

TOWN AREA PLAN WORK GROUP
Meeting of December 5, 2023, at 3:00 pm by Zoom
FINAL AND APPROVED MINUTES

Attending: Mary Anne Easley, Alison King, Mary Longacre, Mickey Rowland, Lee Saperstein, and Henry Terry.

Absent: Marsha Fader, Regen Horchow.

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=JQI1xi6Nt4A&list=PL49sKqpy7VAhF3WZ8xvh3sdHgJEvCabR6&index=34>.

1. Call to Order.

Chair Henry Terry called the meeting to order at 3:00 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 20, 2023. Mary Anne Easley so moved, Lee Saperstein 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 called on Mary Anne Easley to review her draft report for subcommittee 2, Land Use. She agreed and also praised former Work Group member Liz Almodobar for her substantial contributions to it. The draft report is appended to these minutes (notes of 11/07/2023); she added that, since this was written, she had created an inventory of commercial properties. It, too, is appended (Inventory of Nov. 6, amended Nov. 8, 2023). At one time or another during the discussion, these reports were screenshared with the membership.

She began by suggesting that the list of commercial enterprises was still a work in progress and if there any additions to it, they should be sent to her and Lee Saperstein. A question was asked about businesses in Ray's Court and the answer was that the antiques store and the bed and breakfast inn that used to be there had both closed. It was noted that Paul Galschneider sells art from his home at 14 Atlantic Avenue; it has been added to the list.

Mary Anne Easley said that it was her intention to go through the draft report sequentially but that the Work Group members, because of the introduction of the list, have taken up the commercial use first. Lee Saperstein noted that the segment on commercial uses speaks to an encouragement of small, retail establishments in the Town Area to add vibrancy to the area. Respondents to the Work Group's survey included a number of enterprises that they would like to see in the area. Reflecting on Jane Jacobs' (q.v., 1916-2006) support for mixed-use cities, he felt that the work group should endorse mixed uses, carefully defined, such as convenience stores and inns. Mickey Rowland, while agreeing to the principle, said that there would be a substantial objection by potential neighbors to any new commercial use because they would be disruptive. Lee Saperstein agreed, which is why he proposes that only special permit applications be accepted. The special permit is specific to a single application and allows the Planning Board to establish conditions such as lighting, noise, size, opening times, and parking.

Alison King noted that there is overlap between the Land-use report and her subcommittee's (4) on Economic Development. When the Work Group's final report is written, these overlaps can be removed or, at least, cross-referenced. She also mentioned a potentially local company called 9 Fair Backgammon, which manufactures and sells custom backgammon boards; an internet search revealed that it sells on-line only and is actually located elsewhere.

Returning to the draft report, Mary Anne Easley noted that the Town's planning office is working to eliminate R-1 zones, putting properties in these zones into either ROH or R-5. Her report notes that these zones, while similar, are not the same, particularly with respect to side-lot dimensions. The final report of the work group will make suggestions for side-lot dimensions that would reduce expansion of structures sideways. The 'L' suffix to R-5 and R-10 applies some limitations to residential uses but is not as limiting as "one building per lot". The draft will be amended.

She also noted that, except for the commercial districts, building height is limited to 32 feet on the Island and wondered if we should recommend that it be lowered as was the case in Madaket. Mary Longacre and Mickey Rowland, separately, suggested that this would not be feasible given how built up the Town is already.

She noted also that there had been a suggestion by Holly Backus, Preservation Planner, which the work group endorsed, that it ask for an inventory of structures in the Town Area. Henry Terry agreed to ask for it from Nathan Porter, GIS Coordinator.

The idea of an inventory caused several work group members to ask about other kinds of use in the Town Area and how they might be listed. Lee Saperstein provided a listing of major land uses and said that "institutional" would cover most of those that are neither commercial or residential.

For reference, the major uses, which tend to be listed in the order of developmental costs, are

- Natural and Wildlife
- Recreational
- Agricultural
- Residential
- Commercial
- Industrial, and
- Institutional.

It was agreed that institutional uses need to be inventoried in the Town Area. The following structures and plots of land are seen to be institutional:

- Cemeteries ○ Historic Coloured ○ New North ○ Quaker
- Churches ○ Old North, the Congregational Church on Center Street ○ Unitarian Church on Orange Street ○ Saint Paul's on Fair Street ○ Christian Science Society, 2 Madaket Road ○ Jehovah's Witnesses, 43 Milk Street
- Homestead, 113 Main Street.
- Maria Mitchell Museum and offices on Vestal Street
- Nantucket Historical Association Properties ○ 1800 House ○ Greater Light ○ Mill ○ Old Gaol
 - Old Hose Cart building on Center Street
 - Oldest House
 - Quaker Meeting House and Research Museum
- Salt Marsh Center
- Town Building, 37 Washington Street

6. Adjourn. Several work-group members said, at this time, that they needed to leave the meeting, which would eliminate the quorum. Henry Terry said that he thought that we had reached the end of the agenda and that adjournment was appropriate. Mary Anne Easley moved, Mickey Rowland seconded, and all approved a motion to adjourn. The meeting was adjourned at 3:47 pm.

The next scheduled meeting is Friday, December 15, 2023, at 4:00 pm. This meeting will be by Zoom. Please remember that the Zoom link for Friday meetings is different from Tuesday's link.

For reference: Subcommittee composition.

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| 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

TAP Workgroup 11/7/2023. Land Use Summary: Zoning

Notes from Mary Anne Easley

PLUS plans to eliminate R-1 zoning in our area. They are reassessing all affected properties and addressing inconsistencies. These properties will become either R-5, R-5L (limit of one building per lot) or ROH. But, as Mickey pointed out, the rules for R-5 and ROH are not the same, particularly for ground cover and side-lot requirements, so regulations may change for some property owners. Mickey also pointed out a troubling trend of people adding onto the side of their houses when they don't have room at the back. We could recommend a zoning change to sideyard setbacks.

There is no timetable for completion of reassessing these properties. PLUS is able to survey about 100 properties per year.

Historic properties

There is currently some misalignment between OHD and ROHD. Any change would require Town Meeting approval. Some historic structures, like Marsha's, are not currently in the OHD. OHD boundaries may need to be expanded.

Building height

Some buildings in town are 30 feet. We may want to recommend reducing height limit in our area to 25 feet like SOH.

Commercial/mixed use

Comments from our survey of property owners included many suggestions for specific business and recreation facilities within our area. Should we recommend allowing certain types of businesses in our area to make the neighborhood more vibrant?

Complete inventory of properties?

Holly Backus told us that Nathan Porter could cull property record cards in our area and provide us with the number of single-family and multiple occupancy dwellings, commercial enterprises and vacant lots. Do we want to request this information to include in our report?

TOWN AREA PLAN WORKGROUP Inventory of commercial properties in the area

**Compiled by Mary Anne Easley, November 6, 2023. (with additions provided by
Lee Saperstein, November 8, 2023, and marked with *)**

*14 Atlantic Avenue, Paul Galschneider, Artist
80 Centre Street, American Seasons restaurant
*1 Cherry Street, Bubble Bark (pet groomer)
50 Cliff Road, Something Natural
13 Fair Street, Ship's Inn restaurant 29
Fair Street, The Woodbox
2 Milk Street, W B Marden Co.
27 Mill Street, Nantucket Online & Anderson Publishing Inc.
31 North Liberty, The Consignment Store (closed)
73 Orange Street, Weaving Room
79 Orange Street, Flock knitting store
115 Orange Street, Cumberland Farms
*117 Orange Street, EZIA Athletic Club
*125 Orange Street, Ackback PLLC (chiropractor)
56 Pleasant Street, Joe's Barbershop/Daiva Salon
85 Pleasant Street, Outdoor Power
4 South Mill, M. Sweeney Construction, Inc. *103
Washington Street, Sayle's Fish Market

Inns and Guest Houses

49 Centre Street, HaPenny House
61 Centre Street, Martin House Inn
66 Centre Street, Anchor Inn
78 Centre Street, Regatta Inn
9 Cliff Road, Cliff Lodge 10
Cliff Road, Life House
11 Fair Street, Barnacle Inn
10 Gay Street, Sherburne Inn
10 Hussey Street, Blue Iris Inn