

TOWN AREA PLAN WORK GROUP
Meeting of October 20, 2023, at 4:00 pm by Zoom
FINAL AND APPROVED MINUTES

Attending: Mary Anne Easley, Marsha Fader (4:11 pm), Mary Longacre, Mickey Rowland, Lee Saperstein, and Henry Terry.

Absent: Regen Horchow, Alison King.

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://www.youtube.com/watch?v=pJFVqM4wROM&list=PL49sKqpy7VAhF3WZ8xvh3sdHgJEvCabR6&index=33>.

1. Call to Order.

Chair Henry Terry called the meeting to order at 4:01 pm. Marsha Fader's connection was faulty; it became active at 4:11 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 consent for the agenda; it was given unanimously.

3. Minutes Approval.

Henry Terry asked for approval of the minutes for the meeting of October 3, 2023. Mary Longacre so moved, Mary Anne Easley seconded, and the motion passed unanimously by roll call vote.

4. Public and Member Comments.

There were no members of the public present, hence no public comments.

5. Old and New Business.

Henry Terry asked if anyone had new material to share. Lee Saperstein admitted that he had not written anything formal but that he had been mulling over "Circulation" issues. The recently published "Long-Range Transportation Plan, LRTP," has identified a number of issues and potential road projects for the Town Area. He said that he was very much in favor of many of the items in the Plan and commended it to Work Group members for their consideration: www.nantucket-ma.gov/lrtp, or (<https://nantucket-ma.civilspace.io/en/projects/long-range-transportation-plan>). There are, however, two issues that the Work Group should consider for its own recommendations. Gardner Street, a narrow and historic street, serves as an inner by-pass around the downtown. If passing vehicles are wide, such as vans, trucks, and landscapers' trailers, one of the vehicles is forced onto the sidewalk. Utility poles prevent widening of the roadway. A potential recommendation, said Lee Saperstein, is to recommend the burial of all

utilities along Gardner or re-location of major utilities to other routes. He will work with Mary Longacre to create a debatable recommendation for Gardner Street.

The other major item in the LRTP is a recommendation for a parking Structure somewhere in Harbor Place. That land is private but the Town's Planning process could facilitate such a structure. He is not inherently in favor of a parking structure; the Work Group should work toward a consensus recommendation on it.

Mary Longacre delved into the Plan and read out the complete recommendation on a parking management scheme plus a parking structure. It is found on pages 32 and 33 as part of "Summary of Recommendations, 6.2.7, Parking."

"6.2.7 Parking

Parking Management

As previously noted, the Town's Strategic Plan recommends launching a parking management system that would charge for parking in the downtown area to achieve 85% utilization of spaces and direct revenues to public transportation and encourage use of modes other than driving alone.

Harbor Place Intermodal Center

There is an opportunity to improve public parking opportunities in the downtown area as part of the proposed Harbor Place Development. Harbor Place is a proposed private development near the harbor front, but the Town is a stakeholder in the project with ownership of existing roadways and property in and around the site. A portion of this site would not only provide staging for tour vans and rideshare operations, accommodate bike storage and/or rentals, and provide a stable hub for the NRTA users and fleet, but would also add long term parking opportunities. The proposed facility would house up to 270 parking spaces, which would provide a significant relief for long-term parking demand. The 2018 cost estimate of this facility was approximately \$20 million. Additional study is needed to refine design specifics and operational functions using the proposed new location."

Lee Saperstein noted that the recommendation included a "Parking Management System," which could involve a wider parking management zone and some manner of paid parking in the downtown area. He and Mary Longacre will draft recommendations for a parking management system for consideration by the Work Group.

Shifting emphasis, Henry Terry asked Marsha Fader if her report on "Natural and Cultural Resources" had been fully presented at the last meeting. She said that, yes it had, except for the matter of fertilizer application in the Town Area. She remains concerned about mis-use, i.e., excess spreading, of fertilizer and its potential impact on the Harbor. Lee Saperstein noted that he had spent several years on the Fertilizer Application Work Group that had developed regulations and a Best Management Practice Manual for fertilizer application on Nantucket (Code of the Town of Nantucket, Division 2, Regulations, Chapter 252, "Fertilizer", and "Best Management Practices for Landscape Fertilizer Use on Nantucket Island," 65 pages, Prepared by the Article 68 Work Group 2010–2012. <https://www.nantucket-ma.gov/DocumentCenter/View/87/Fertilizer-Best-Management-Practices-PDF>. The regulations and the manual are valid; increased enforcement, however, may be needed. According to Lee Saperstein, the

Town is seeking permission by means of a Home-Rule Petition, to re-open the regulations so as to add additional enforcement and education requirements. Mary Longacre suggested that this issue may be beyond the scope of a local area plan; a recommendation for improved enforcement and education may be in order, though.

Mary Longacre noted that Amy Baxter, at the previous meeting, had offered to provide the Work Group with a list of permitted commercial enterprises in the Town Area. She will remind Amy Baxter of that offer. Mary Anne Easley suggested that, as part of her report on Land Use, she would physically visit the major streets in the Town Area to create a business inventory.

Henry Terry asked Mickey Rowland to get together with Regen Horchow to review and edit their draft report on “Services and Facilities.”

With no other business offered for review, Mary Longacre moved adjournment, Marsha Fader seconded, and all agreed in a roll-call vote.

6. Adjourn. The meeting was adjourned at 4:46 pm

The next scheduled meeting is Tuesday, November 17, 2023, at 3:00 pm. This meeting will be by Zoom. Please remember that the Zoom link for Tuesday meetings is different from Friday’s link.

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar and Mary Anne Easley
3. Housing: Marsha Fader and Mickey Rowland
4. Economic Development: Alison King and Mary Longacre
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry
7. Services and Facilities: Regen Horchow and Mickey Rowland
8. Circulation; Mary Longacre and Lee Saperstein

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