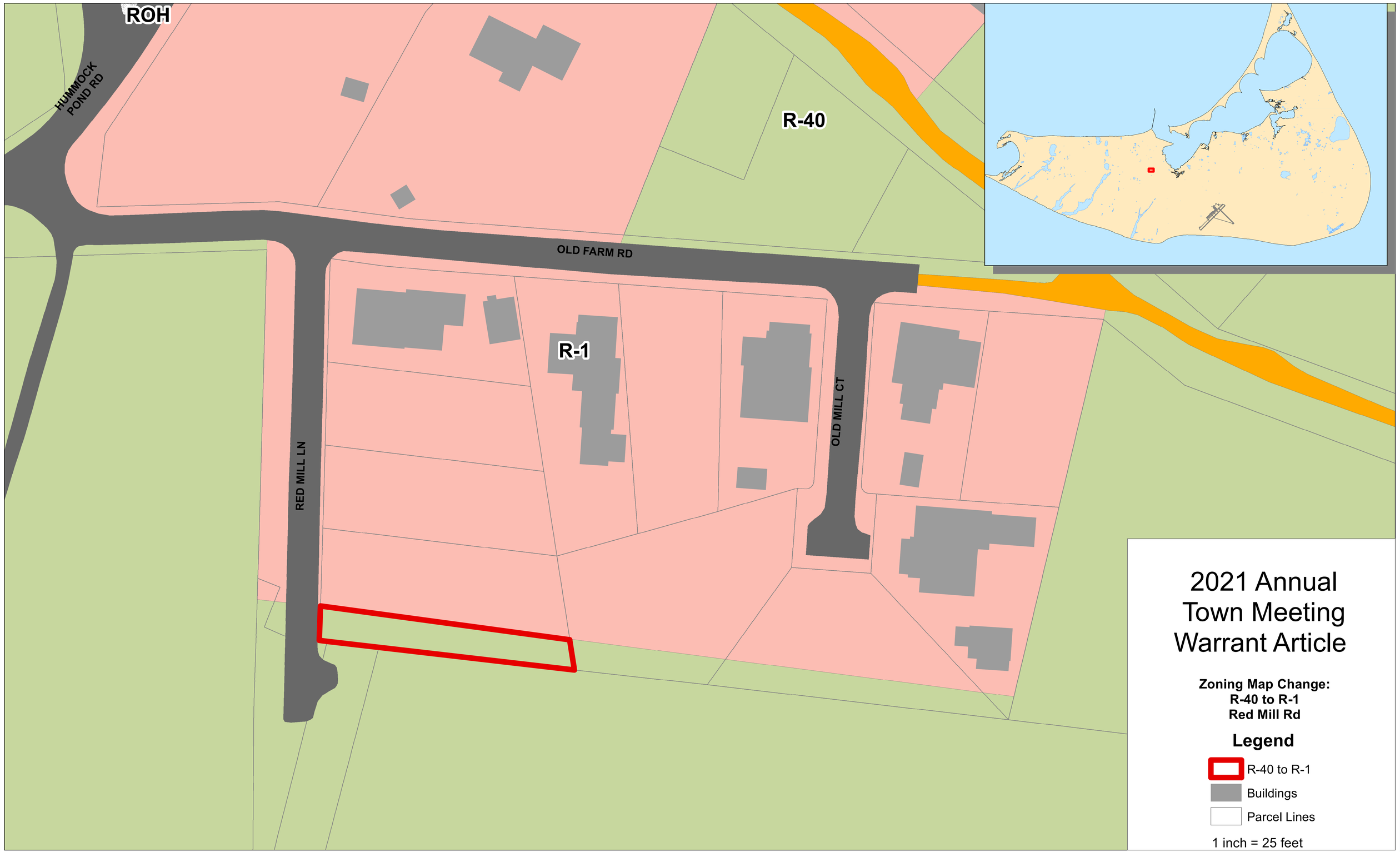


Property Information

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018



2021 Annual Town Meeting Warrant Article

Zoning Map Change:
R-40 to R-1
Red Mill Rd

Legend

- R-40 to R-1
- Buildings
- Parcel Lines

1 inch = 25 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

October, 2020

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

ARTICLE __

(Zoning Map Change: R-40 to R-1 – 8 Red Mill Lane)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing a portion of the following property currently located in the Residential 40 (R-40) district in the Residential 1 (R-1) district:

MAP	LOT	NUMBER	STREET
55	928 (a portion of)	8	Red Mill Lane

All as shown on a map entitled "2021 Annual Town Meeting Warrant Article __ R-40 to R-1" dated October 2020 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Select Board for Planning Board)

NOTE: The portion of this lot located in the R-40 district was formerly a portion of a paper street. The majority of the lot is located within the R-1 district.

ARTICLE 48 (REVISED for 2021 ATM TO MATCH 2020 ATM MOTION)
(Zoning Bylaw Amendment: Swimming Pool - Residential)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, by taking the following actions *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket)*:

1. Amend section 2A (definitions) as follows:

SWIMMING POOL - RESIDENTIAL
A structure designed …

- In the VR District only…

- In the R-1, SR-1, R-5, and R-5L districts only, the following criteria must be met: (1) a minimum lot area of 7,500 square feet is required, and (2) side and rear yard setbacks of 10 feet shall apply to the residential swimming pool and associated mechanical equipment. This requirement shall apply to residential swimming pools for which a building permit is issued after September 30, 2020.

2. Amend section 7A (use chart) by replacing "A" with "A with lot ≥ 7,500 sq ft" in the "Swimming pool - residential" row in the R-1/SR-1 and R-5/R-5L columns.

Or, to take any other action related thereto.

(Select Board for Planning Board)

PLANNING BOARD COMMENT: Impact of residential swimming pools have been an ongoing topic of discussion. Concerns have been expressed related to adding more structures that contribute to stormwater runoff, environmental issues related to draining water from residential swimming pools, noise and light impacts to neighbors, and other impacts that may degrade Nantucket's historic character. Other considerations include reducing the potential for an estate like development pattern that detracts from traditional neighborhoods, and ultimately housing that is attainable for year-round households.

Pools by Zoning District

(Source: Assessor Data through 07-31-18 updated on 9-25-20)

Total Pools: 975 (an increase of 182 over a 26 month period)

District	# of Pools	Increase
MMD	~~1~~ 2	+1
CTEC	1	0
RC	1	0
R-10L	2	0
RC-2	~~3~~ 5	+2
SOH	3	0
CN	4 (all hotel pools)	0
SR-1	5	0
SR-10	~~6~~ 8	+2
R-5	~~6~~ 8	+2
R-40	~~9~~ 13	+4
VR	~~9~~ 15	+6
ROH	~~19~~ 21	+2
R-10	~~19~~ 30	+11
SR-20	~~36~~ 41	+5
R-1	~~62~~ 79	+17
LUG-1	~~131~~ 169	+38
R-20	~~132~~ 157	+25
LUG-2	~~141~~ 172	+31
LUG-3	~~201~~ 237	+36

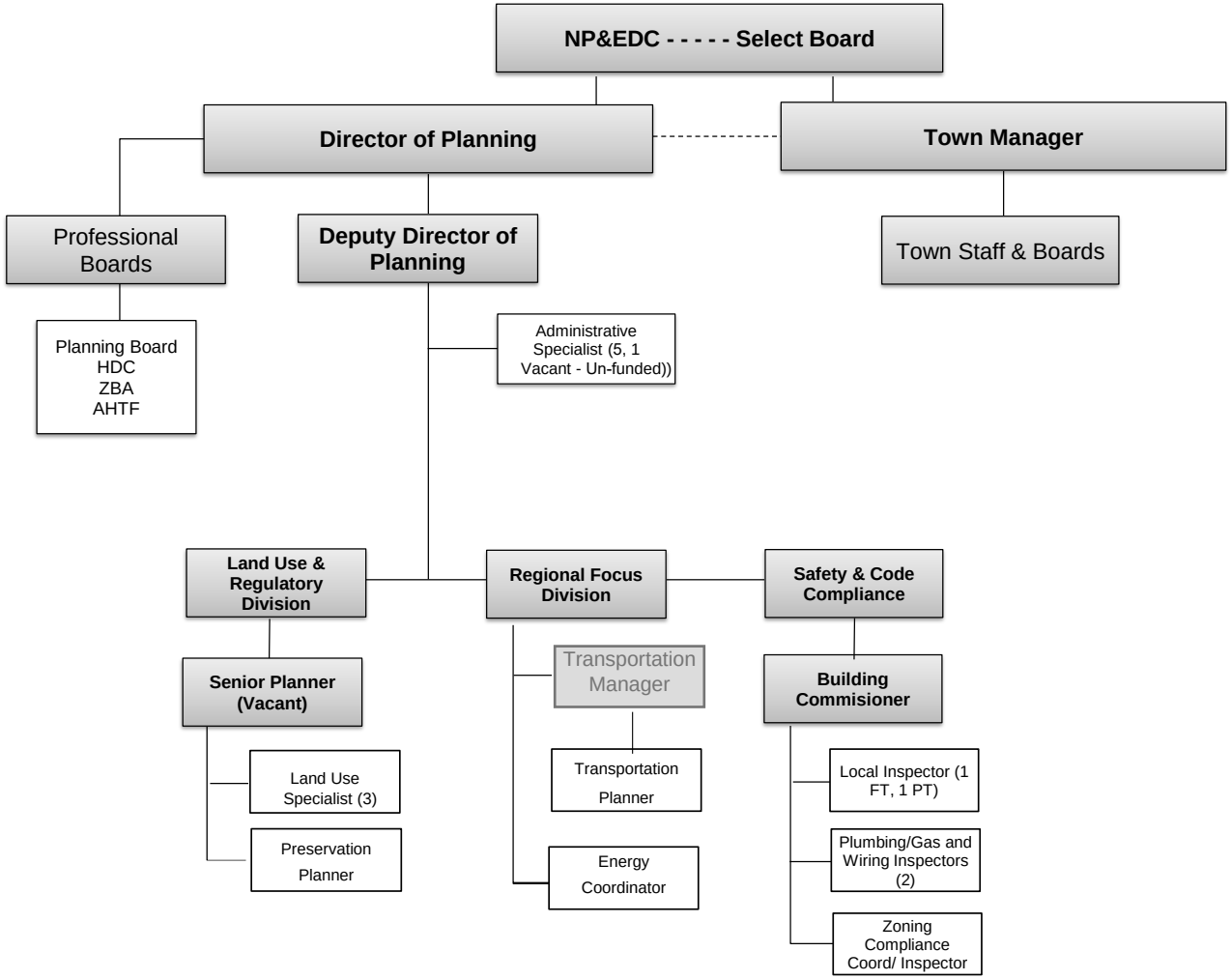
NPEDC Meeting

3/15/2021

Agenda Item VI.H

Update on HIRING EFFORTS for Transportation Planner

Town & County of Nantucket
PLUS Department Organization Chart
FY2022



NPEDC Meeting

3/15/2021

Agenda Item VI.I

DIRECTOR'S REPORT

Third and Fourth Quarter Report, August 2020-February 2021 3/15/2020

Goals for Director of Planning: voted June 17, 2019; NOTE: have not been updated due to impacts of COVID19

- **Initiate Master Plan update process**.
  - Open Space Plan underway-40% complete
  - Buildout Analysis: Weston and Sampson proposal generated-contract proposed-funding secured through DLTA (50%) and budget (50%-available July 1, 2021).
  - Town Area Plan-final plan generated, vote to adopt scheduled for March meeting.
  - Surfside Area Plan Update; work evaluated, discussion at March meeting.
  - Sconset Area Plan update; met with workgroup, survey completed, discussion at March meeting.
  - Madaket Area Plan update; discussion at March meeting.
- **Oversee local federal census effort**.
  - Final work to get accurate count through October.
  - Work largely concluded on November 1, 2020. Fall 2021 release expected
- **Transition yard sale program to Real Estate Specialist**.
  - Ongoing standardization of remaining Yard Sale closeouts.
  - Direct assistance and part of negotiating team on several projects: Land for school exchange and sewer pump station completed. Additional assistance requested for Harbor Place land exchange and Sheep Pond Road mitigation.
  - Assisted in development of final warrant articles for real estate actions for 2021 ATM.
- **Work on implementation of PLUS ops study recommendations that relate to administrative improvements**.
  - Ongoing review with management staff, monthly meeting.
- **Continue efforts to advance the 2009 Master Plan implementation.**
  - Final roster of warrant articles developed ATM 21 meeting.
- **Improve and expand data production and distribution**.
- **Broaden written reporting and analysis efforts**.
  - Reporting and distribution efforts continued
- **Revise Annual Review process for 2-1-2020:** Deferred due to COVID 19, wage freeze for non-union employees.
- **Other activities**.
  - Transportation.
    - Tom Nevers Bike Path-development of final review plan with mailing for abutters, scheduling public hearings for next quarter.
    - Pleasant, Sparks, Williams sidewalk and multi-use path-. develop final review plan with DPW Director; historic review, contract for archaeology.
    - Harbor Place engineering review participant.
    - Masswork grant assistance.
  - Review of historic initiatives, CLG submission, final NHC mission statement, Survey grant support.
  - Legal issues regarding Whale's Watch and ACK Now complaint (New Mill Street).
  - Administration.
    - Staff promotions, hiring, organization.
      - Transportation Planner: Advertise and interview potential candidates. Develop strategy to re-structure.
      - Resignation of Inspector James Barry, February 26, 2021.
- Consistent recognition of staff efforts; customer service.

Master Plan Update Schedule updated March 2021

Andrew Vorce, AICP - Director of Planning

Tasks	2019		2020				2021				2022				2023	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Introduction and Glossary																
Update content																
Element 1 - Goals and Policies Statement																
Develop Vision																
Develop Goals and Policies for Elements 2 - 8																
Schedule public comment session																
Element 2 - Land Use																
Update content, generate new maps																
On-going implementation from 2009 plan																
Schedule public comment session																
RELATED DOCUMENTS																
Land Use Density and Zoning District Spreadsheet																
Buildout Analysis - Phase I																
Element 3 - Housing																
Update content																
Receive Decennial Census Data																
Schedule public comment session																
RELATED DOCUMENTS																
Housing Production Plan								COMPLETE								
Nantucket Housing Needs Assessment								COMPLETE								
Element 4 - Economic Development																
Update content, generate new charts																
Schedule public comment session																
RELATED DOCUMENTS																
Economic Impact Survey - COVID 19								COMPLETE								
Element 5 - Natural and Cultural Resources																
Update content, include new Cultural District																
Schedule public comment session																
RELATED DOCUMENTS																
Hazard Mitigation Plan								COMPLETE								
Coastal Resiliency Plan																
Nantucket & Madaket Harbors Action Plan **STATUS?**																
Element 6 - Open Space and Recreation																
Update content																
Schedule public comment session																
RELATED DOCUMENTS																
Open Space and Recreation Plan																
Parks Master Plan								COMPLETE								
Element 7 - Services and Facilities																
Update content																
Schedule public comment session																
RELATED DOCUMENTS																
Space Needs Assessment																
Facilities Assessment																
Comprehensive Wastewater Management Plan								COMPLETE								
10-year Capital Plan								COMPLETE								
Element 8 - Circulation and Transportation																
Update content, generate new maps																
Schedule public comment session																
RELATED DOCUMENTS																
Regional Transportation Plan								COMPLETE								
Transportation Improvement Program								COMPLETE								
Element 9 - Implementation																
Update content, generate new charts																
Obtain certified copies of approved																
Warrant Articles from 2009 ATM to present																
Schedule public information session																
Adoption/Approval of Plan																
Select Board																
Nantucket Planning & Economic Development Commission																
Planning Board																
Town Meeting																

Jim Barry

From: Nantucket Builders Association <admin@nantucketbuildersassociation.org>
Sent: Friday, February 26, 2021 10:16 AM
To: Jim Barry
Cc: Board of Directors
Subject: Thank you and good luck!

Hello Jim,

A quick word of thanks and appreciation for your years of reliable and steady service to our building industry here on Nantucket. The consensus of our Board reveals that you have always been regarded as a measured, patient, and experienced resource to all of us out in the field. As you move on to the next chapter we'd like to say "Thank you" Jim. We wish you all the best in a well deserved retirement. Fair winds!

Warmly,

The Board of Directors
Nantucket Builders Association.

--
NANTUCKET BUILDERS ASSOCIATION
Phone: 508-228-1600 (Please leave a message)
Address: P.O. Box 3446
Nantucket, MA 02584
admin@nantucketbuildersassociation.org

NPEDC Meeting

3/15/2021

Agenda Item VII

Other Committee Reports - RPAC

March 9, 2021

Dear Legislative Rural Caucus Members:

The 2018 Rural Policy Plan demonstrated the differences between rural and urban Massachusetts and how policy, legislation and funding formulas disadvantage rural municipalities. Lessons learned from the COVID pandemic – from inadequate local public health capacity to limited testing and vaccination sites in rural regions – and the recent study released by Auditor Bump, "The Impact of State-Owned Land and Solar Taxation Policies on Municipalities" further reinforce these disparities. The Rural Policy Advisory Commission asks Rural Caucus members to keep the needs of rural municipalities at the forefront of their legislative work.

We hope that you will be willing to co-sponsor the following bills that will positively impact rural municipalities and regions, and the Commonwealth's economy.

- **HD.1660 and SD.1219, An Act Relative to the Rural Policy Advisory Commission, filed by Representatives Blais and Mark and Senator Hinds** codifies the RPAC in MGL Chapter 23A and creates an Office of Rural Policy**.** The RPAC believes that such an Office is necessary to provide the sustained and dedicated focus on the needs of rural municipalities and rural economies and is critical to ensure the wellbeing and resilience of rural Massachusetts.

- **SD.1197, An Act to Reform Payments in Lieu of Taxes for State-Owned Land, filed by Senator Hinds.** Auditor Bump's recent analysis of PILOT payment inequity, especially to rural municipalities, highlights the need for a new formula and this legislation.

- **SD.1067 and HD.1712, An Act Relative To Accelerating Improvements To The Local And Regional Public Health System To Address Disparities In The Delivery Of Public Health Services (SAPHE 2.0), sponsored by Senator Comerford and Representatives Kane and Garlick** would provide funding, training, credentialing and would encourage regionalization of local public health systems. Little was more highlighted during the ongoing pandemic than the weakness of the local public health system in Massachusetts and especially the significant capacity, expertise and financial limitations of Boards of Health in rural municipalities.

- **HD.3650, An Act Relative to Transformative Development Initiatives in Rural Communities, filed by Representative Mark.** The TDI Program administered by MassDevelopment was designed to assist Gateway Cities with innovative, community-supported economic development. Transforming this program to work with rural sub-regions that commonly share economic sectors and are used to working together to share municipal services has great potential to stimulate and stabilize struggling rural economies.

- **SD.1198 and HD.1659, An Act Promoting Rural Jobs/An Act Establishing the Massachusetts Rural Jobs Act, sponsored by Senator Hinds and Representative Blais.** It was disappointing that Governor Baker vetoed the Rural Jobs Act from the recently passed Economic Development Bond. The RPAC supports this bill to assist rural businesses and economies.

- **SD.2457, An Act Modernizing Student Transportation, filed by Senator Hinds.** This bill would enable parents to formally opt out of having their kids ride on a bus, which many parents already do informally, and would allow school districts to plan their school bus routes and schedules around actual student bus use. This would be one way to reduce the regional school transportation costs burdening rural, regional school districts.

- **SD.419, An Act Establishing a Special Education Funding Reform Commission, filed by Senator Comerford** that will review the Commonwealth's system for financing special education and make recommendations for a more equitable system that provides adequate funding to local school districts, benefiting all districts including rural districts.

- **HD1611 and SD. 1046, An Act Advancing Equity for Rural Communities Receiving State Grants, filed by Rep. Blais and Senator Comerford** would help rural communities have more access to critical state grant funds.

- **HD.2433 and SD.2452, An Act Relative to Unpaved Roads sponsored by Representative Blais and Senator Hinds**. Rural municipalities in Massachusetts are responsible for maintaining nearly 2,000 miles of locally-owned dirt and gravel roads. Current Chapter 90 formulas allocated to rural municipalities do not afford paving these roads and while travel is light, maintenance needs are unique and expensive, especially as severe storm events increase over time.

- **SD.611 and HD.1252, An Act Providing For Climate Change Adaptation Infrastructure And Affordable Housing Investments In The Commonwealth filed by Senator Eldridge and Representative Elugardo.** This legislation will increase the Deeds Excise Tax (from $4.56 per $1,000 to $7.98 per $1,000) that is due upon the sale of real property in Massachusetts, to generate approximately $300 million in new revenue each year to be split evenly between Affordable Housing and Climate resiliency. While the benefit of this legislation is not exclusive to rural regions, it would be a useful tool for rural communities.

- **HD.3764, An Act Empowering Cities and Towns to Impose a Fee on Home Sales Over One Million Dollars to Support Affordable Housing sponsored by Representatives Fernandes and Malia**. Many rural communities, especially on the Cape and Islands, face a significant lack of affordable housing due to market pressures from second home-owners and aging housing stock. This Act would provide additional resources for affordable housing production.

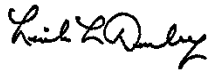
- **SD.2196, Resolve to Diversify Farmland Opportunities to Combat Climate Change filed by Senator Kennedy.** This resolve recognizes the role of agricultural land in climate change response and creates a commission to study how to strengthen that role.

- **HD.3695, An Act Creating a Green Bank to promote Clean Energy in Massachusetts filed by Representative Mark.** This legislation would create a Bank chartered to finance green and renewable energy projects, exclusively. As a quasi-public entity with a specific focus in the charter, this bank could use more favorable metrics for renewable energy projects than a traditional bank. While not a rural-specific bill, it would have the potential to level the playing field in smaller communities where projects will naturally be on a smaller scale and have a smaller payoff.

RPAC members know there are dozens, if not hundreds, of additional worthy and important bills that could benefit rural communities (and apologize if we did not find some that were filed by your membership). We hope that you will support and co-sponsor these bills and others that look out for the needs and welfare of rural municipalities.

Thank you for your continued support, representation and advocacy.

Sincerely,



Linda Dunlavy, Chair

Jay Coburn, Vice Chair

On behalf of the members of the Rural Policy Advisory Commssion

NP&EDC MEETING

3/15/2021

AGENDA ITEM VIII.

OTHER BUSINESS

For Information ONLY

Nantuck Open Space and Recreation Plan Update

Kick-off Meeting with Town Staff
Virtual - Meeting Link to be Provided
Sept. 24, 2020

Meeting notes have been added following various Agenda items. They are highlighted in blue and italicized.

1. Introductions with Town Staff

- Libby Gibson
- Andrew Vorce
- Holly Backus
- Jeff Carlson
- Ken Beagrand
- Rob McNeil
- Leslie Snell

2. Project Contacts | Communication with Weston & Sampson

- Gene Bolinger, bolingere@wseinc.com
- Amanda Kohn, Kohn.Amanda@wseinc.com

3. Project Charge | UPDATE of the Open Space and Recreation Plan (OSRP)

- 2007 OSRP (Helios Land Design)
- 2014 OSRP (Nantucket Planning Office w/ assistance from Brown Walker Planners, Inc.)
- OSRP Outline (see next page)

Notes:

- *Climate Action Plan in the works and will need to coordinate with that process*
- *Tom Nevers has a lot of interest. Lots of erosion occurring here. Not likely to invest in active recreation in this location.*
- *Need to identify lands that are used for recreation but may not be protected. A matrix showing the restrictions and expiration dates would be helpful.*
    - *For example, Coffin Park may or may not be protected.*

4. Project Schedule

	Sep	Oct	Nov	Dec	Jan
1- Basic Information Updates					
2- Stakeholder and Public Engagement		Public Event 1		Public Event 2	
3- Needs Analysis					
4- Goals, Objectives, and Actions					
5- Final Report					

Notes:

- *October would be good for engagement*
- *Create a video and a survey for online. Could get a clip from the Planning Board chair.*
- *Local government TV has limited capacity with other airings*
- *Work with Florence to get website updated and to post videos*
- *Can post in the paper*
- *Zoom webinar platform is used. Do this for the second meeting.*
- *Could show video at Select Board and Planning Board meetings*
- *Action list should be realistic. Costs and permitting should be considered.*

5. Stakeholder List (Connect with Key Constituents)
   - Town representatives
   - Non-profits
   - Others
   - Draft a simple survey with questions/summary of information that would be helpful

   Notes:
   - *Parks and Rec Commission*
   - *Planning Board*
   - *Coastal Resilience Advisory Committee*
   - *Commonwealth (DCR, Forest)*

6. Site Visit Planning
   - Focus on Town-owned Park/Opens Space Properties
   - Active and passive recreation
   - Inventory school sites
   - Inventory non-profit sites
   - Inventory other public lands of interest (state/federal)

Notes:

- *Nantucket Housing Authority – playgrounds and facilities*
- *Tuckernuck – may not have any land open to the public. Need to check. May also have conservation restrictions.*
- *Update PowerPoint, Nantucket Islands – with an S*
- *Land Bank is quasi-governmental*
- *Sconset not Siasconset*
- *Teen Center is not operational, is currently the school's central office*
- *Boys and Girls Club also has some playing fields*
- *Airport Park. Very popular but not designated land. Could be dedicated someway. Airport/town owned.*
- *Should detail what town department/commission has agency. For example, Dead Horse Valley is maintained by DPW.*
- *37 Washington St. is of interest.*

7. GIS Mapping Coordination

8. Data Requests

9. Wrap Up and Next Steps
    - WSE:
        - Put together an elevator speech on the difference between the OSRP and the Parks Master plan
        - Furnish samples/Share requirements of mapping needs
        - Provide list of site investigation locations
        - Start drafting public engagement material

OSRP | Outline of Required Contents

1. Plan Summary
2. Introduction
3. Community Setting
4. Environmental Inventory and Analysis
5. Inventory of Lands of Conservation and Recreation Interest
6. Community Vision
7. Analysis of Needs
8. Goals and Objectives
9. Five Year Action Plan
10. Public Comments
11. References

APPENDIX

Attachments

- Map 11 Open Space Inventory
- Map 12 Action Plan

Weston & Sampson

85 Devonshire Street, 3rd Floor, Boston, MA 02109
Tel: 617.412.4480

MEMORANDUM

TO: Andrew Vorce and Holly Backus

FROM: Gene Bolinger and Amanda Kohn

DATE: 10/14/2020

SUBJECT: Open Space and Recreation Plan Field Investigations

The following list is comprised of major park and open space assets located in Nantucket. It is not intended to be all inclusive. We are tentatively scheduled to visit the properties listed under the heading of OSRP and PRMP as discussed during the kickoff call. We will also visit select properties under the management and/or ownership of the Nantucket Conservation Foundation and Nantucket Islands Land Bank as respectively labeled NCF_Web and LB_Web. All properties of park, open space and recreation interest will be included in the open space inventory, but not all properties will be visited.

Source	Park Name	Owner	Address
14_OSRP	Codfish Park	Nantucket Islands Land Bank	4 Codfish Park Road
14_OSRP	Dead Horse Valley	Nantucket Park and Recreation Commission	Adjacent to Mill Hill Park
14_OSRP	Francis Street Beach	Nantucket Park and Recreation Commission	76 Washington St/Francis Street
14_OSRP	Madaket Beach	Nantucket Park and Recreation Commission	0 Alabama Avenue and 2 Ames Street
14_OSRP	Sconset Beach	Nantucket Park and Recreation Commission	Baxter Rd
14_OSRP	Skate Park		6 Backus Ln
PRMP	Children's Beach	Nantucket Park and Recreation Commission	15 Harbor View Way
PRMP	Coffin Park	Nantucket Park and Recreation Commission	48 Cliff Road
PRMP	Consue Springs		Union Street
PRMP	Delta Fields	Nantucket Islands Land Bank	10 Sun Island Road
PRMP	Dionis Beach	Nantucket Park and Recreation Commission	45 Eel Point Road
PRMP	Fisherman's Beach	Town of Nantucket	45 Nonantum Avenue
PRMP	Hulbert Ave. & East St. Circle		Easton Street

Source	Park Name	Owner	Address
PRMP	Jetties Beach	Nantucket Park and Recreation Commission	4 Bathing Beach Road
PRMP	Lincoln Circle		Lincoln Avenue
PRMP	Mill Hill Park	Nantucket Park and Recreation Commission	47 Prospect Street
PRMP	Nobadeer Athletic Complex	Town of Nantucket (Airport)	7 Nobadeer Road
PRMP	Surfside Beach	Nantucket Park and Recreation Commission	4 Western Avenue
PRMP	Tom Nevers Park	Nantucket Park and Recreation Commission	130 Tom Nevers Road
PRMP	Winter Park	Town of Nantucket	43 Essex Road
NCF_Web	Coatue Wildlife Refuge	Nantucket Conservation Foundation	107 Wauwinet Rd
NCF_Web	Eel Point	Nantucket Conservation Foundation	Eel Point Road
NCF_Web, LB_Web	Head of the Plains	Nantucket Conservation Foundation and the Nantucket Islands Land Bank	Head of Plains Rd
NCF_Web	Little Neck	Nantucket Conservation Foundation	Near Madaket Marine Boatyard
NCF_Web	Madequecham Valley	Nantucket Conservation Foundation	Madequecham Valley Road
NCF_Web	Masquetuck	Nantucket Conservation Foundation	15 Quaise Pasture Rd
NCF_Web	Middle Moors	Nantucket Conservation Foundation	165 Milestone Road,
NCF_Web	Milestone Cranberry Bog	Nantucket Conservation Foundation	Milestone Road
NCF_Web	Nantucket Field Station	Nantucket Conservation Foundation	180 Polpis Rd
NCF_Web, LB_Web	Norwood Farm/Stump Pond	Nantucket Conservation Foundation and the Nantucket Islands Land Bank	237 Polpis Road
NCF_Web, LB_Web	Sanford Farm and Ram Pasture	Nantucket Conservation Foundation and the Nantucket Islands Land Bank	118 Madaket Rd
NCF_Web	Squam Farm	Nantucket Conservation Foundation	1 Squidnet Way
NCF_Web	Squam Swamp	Nantucket Conservation Foundation	Wauwinet Road
NCF_Web	Windswept Bog	Nantucket Conservation Foundation	301 Polpis Rd
LB_Web	Gardner Farm	Nantucket Islands Land Bank	Hummock Pond Road
LB_Web	Hinsdale Park	Nantucket Islands Land Bank	Old South Road
LB_Web	Holly Farm	Nantucket Islands Land Bank	Polpis Harbor Road
LB_Web	Shawkemo Hills	Nantucket Islands Land Bank	Polpis Road
LB_Web	Smooth Hummocks Coastal Preserve	Nantucket Islands Land Bank	Somerset Road

Mapping Checklist

Required

- ☐ **Regional Context Map** –
    a. Scale showing the location off the coast of MA
    b. Regional resources – like ports
    c. Basic mapping features – like major waterbodies, roadways, etc.

- ☐ **Environmental Justice Map** – currently defined as
    a. Block group whose annual median household income is equal to or less than 65 percent of the statewide median ($62,072 in 2010); or
    b. 25% or more of the residents identify as a race other than white; or
    c. 25% or more of households have no one over the age of 14 who speaks English only or very well - English Isolation

- ☐ **Zoning Map** –

- ☐ **Water Resources Map** – Available from MassGIS
    a. Watershed boundary
    b. Surface water
    c. Aquifer recharge areas/Zones of contribution to public supply wells
    d. Wetlands
    e. Flood hazard zones
    f. Vernal pools

- ☐ **Soils and Geologic Features Map** – MassGIS has data sets depicting surficial geology
    a. Soil types
        i. Deep, sandy or gravelly, well-drained and excessively-drained soils
        ii. Wetland soils (peats and mucks)
        iii. Poorly-drained soils
    b. Areas with steep slopes (>25%)
    c. Any prime agricultural area
    d. Any contaminated parcels (brownfields)

- ☐ **Unique Features Map** –
    a. Underutilized vacant lots
    b. Beaches
    c. Bike paths
    d. Scenic roads
    e. Major cultural, archeological, historic locations
    f. BioMap2: Core Habitat
    g. BioMap2: Critical Natural Landscape
    h. **There are no Areas of Environmental Concern**

☐ **Open Space Inventory Map and Table**–

a. Table with:
    i. Ownership
    ii. Zoning
    iii. Degree of protection/notation on conservation restriction
    iv. If available
        1. Management agency (if different than owner and available)
        2. Public access (is it open to the general public, is there a fee)
        3. Access for people with disabilities
        4. Amenities
    v. Map illustrating open space by ownership
        1. Municipal
        2. Land trust or non-profit
        3. Private

☐ **Action Plan Map** –to come later

Optional

☐ **Historic Community Maps** –

a. Show change in land use, new development

☐ **Population Characteristics** –

a. Census blocks with population density
b. % change of population by Census Block
c. Census block with income

☐ **Current Land Use** –

a. 1 version with just land use
b. 1 version with impervious surface area

☐ **Existing Infrastructure** –

a. Transportation, water, sewer assets

☐ **Maximum Zoning Build-Out** –

☐ **Plant and Wildlife Habitat** – BioMap2 specific map (currently capture in Unique features)

☐ **Environmental Challenges** –

a. Hazardous waste sites
b. Landfills
c. Erosion
d. Sedimentation
e. Impaired waterbodies
f. Pollution sources
g. Tree canopy (may be better as a standalone map)

Open Space and Recreation Plan 2014 Nantucket, MA

Map 11 Conservation & Recreation Land

Legend

Property Tax Relief

- Chapter 61A
- Chapter 61B

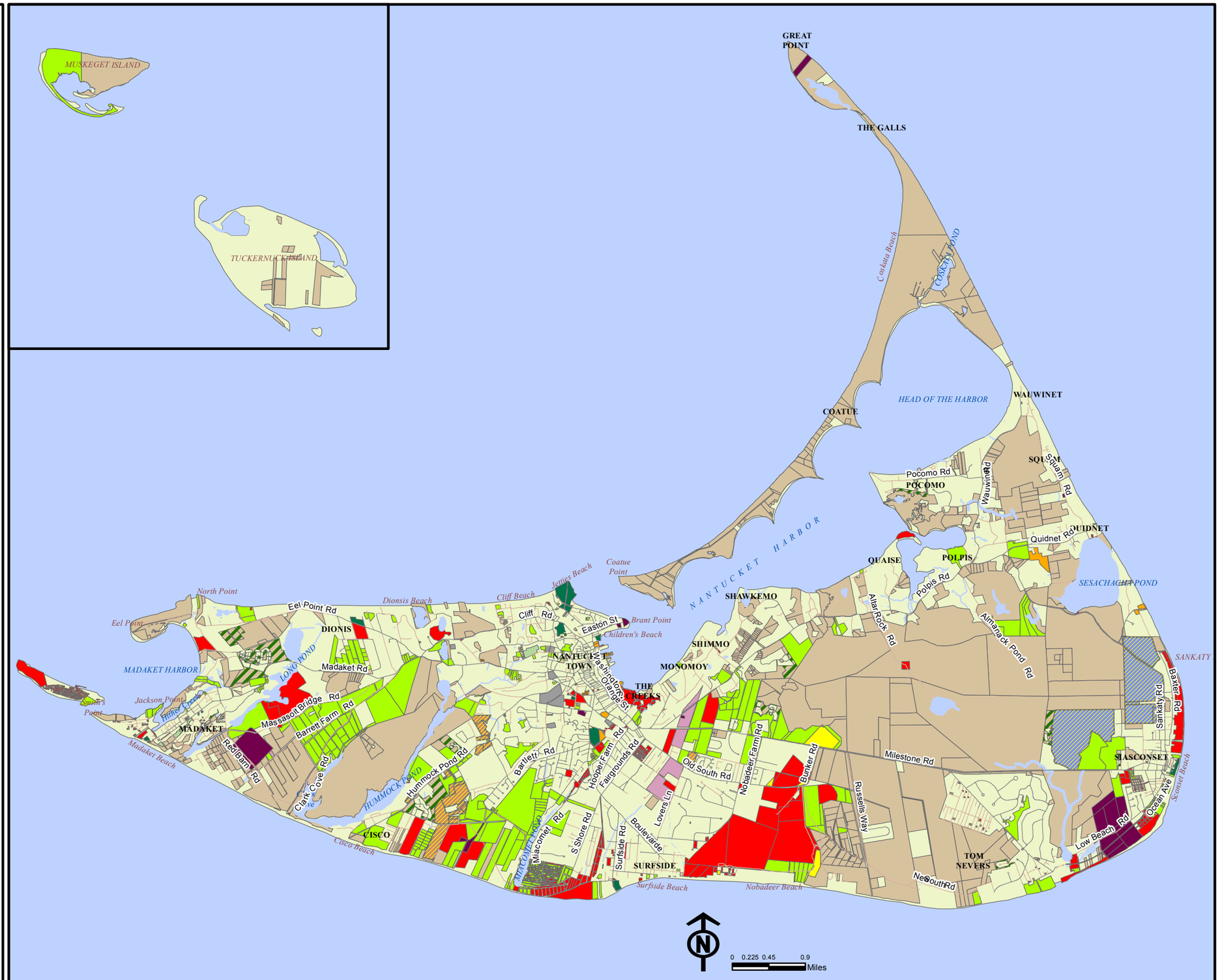
Zoning

- Greenbelt

Management Type

- Private Conservation
- Private Historical
- Land Bank
- Private Recreation
- Cemetery
- Federal
- State
- Town Conservation
- Town Recreation
- Airport
- Town Vacant
- County Vacant

Prepared by Brown Walker Planners, Inc. October 2014. Data sources: MassGIS, Town of Nantucket. Map is intended for planning purposes only.



Open Space and Recreation Plan 2014 Nantucket, MA

Map 12
Action Plan

Legend

Permanent Protection
- Federal
- State
- Land Bank
- Private

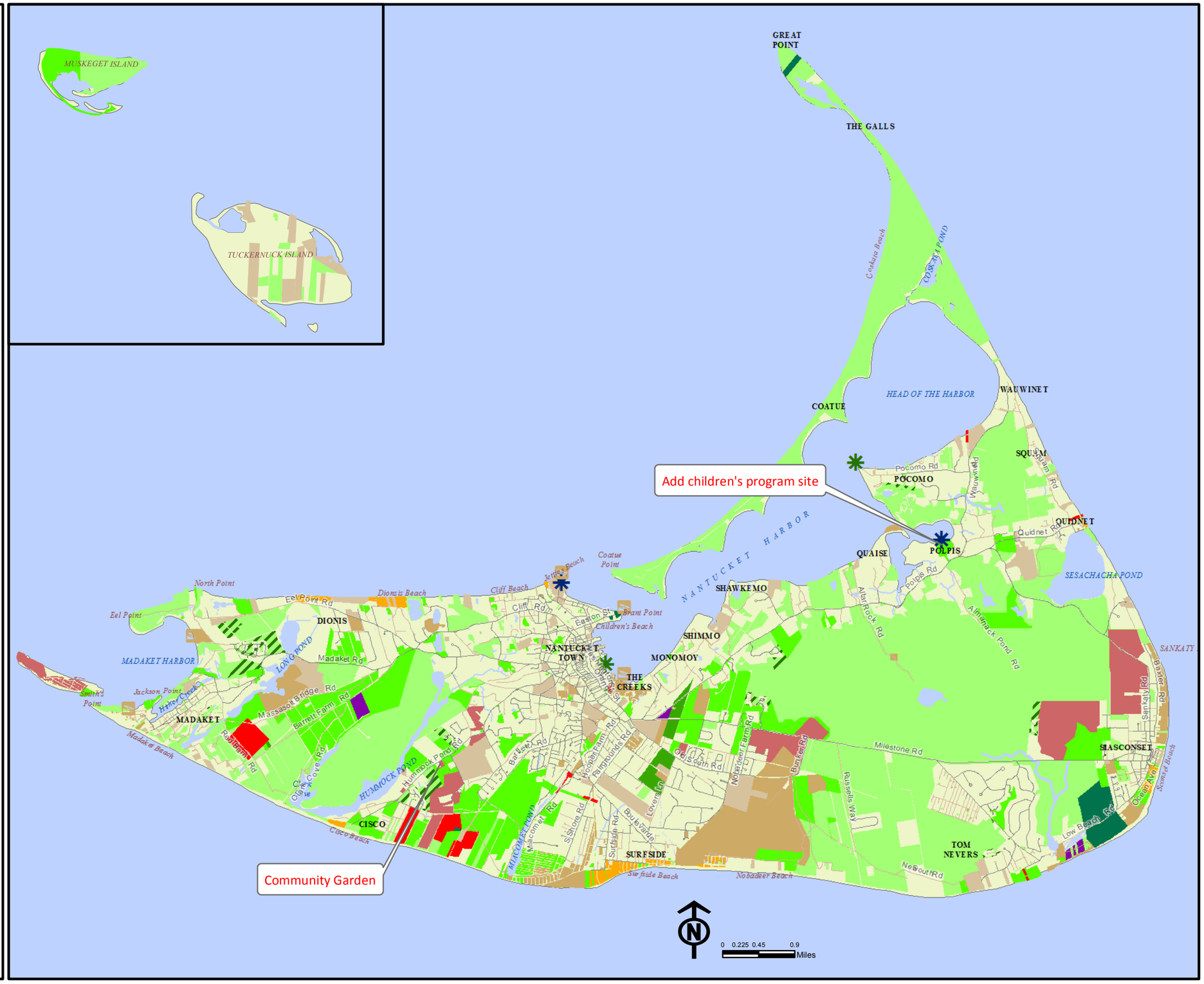
Temporary Protection
- Town or County Land
- Greenbelt Zoning

Spot Improvements
- Boat Ramp
- Waterfront Access
- Water Source
- Access Improvement

Priority Areas
- Convey to Land Bank
- Property of Interest
- One Big Beach
- Land Acquisition

Other Open Space
- Unprotected

Prepared by Brown Walker Planners, Inc. October 2014. Data sources: MassGIS, Town of Nantucket. Map is intended for planning purposes only.



Town of Nantucket
Build-Out Study
Scope of Services

A Build-Out Study provides a numerical and spatial projection for future development based on current regulatory, environmental and site constraints. Build-Out Studies inform and support comprehensive land use planning, economic development, and facilities and service planning. They also enable communities to test alternative development scenarios, such as increased densities or conservation areas, to better understand the physical impact of contemplated regulatory changes.

Weston & Sampson completed an analysis of developable and redevelopable land within the Town Sewer District and the 2014 CWMP Needs Areas as part of the 2020 Sewer Master Plan, as well as the Sconset Sewer District as part of the Sconset CWMP Update. That effort involved sorting tax assessor parcel data by zoning district, identifying non-buildable lots, determining the build-out capacity of the remaining lots and the size of existing or potential structures in terms of bedrooms, and projecting a future wastewater flow in gallons per day. The build out analysis for the Sewer Master Plan and the Sconset CWMP Update included approximately 4,000 buildable parcels.

This project builds on that analysis by looking at Nantucket townwide using updated and refined tax assessor parcel data to project development and redevelopment through 2045. Population growth models will be developed for the last 25 years (though 1995). Data will be formatted by map and parcel numbers.

Background

Three prior build-out studies have been completed. With the 1997 Build Out Study, completed by the Nantucket Planning and Economic Development Commission et al, the Town sought to substantiate prior build-out studies given changes in zoning. This effort involved a lot-by-lot analysis, presumably without GIS, and before wetland maps or other data readily available today. At the time of the analysis, only 12% of Nantucket's total dwelling units were secondary dwelling units on a single parcel, a number which has likely increased significantly. This build-out projected a maximum of 23,760 new dwelling units on 12,311 lots (27% of which are secondary dwellings).

In 2000, the Commonwealth conducted a Build-Out Analysis. According to the Master Plan, this study discounted large swaths of the island as unbuildable due to various development constraints, and only considered by-right development (not potential Chapter 40B housing). As a result, this study concluded a conservative 2,128 new dwelling units in its build-out.

In 2018, students from Worcester Polytechnic Institute completed a third build-out study using tax assessor data to identify parcels with one or more residential structures in each district and then calculated an average number of dwellings per parcel. Separately, they used tax assessor data to categorize parcels that are buildable and/or subdividable to determine a hypothetical maximum buildout

scenario. Based on this data and input from Town and development stakeholders, the students developed a low and high growth scenario for 2030. They concluded that Nantucket currently has 10,456 dwelling units with a maximum build-out of 5,431 new units (15,887 total).

Scope of Services

Task 1 – Collect Existing Conditions Data

1.1 The ENGINEER will plan and conduct work sessions with town representatives to review tax assessor data, zoning, and growth rates. The budget for this task includes up to four (4) virtual work sessions.

1.2 The ENGINEER will collect relevant GIS data illustrating constraints to development (current and projected with sea-level rise).

1.3 The ENGINEER will determine population growth rates from 1960 to 2010 based on the most updated available U.S. Census data. The ENGINEER will summarize data in a table that includes the population rates over time compared to Massachusetts overall and the annual compounded annual growth rates over a 30-year, 20-year, and 10-year period.

1.4 The ENGINEER will prepare a technical memo summarizing findings.

Task 2 – Analyze Parcel Data to Determine Buildable Area

2.1 The ENGINEER will review GIS and parcel data development constraints and their impacts on land development potential. Based on available Assessor's and GIS data, Nantucket has approximately 13,600 parcels, of which approximately 11,600 parcels are considered buildable and 2,000 parcels are considered non-buildable. The build out analysis completed for the Sewer Master Plan and the Sconset CWMP Update included approximately 4,000 buildable parcels. This task is budgeted to include the analysis of the remaining 7,600 buildable parcels. The evaluation for the buildable area will include the following considerations:

2.1.1 Permanently conserved land parcels will be treated as non-buildable unless advised otherwise by Town staff.

2.1.2 Base zoning districts will be identified and categorized based on their potential for subdivisions under current standards for minimum lot size and building setbacks. The minimum allowable lot size for each zoning district will be counted as a potential "future lot." The evaluation will include rights-of-way. Lots that are impractical for dwellings will be discussed with Town staff and can be removed.

2.1.3 Parcels with existing buildings will be reviewed with Town staff to determine if they are underutilized and represent development potential.

2.1.4 The ENGINEER will map and assess environmental constraints, including streams, coastal buffers, hydric soils (although these may be developable), wetlands, conservation areas, and associated buffers. Smaller wetlands or other development constraints not noted in available data but observed in site reconnaissance may impact parcel development.

2.2 The ENGINEER will prepare a technical memo summarizing the amount of buildable land after all constraints have been considered.

Task 3 – Build Out Summary

The Build-Out Analysis will summarize potential development numerically and spatially. The numerical build-out reflects the number of total projected buildings based on minimum lot size on buildable land. The spatial build-out places the project buildings on a map and accounts for building size, shapes of lots, distances from lot lines, setbacks, natural features, and other constraints.

3.1 The ENGINEER will determine the projected increase in the number of buildings (based on buildable area). Buildable area and the projected increase in buildings will be organized in tables at the town scale and for each zoning district. Each table will be accompanied by a narrative explanation.

3.2 The ENGINEER will prepare GIS maps illustrating the spatial build-out. Maps include existing buildings before 1995 (25-year look back), buildable area by zoning district, and projected buildings through 2045 (25-year look forward).

3.4 The ENGINEER will compile data, maps, and narratives into a compendium.

Task 4 – Prepare the Build-Out Study Report

4.1 The ENGINEER will prepare the Build Out Study Report summarizing the findings of Tasks 1 through 3. Electronic versions of the draft report will be submitted to the Town for review and comment. The ENGINEER will meet with the Town to present the draft report and discuss any comments. The ENGINEER will revise the draft report based on the comments from the Town and submit electronic and printed versions of the final report.

Task 5 – Project Administration and Meetings

5.1 The ENGINEER will provide project coordination and management, maintenance of project records and documentation, control of budget and schedule, preparation of monthly progress reports outlining the budget, and project status.

5.2 The ENGINEER will prepare for and conduct virtual progress meetings with the Town staff to review project status and address the technical aspects of the work. We have budgeted for up to four (4) virtual progress meetings.

5.3 The ENGINEER will present the Build-Out Study Report at public hearings/meetings. We have budgeted for one (1) public hearings/meetings.

ATTACHMENT A - NANTUCKET BUILD-OUT STUDY
PROJECT BUDGET BY TASK
Estimated Level of Effort for Weston & Sampson

Task	Description		Principal	Team Leader	Project Manager	Engineer	GIS	TOTAL HOURS	TOTAL LABOR DOLLARS (BARE)	TOTAL INDIRECT COSTS (OH)	TOTAL LABOR & INDIRECT DOLLARS	OTHER DIRECT COSTS	FIXED FEE	TOTAL DOLLARS
			$/hour	$/hour	$/hour	$/hour	$/hour							
		Field	$0.00	$0.00	$0.00	$0.00	$0.00			168.000%			12%	
		Office	$92.50	$78.23	$56.66	$34.79	$34.37			186.000%			12%	
1.0	Collect Existing Conditions Data		4	20	28	26	8	86	$4,701	$8,743	$13,444	$0	$1,613	$15,057
2.0	Analyze Parcel Data			26	92	164	26	308	$13,846	$25,753	$39,599	$0	$4,752	$44,351
3.0	Build-Out Summary			20	44	56	24	144	$6,831	$12,705	$19,536	$50	$2,344	$21,930
4.0	Report		4	12	24	16	8	64	$3,500	$6,510	$10,011	$180	$1,201	$11,392
5.0	Project Administration and Meetings		8	40	44	8		100	$6,640	$12,351	$18,992	$1,000	$2,279	$22,271
	Total: Tasks 1 through 5		16	118	232	270	66	702	$35,518	$66,063	$101,581	$1,230	$12,190	$115,000
	GRAND TOTAL		**16**	**118**	**232**	**270**	**66**	**702**	**$35,518**	**$66,063**	**$101,581**	**$1,230**	**$12,190**	**$115,000**

N

NANTUCKET HARBOR

Shawkemo Needs Area

Siaconset CWMP Study Area

Shimmo Area

WPZ Needs Area

South Valley Pump Station Tributary Area

Hummock North Needs Area

Surfside Rd Pump Station Tributary Area

Surfside Area

Somerset Needs Area

Madaket & Warren's Landing Needs Area

Miacomet Needs Area

Hummock South Needs Area

3,000 0 3,000
Feet

Legend

- Tributary
- Parcels
- Nantucket-Owned Land / Land Bank / Conservatoin Foundation Owned
- 2014 CWMP Needs
- Streams
- Marsh/Bog
- Wooded marsh
- Salt Marsh
- Open Water
- Tidal Flats
- Beach/Dune

FIGURE 1

TOWN OF NANTUCKET, MASSACHUSETTS

TOWN WIDE BUILD-OUT STUDY

SEPTEMBER 2020 SCALE: NOTED

Weston & Sampson

END OF PACKET

March 15, 2021