

TOWN AREA PLAN WORK GROUP
Meeting Of April 4, 2023, at 4:00 pm by Zoom
DRAFT MINUTES FOR REVIEW AND APPROVAL

Attending: Mary Anne Easley, Marsha Fader, Alison King, Mary Longacre, Lee Saperstein, and Henry Terry.

Absent: Regen Horchow and Mickey Rowland.

Attendance was verified by a roll call; there was a quorum at all times. The meeting was recorded and can be viewed at the following address:

<https://us06web.zoom.us/rec/share/yygpUOVYX2Lthuo8nH5KhjCeu5BZwkGShrKLueMgW-dB0nS8nhFI59QNuYLbFu7s.Qp9tPHBPpRFw7jjS>

Passcode: F2dZ=W6B

1. Call to Order.

Chair Henry Terry called the meeting to order at 4:04 pm. Mary Longacre reviewed the rules on remote-attendance meetings and said also that this meeting would be recorded.

2. Agenda Approval.

Henry Terry asked for approval of the agenda; Mary Longacre so moved, Mary Anne Easley seconded, and it was approved unanimously.

3. Minutes Approval.

Mary Anne Easley moved approval of the minutes of the meeting of March 17, 2023, which was seconded by Alison King, and the motion passed unanimously.

4. New Business.

At Henry Terry's invitation, Mary Longacre gave a report on the results that she has received from the survey of Nantucket Town Residents. She noted that the survey closed just two days earlier, April 2nd, and was pleased at how good the software behind the survey was in providing summaries and visual charts for each of the questions. She has written a guide to the survey results and it, along with the results themselves, is attached to these minutes. She noted that, for each question, respondents were given an opportunity to write comments. These have been distributed to work group members but have not been reviewed. If needed, the software can link any specific comment to its originating address.

She then shared the summary and results on her screen – they are attached to these minutes – and discussed them with work group members. After deleting a few responses from streets not in the survey area, there were 400 responses. Because two separate invitations had been sent out, postcards with a unique code to 1850 addresses within the Town Area and an open invitation placed in social media and on the Town's web site, she was able to see that 250 of the responses

came from postcards and 150 from the social media invitation. Assuming that each address had at least two residents, she estimated that the response rate was in the order of ten percent. A summary of addresses with responses is in the second page of the attachment. She noted that ten percent may not be a valid representation because a larger percentage did not respond or did not receive the postcard because they were off Island. In fact, 62 percent of the postcards went to off-Island addresses reflecting a combination of non-resident owners or of ownership by trusts and partnerships. The survey was meant to be for all who live on Nantucket no matter their place of legal residency so the high rate of non-return was disappointing. Lee Saperstein said, on the bright side, that the geographic distribution of responses correlated well with his understanding of the number of dwellings on specific streets, i.e., Main, Orange, and Pleasant Streets had much higher numbers of responses than did smaller, side streets.

She noted that the summary material had only just been distributed to work-group members so that it would be useful to go over it. This oral review would also give members a chance to formulate and ask questions. The responses to Question 2, Residency Type, showed a good spread from full-time to seasonal. Question 3 on ownership showed a preponderance of owned, as opposed to rented, residences and that may reflect the timing of the survey in the early spring. In Question 4, Age Bracket, it was clear that most respondents were of retirement age; yet those who responded to the postcards had a higher percentage of retirees than those who responded to the media blast. This difference may reflect that the latter group were not home owners and had not received a postcard. Questions 5 and 6 asked about occupancy, first in July and then in January. The answers matched expectations, one-half of the residences were empty in January. Only five percent of the respondents to Question 7 said that they would consider renting their homes to others. While a small number, these homes could help Nantucket's housing shortage.

Questions 11 and 12 on choices for dining and shopping gave expected results of mostly in Town. The results for Question 13, expanded shopping, and 14, expanded recreational facilities, were displayed as a word cloud; the more frequently an answer was chosen, the larger the font size. Finally, there were no surprises in the responses to Question 15 on needed improvements in signage. Mary Anne Easley capped the presentation by saying that this was a "fantastic" job for which she thanked Mary Longacre; other work-group members echoed the sentiment. Mary Longacre added that there was a final question on the worthiness of the survey to which 76 percent said that it was valuable or very valuable, response 4 or response 5.

Lee Saperstein then asked how best to review the hundreds of comments that had been received and distributed. Mary Longacre thought that all should read all comments but then concentrate on those associated with their particular sub-group (see list at the end of these minutes). Between the response summaries and the individual comments, the sub-group members could begin to revise their draft reports, which could then be reviewed by the entire work group membership in anticipation of creating a final (draft) for submission to the NPEDC.

At this point, Mary Longacre asked about releasing survey results to the public. An obvious answer is that the survey and its responses would be released when the work group submitted its draft local-area plan to the NPEDC. Thought was given to an earlier release date. Lee Saperstein suggested that the work-group had targeted summer as a time to work on a consolidated draft plan and that would also be a good time to release the survey results in their

entirety. Meanwhile, discussions in open meeting must be reflected in the minutes according to the Open Meeting Law and that requirement includes any documents shared during the meeting. Thus, these minutes and its attached summary are public documents and will be available to the public. Several work-group members noted that finding our documents on the Town's web site was not easy. Mary Longacre said that she would work on this with NPEDC because the solution should go to all local-area plan work groups. She noted that the Madaket survey was available on the Madaket Conservation Association web site (<http://www.madaketconservationassociation.org/announcement>), which is independent of the Town's web pages.

Marsha Fader suggested that, if we all update our drafts, it will be too much for one meeting. Mary Longacre agreed while noting that the material she sent out was limited to a few sub-groups and that members not present would also need extra time to review her reports. Henry Terry said that he would coordinate the distribution of revised reports into the next several meetings so that Work Group review could be done smoothly.

5. Old Business.

Henry Terry referred to his listing of open space and recreational areas that is attached to the minutes of the last meeting and asked if a map of these locations would be helpful. Yes, was the common reply. Mary Anne Easley noted that there were no playgrounds in the Town Area to which several said that it may be our job to suggest areas that should have a playground such as Coffin Park (Cliff Road), fields on North Mill Street and New Lane, the Lily Pond, Mill Hill Park, and, while just outside of our area but used frequently by Town residents, Francis Street Beach. Mary Longacre reminded the group that the Town was reviewing a draft of the new Open Space plan and it is open for comment: either <https://www.nantucket-ma.gov/308/Public-Review-Documents>, or <https://www.nantucket-ma.gov/306/Planning-Economic-Development-Commission> and select "Public Review Documents."

6. Adjourn.

With no other business, Lee Saperstein moved and Mary Anne Easley seconded a move to adjourn. It passed unanimously.

Adjournment: 4:35 pm.

The next scheduled meeting is Friday, April 21, 2023, at 4:00 pm. This meeting will be by Zoom and Mary Longacre will be sending new links for both the Tuesday and Friday sequences of meetings.

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar and Mary Anne Easley	02/19/2022
3. Housing: Marsha Fader and Mickey Rowland	12/07/2021
4. Economic Development: Alison King and Mary Longacre	05/20/2021
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader	12/07/2021
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry	03/17/2023
7. Services and Facilities: Regen Horchow and Mickey Rowland	12/07/2021
8. Circulation; Mary Longacre and Lee Saperstein	07/05/2021

Lee W. Saperstein, Secretary, saperste@mst.edu

TOWN AREA PLAN SURVEY #1 REPORT – **4/4/23 DRAFT** – Summarized by Mary Longacre.

Starting on 1/27/23 we distributed survey invitations to over 1,850 Town Area Plan residences using a list supplied by the Town's GIS Department and adding some addresses from the voter registration list to try to capture renters as well as owners. Distribution methods included mailed postcards (see Appendix A) email outreach to local lawyers serving as trustees, and dropping off postcards at The Homestead and Academy Lane Apartments. The number of potential responses could easily be twice the number of invitations, assuming an average of 2 adults per household, since responses would be accepted from any eligible individual, not just one per property address.

Postcards were sent to 11 international addresses, 659 Nantucket addresses, and 1145 off-island US addresses. Strangely, 179 postcards, roughly 10%, came back undeliverable; of which 123 were Nantucket addresses and 56 were off-island addresses.

Due to the lower-than-hoped response rate from the invitations, we decided to create a second survey link and advertise it to the general public through the Town. (See Appendix A) This opened the possibility that people living outside the survey area would decide to complete the survey. In fact, 16 responses were excluded because they self-identified as living outside the Plan Area. Since we don't know if people would answer the question about their residence address truthfully, the use of a different link allows us to separate the survey results easily if needed, or to notice any different trends between the invitation responses and the media blast responses.

The survey recorded 400 total responses after the 16 ineligible responses were removed. 254 responses (15% response rate) from the invitations, and 146 from the Town's media blast, with a New & Noteworthy email announcement that was shared on social media on 3/20/23, and mentioned in Daybreak Nantucket on 3/21/23 and on air by 97.7 FM. The I&M item on 3/30/23 and the item in the Town Manager's report on 3/30/23 produced very few additional responses. (Only 8 eligible responses were received on or after 3/30/23.)

The survey closed on 4/2/23.

One immediately noticeable difference in the two collection methods was the age range of the respondents. Invited respondents skewed older than the media blast respondents. This may simply reflect a greater likelihood for older people to respond to a postcard and younger people to respond to an electronic communication, or for younger people to have less-stable mailing addresses. Whatever the reason, we were glad to greatly increase the responses and include more younger participants by expanding from mostly print-based communication to add electronic communication.

To attempt to increase the younger respondents, we discussed whether the School would be willing and able to identify students and families living in the Plan Area, but ultimately were not able to do any outreach in this manner.

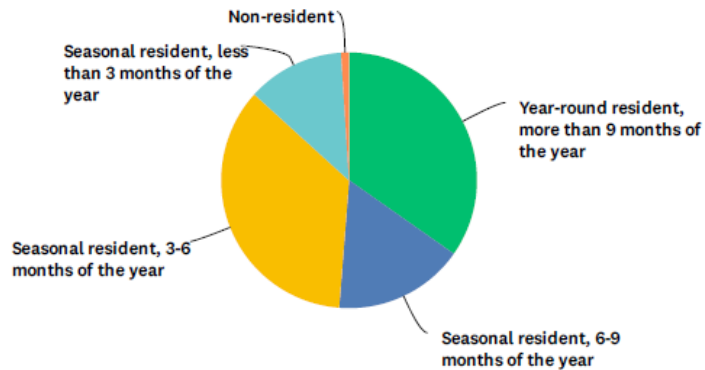
Overall, 87% of the respondents were over age 50, including 37% over age 70. With an estimate of approximately 10% of the eligible people responding to the survey, we can't draw any conclusions about whether this age distribution is typical for the Plan Area.

Q1: Residence Street	400 Responses	Martins Count	1
Academy Count	2	Meader Count	2
Angola Count	2	Meadow Count	1
Ash Lane Count	1	Milk Count	9
Ash Street Count	2	Mill Count	7
Atlantic Count	6	Mill Hill Count	3
Back Count	6	Mount Vernon Count	4
Barnabas Count	4	New Lane Count	7
Beaver Count	2	New Mill Count	4
Bloom Count	1	New Street Count	2
Cato Count	1	North Liberty Count	14
Center Count	7	North Water Count	3
Charter Count	2	Old Farm Count	2
Cherry Count	3	Old Mill Count	2
Chester Count	1	Orange Count	25
Cliff Count	8	Piccadilly Count	1
Coffin Count	2	Pine Count	5
Copper Count	3	Pleasant Count	12
Crown Court Count	1	Plumb Count	1
Darling Count	2	Powderhouse Count	2
Derrymore Count	1	Prospect Count	6
Eagle Count	2	Quaker Count	1
East Dover Count	2	Quarter Mile Hill Count	4
Fair Count	14	Quince Count	2
Fayette Count	1	Rose Count	1
Francis Count	1	Saratoga Count	2
Franklin Count	2	School Count	2
Gardner Count	5	Sea Count	1
Gay Count	6	Silver Count	3
Green Count	2	South Mill Count	3
Grove Count	3	Spring Count	1
Gull Island Count	1	Step Lane Count	1
Hillers Count	1	Summer Count	3
Howard Count	1	Sunset Hill Count	2
Hussey Count	4	Union Count	15
Independent Way Count	4	Vesper Count	2
India Count	4	Vestal Count	12
Jefferson Count	1	Warren Count	2
Joy Count	1	Washington Count	6
Judith Chase Count	3	West Chester Count	17
Kimberly Count	1	West Dover Count	4
Kite Hill Count	1	West York Count	3
Liberty Count	10	Westminster Count	3
Lily Count	6	Weymouth Count	3
Lowell Count	5	Williams Lane Count	2
Lyon Count	5	Williams Street Count	2
Madaket Count	2	Winn Count	3
Madison Count	1	Woodbury Count	13
Main Count	23	York Count	5

Residency:

Q2 Please indicate your residency type on Nantucket

Answered: 400 Skipped: 0



ANSWER CHOICES	RESPONSES	
Year-round resident, more than 9 months of the year	35%	139
Seasonal resident, 6-9 months of the year	17%	66
Seasonal resident, 3-6 months of the year	36%	142
Seasonal resident, less than 3 months of the year	12%	49
Non-resident	1%	4
TOTAL		400

Q3 Please indicate whether you own your residence, rent, or stay with friends/family

Answered: 400 Skipped: 0

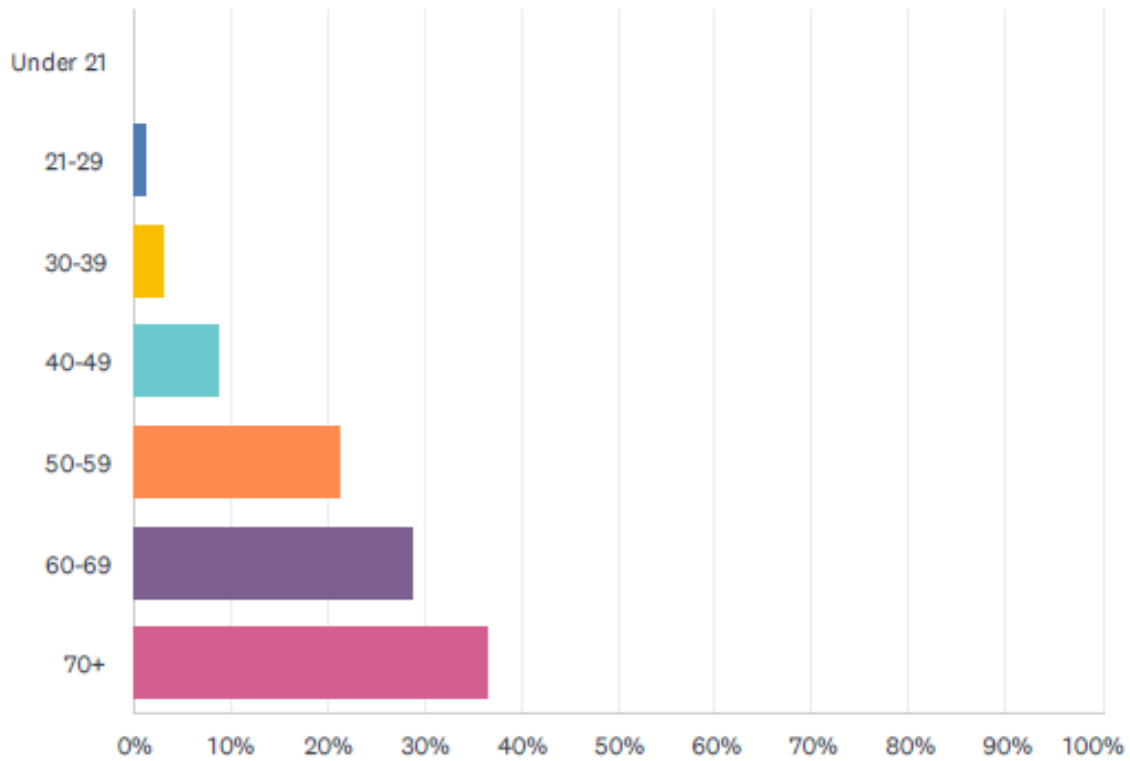


ANSWER CHOICES	RESPONSES	
Property Owner	94%	375
Renter	4%	17
Stay with family or friends	2%	8
TOTAL		400

[Age bracket breakdown \(all respondents\):](#)

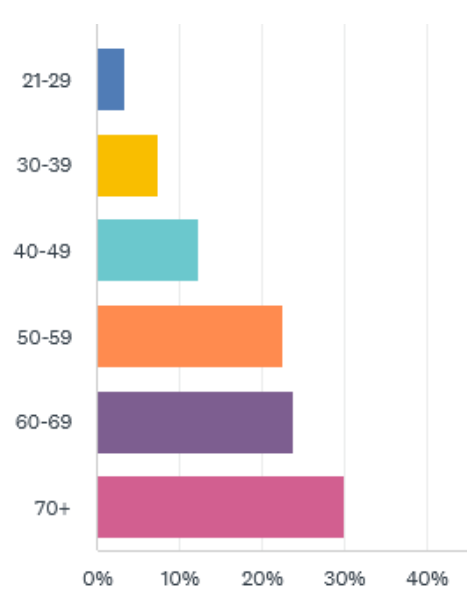
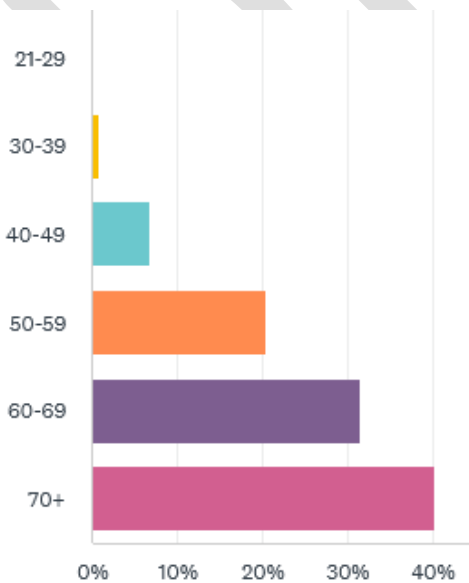
Q4 Please indicate your age bracket

Answered: 399 Skipped: 1



[Age bracket breakdown \(invitations\):](#)

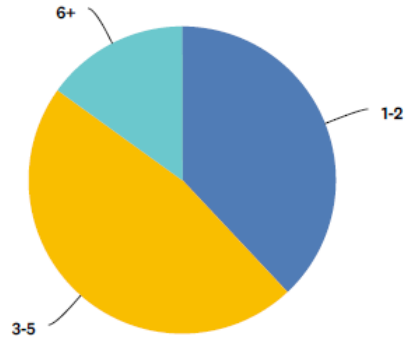
[Age bracket breakdown \(media blast\):](#)



Household Size (Summer and Winter):

Q5 How many people are living in your Nantucket household in July?

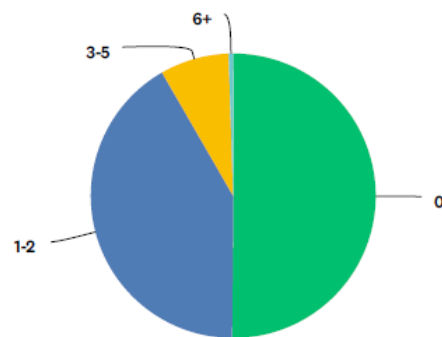
Answered: 392 Skipped: 8



ANSWER CHOICES	RESPONSES	
0	0%	0
1-2	38%	149
3-5	47%	184
6+	15%	59
TOTAL		392

Q6 How many people are living in your Nantucket household in January?

Answered: 397 Skipped: 3

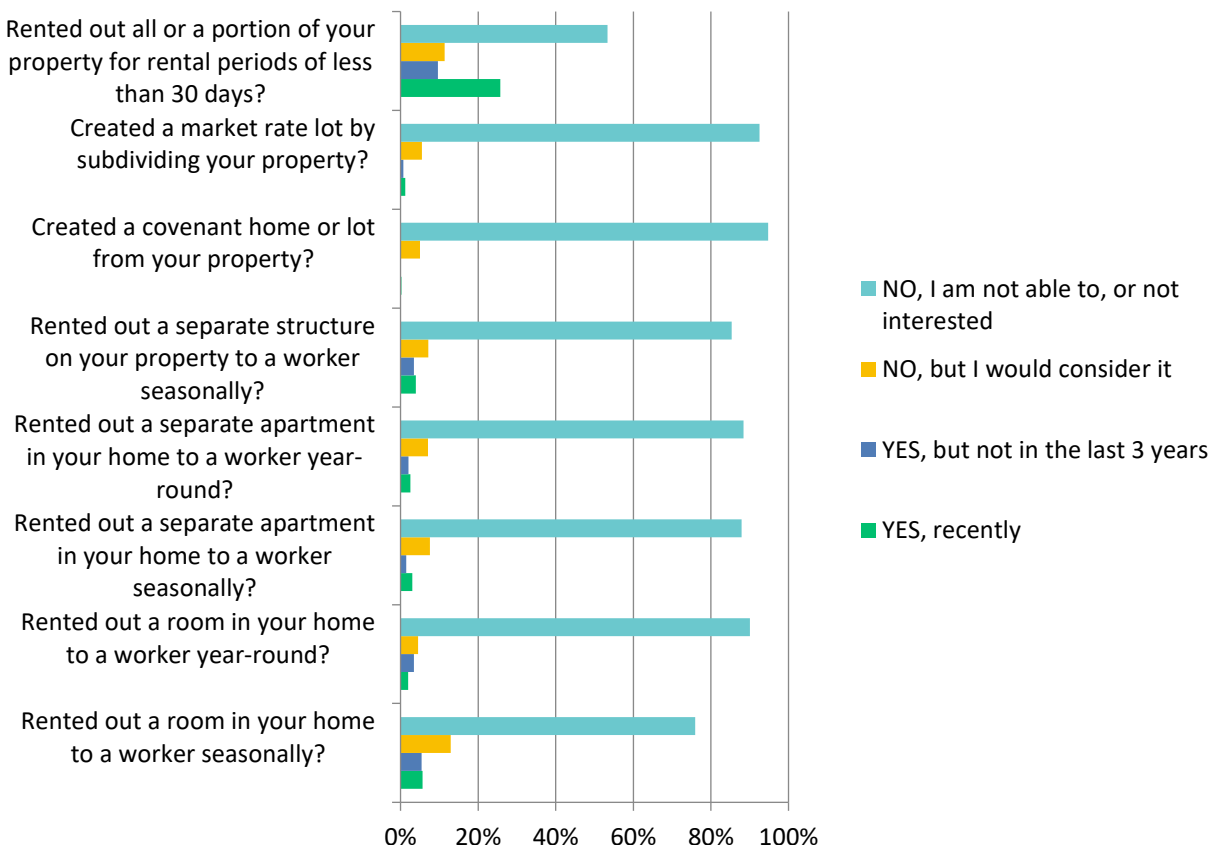


ANSWER CHOICES	RESPONSES	
0	50%	199
1-2	42%	165
3-5	8%	31
6+	1%	2
TOTAL		397

Rental Activity: While most respondents indicated they are not able to or would not consider renting part of their home in any way or adding housing on their lot (light blue), there may be an opportunity with the 5-10% of respondents who indicated they would consider doing so in each category (yellow). The main purpose of the next question, which asked what assistance would be helpful to respondents for creating additional housing, was to allow for comments, and 150 respondents chose to submit comments. Although some simply offered an explanation for their Q7 answer, others had suggestions which should be reviewed for ideas. (A list of comments is attached.)

Q7 Many homes in Town are only occupied seasonally. What measures would you personally consider with your property in Town to help create a more vibrant year-round community and potentially address the housing shortage?

HAVE YOU EVER:



Short-term Rentals: 26% of respondents said they had recently done short-term rentals, while 63% said they were not interested or hadn't done a short-term rental in the last 3 years.

Increasing year-round occupancy:

One of the concerns expressed in the Workgroup was the emptiness of the Town Area in the winter. Q9 asked seasonal residents now if they would be interested in living on-island year-round. 148 respondents said they were not interested in becoming year-round residents, but 169 respondents provided comments which should be reviewed for ideas. (A list of comments is attached.)

Q10 asked year-round residents if they would need future assistance to continue to live on Nantucket. 86 respondents said they do not plan to remain living on Nantucket year-round, 112 respondents said they do not anticipate needing any assistance, and 67 respondents provided comments which should be reviewed for ideas. (A list of comments is attached.)

Business & Recreational Activity:

Q11 asked where respondents went to eat out, and how frequently. Q12 asked where respondents went to shop, and how frequently. See charts of responses on the next page.

Q13 asked for suggestions for new businesses in the Town Area. Q15 asked for suggestions for new recreational facilities in the Town Area. See Word Clouds on the following page.

Q14 asked existing business owners if there were things they needed to be more successful. 46 comments were received and should be reviewed for ideas. (A list of comments is attached.)

Q16 asked about effects from being next to the Downtown Commercial Core District. 117 respondents answered that they were not significantly affected. 272 respondents provided comments (both positive and negative) which should be reviewed for ideas. (A list of comments is attached.)

Parking, Circulation, and Transportation:

Q17-21 covered Parking, Circulation, and Transportation issues and have not been analyzed yet.

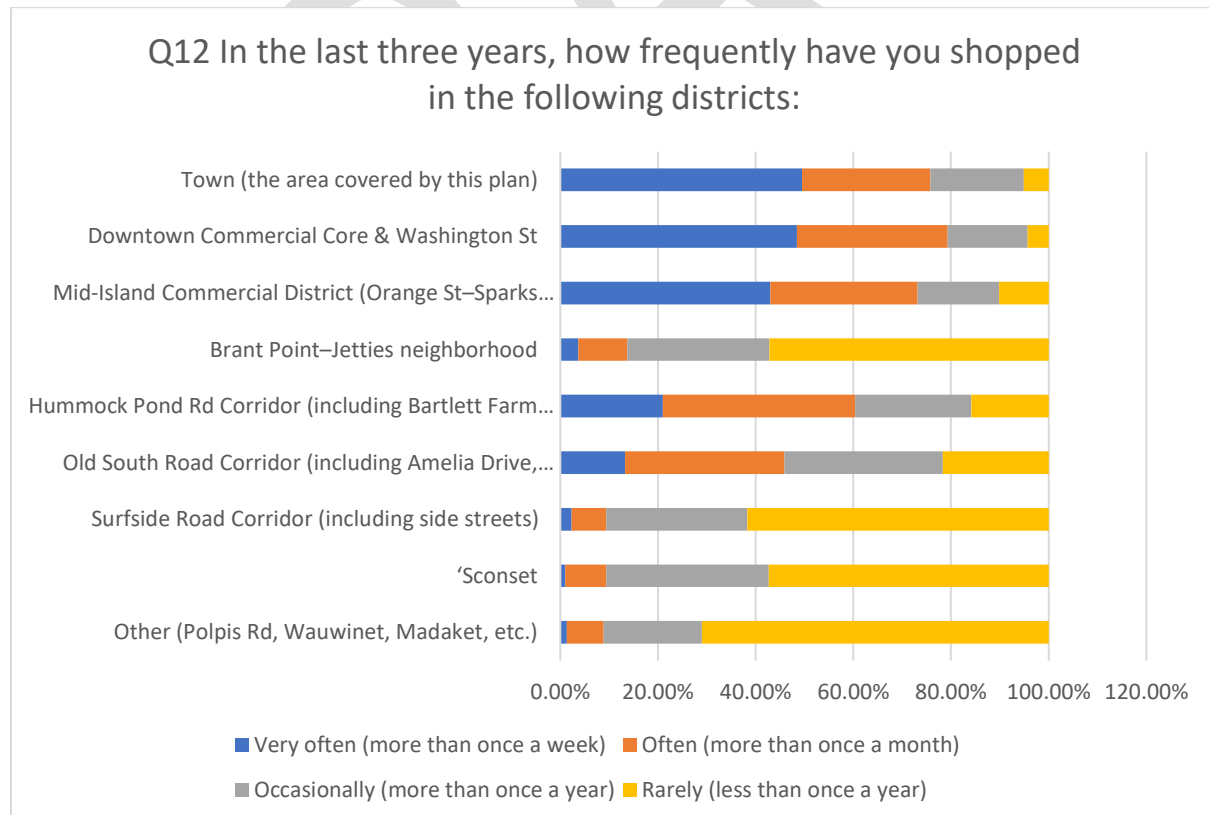
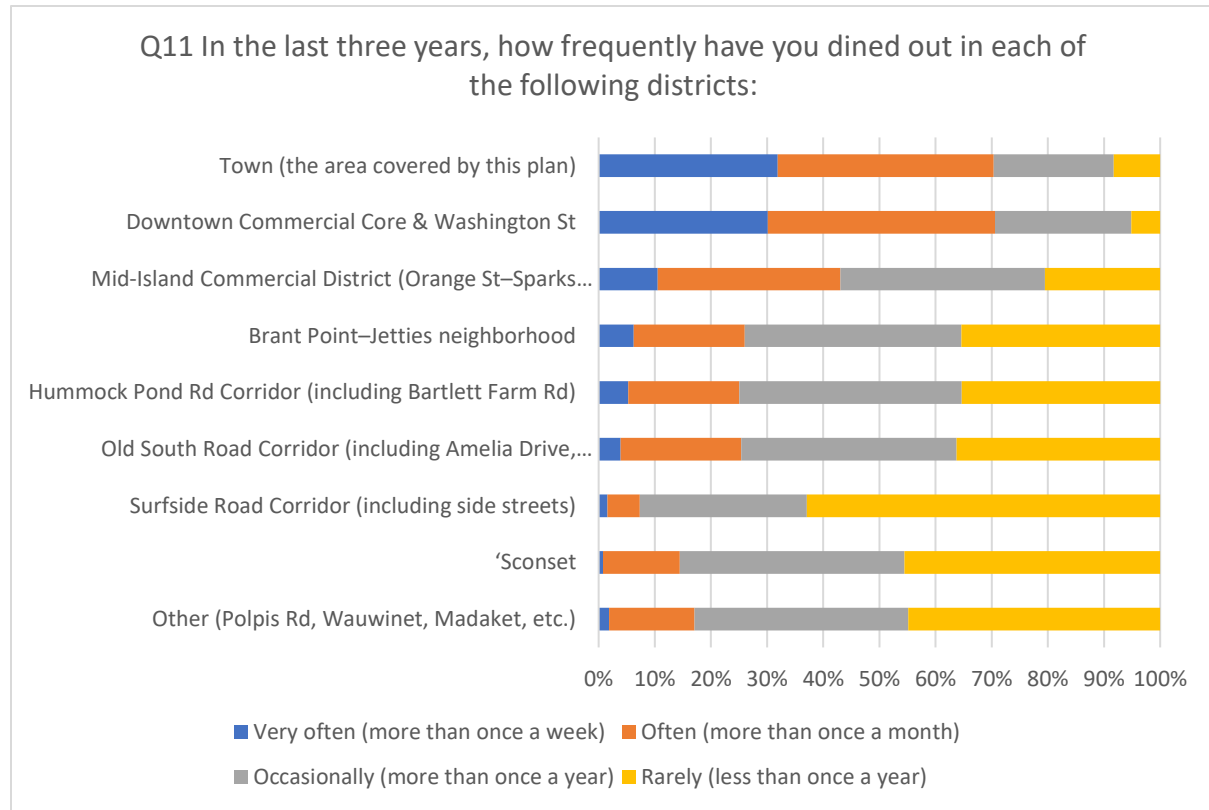
Q22 asked whether signage is adequate. In addition to the chart of responses on the final page of this report, 64 respondents provided comments which should be reviewed for ideas. (A list of comments is attached.)

Quality of Life:

Q23 asked about changes to improve quality of life. 244 respondents provided comments which should be reviewed for ideas. (A list of comments is attached.)

Finally, we asked respondents to rate the survey, hopefully as a way to get feedback on whether the questions adequately addressed issues the respondents were interested in (although we didn't give any direction on how to determine a rating or what it meant.) 76% of respondents gave either a 4 or 5 star rating, 20% gave a 3 star rating, and only 4% gave a 1 or 2 star rating.

Tracking Dining & Shopping destinations:



Needed Businesses: (Word Cloud from raw data, needs to be refined)

Q13 Please suggest new businesses that would be beneficial to have within the Town area, shown on the map above outlined in RED? (outside the Downtown Commercial Core.)
Leave blank if none.

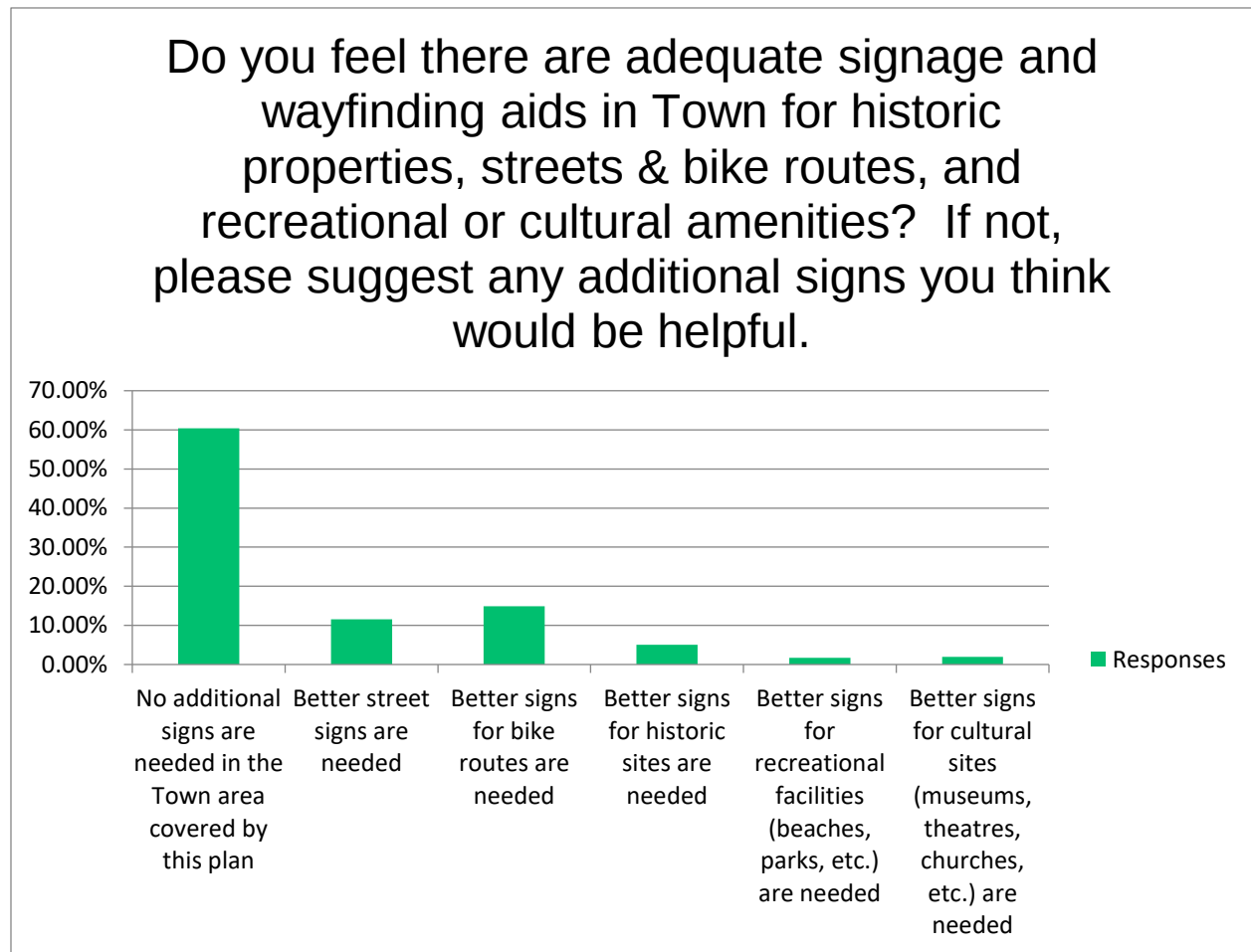
shop Bottle Recycling Machines year round restaurants Moderately priced Bakery
BOWLING ALLEY family Breakfast Hardware Store Dining clothing
grocery store store Better restaurants Year round
Affordable food general food market coffee shop Family friendly
None Another grocery store reasonable price Coffee
Year round Reasonably priced Hardware Variety grocery cafe Affordable
Pharmacy restaurants Home store Small Clothing s
breakfast type store shop Specialty food shops parking
family local Hardware shoe store clothing
restaurants casual shop convenience store Breakfast

Recreational Facilities: (Word Cloud from raw data, needs to be refined)

Q15 What new recreational facilities would you like to see added within the "Town" area as defined for this local area plan in the map above? Leave blank if none.

area s nature walkways tennis Pond Park s Affordable places Lily Pond public
outdoor natural places tennis courts Pickle ball town paths dog park
Pickle ball courts playground Pickleball courts parks
play Bowling alley children None Year round gym
natural places Lily Better Lily Pond Park kids Park s nature bike path
nature walkways trails Indoor open space
Park gym Pickleball town courts pickle ball Tennis
jetties bike path
Park

Signage and Wayfinding:



Appendix A (survey invitation postcard and Town media blast) and spreadsheets with comments for Questions 8, 9, 10, 14, 16, 22, and 23 are provided separately from this report.